KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR DEMOLITION OF BUILDINGS – Town and Country Planning (General Permitted Development) Order 2015 (amended) – Class B, Part 11 of Schedule 2.

Reference No:	**2026/N /91526/E**
Site Address:	Former Gomersal First School, Oxford Road, Gomersal, BD19 4JR
Description:	Prior notification for demolition of former school building (within a Conservation Area)
Recommending Officer:	Sarah Longbottom

DECISION – Demolition Details Approved

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 07-Oct-2026

SITE DESCRIPTION
The application relates to a pre-fabricated temporary classroom building within the grounds of the former Gomersal First School, located on the eastern side of Oxford Road, Gomersal. The building which is the subject of this application is located to the rear of the main school building and within the south eastern corner of the site.

The site is located within a mixed use residential and commercial area with the Gomersal Public Hall opposite the site to the west, in addition to the former Red House Museum.

The site is located within the Gomersal Conservation Area.

DESCRIPTION OF DEVELOPMENT
The applicant seeks determination for whether prior approval is required for the method of demolition of the existing building as well as means of restoring the site.

The Demolition Method Statement submitted with the application states that the building will be demolished by excavator which will first start removing the felted roof and non-recyclable materials, this will be grabbed from position and placed into the skips that are positioned next to the excavator.

All wood shall be mechanically removed from the building with the excavators grab and placed in the wood skip.

The excavator shall proceed through the building with minimal manual handling until demolished.

An Exclusion zone will be in place with Heras fencing in place to prevent staff entering working area when excavator is in use.

Once the building is demolished and the materials removed the excavator fitted with the bucket shall begin to remove the slab from the footprint of the building, this shall be loaded into the wagon for removal from site.

Any footings shall be removed from the ground to a maximum of 1 meter in depth from the slab's surface.

On completion all materials will be removed from site.

HISTORY OF NEGOTIATIONS/AMENDMENTS RECEIVED
No negotiations have taken place and no amended plans have been received.

PLANNING HISTORY
The planning history of the site relates to the former educational use of the site.

REPRESENTATIONS

The Local Planning Authority did not publicise the Prior Notification application, as the duty lies with the applicant to advertise their intention to demolish the building. A photo of a site notice at the site has been provided by the applicant's agent. It is considered that the Prior Notification application met the conditions of Schedule 2, Part 11, Class B.2 (b) of the Town and Country Planning (General Permitted Development) Order 2015, with regard to publicising the application and the applicant's contact details.

In this case no representations have been received.

CONSULTATIONS
No consultations have been undertaken in this case given the nature of the building which is the subject of the application (pre-fabricated with no bat roost potential and detracting from the character and appearance of the Gomersal Conservation Area).

Procedural Matters and Policy Context
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ["GPDO"].

Assessment
An application has been submitted for determination as to whether prior approval for the method of demolition and/or restoration of the site is necessary and is required to be determined under Class B of Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 ["GPDO"]. This requires a site notice to be displayed on or near the land for not less than 21 days.

Class B of Part 11, Schedule 2 of the GPDO gives Permitted Development rights for demolition that has obtained prior approval. An Application for Prior Notification of Proposed Demolition triggers a 28-day process in which the Local Planning Authority has to determine whether or not formal approval is needed for the works. If so, then details of the method of the demolition and means of restoring the site need to be approved.

Part B.2 of Part 11 of Schedule 2 of the GPDO makes it clear that such prior approval is not needed for demolition that is considered to be 'excluded demolition'. 'Excluded demolition' is defined at Para B.3 (GPDO) to mean 'any development on land which is the subject of a planning permission, for the redevelopment of the land'.

There are no current extant planning consents relating to the existing buildings. Therefore, the development set out in the prior notification application does not fall into the category of 'excluded demolition'. Furthermore, the development is not considered to be 'urgently necessary in the interests of health and safety'.

Where demolition is not 'excluded development' or 'urgently necessary', the applicant is required to apply to the Local Planning Authority (LPA) for the

determination as to whether prior approval of the LPA is required as to the method of demolition and any proposed restoration of the site.

Method of demolition and site restoration
The submitted documents outline that the principles of demolition and restoration this is detailed earlier in this report.

The method of demolition would lead to a level of noise and dust arising during the demolition works, the extent of the works in relation to neighbouring occupiers is not considered to be significant given the distance of neighbouring properties from the site, and the size / scale of the building to be demolished. Whilst there would be some level of disturbance works it is considered that Mechanical demolition using an excavator would be an acceptable method in this case and to insist upon alternative methods of demolition would not be reasonable by the LPA in this instance.
In respect of restoration, any footings shall be removed from the ground to a maximum of 1 metre in depth from the slab's surface. On completion all materials will be removed from site.

It is considered that the building, being of a relatively modern design / pre-fabricated construction would not be likely to host bats. The impact of the proposals in this respect has been satisfactorily considered and insofar as the scope of this application allows for the means of demolition to be considered, the proposal would be acceptable in this regard. It would be beyond the remit of the LPA to insist upon measures during the demolition phase given the requirements of separate legislation in respect of any potential for pollution to arise from the demolition process and measures would need to be in place by the applicant / contractor to ensure this does not occur and that conformance with other legislative requirements is adhered to.

It is therefore considered that the impact of the method of demolition and means of restoration is acceptable in this case.

Representations
No representations have been received.

Conclusion
It is recommended that prior approval for the demolition of the existing buildings is granted.

Recommendation: APPROVE – Prior Approval Not Required
Decision Authorisation – Delegated Powers
Application number – 2026/91526

I refer to your submission of details relative to demolition proposals as described above. The proposal as described is acceptable and, subject to all works being carried out in accordance with the description contained in the notification, the Council will not require the submission of further details. Prior

approval is not, therefore, required and the works described may be carried out.

Plans and specifications schedule:-

Plan Type	**Reference**	**Date Received**
Location Plan	AL (9) 900 P4	8th June 2026
Existing Site Plan	AL (9) 902 P3	8th June 2026
Existing Floor Plans and Elevations	AL (0) 001 P1	8th June 2026
Demolition Plan	AL (9) 903 P1	8th June 2026
Post Demolition	AL (9) 904 P1	8th June 2026
Demolition Method Statement	20th May 2026	8th June 2026
Application Form		8th June 2026
Heritage Impact Statement	A253019	8th June 2026
Tree Survey and Constraints Report	13172	8th June 2026
Phase II Site Investigation Report	G26117	8th June 2026
Coal Mining Risk Assessment	G26117	8th June 2026