Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk **Tel:** 01484 414746

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Land Off Hermitage Park

Address Line 2

Lepton

Address Line 3

Town/city

Huddersfield

Postcode

HD8 0JU

Description of site location must be completed if postcode is not known:

Easting (x)

419261

Northing (y)

414721

Description

Land off Hermitage Park, Lepton, HD8 0JU

Applicant Details

Name/Company

Title

Mr

First name

Josh

Surname

Ward

Company Name

Miller Homes

Address

Address line 1

Miller Homes Yorkshire

Address line 2

Lapwing House

Address line 3

Peel Avenue

Town/City

Wakefield

County

West Yorkshire

Country

United Kingdom

Postcode

WF2 7UA

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

RESERVED MATTERS APPLICATION (INCLUDING CONSIDERATION OF APPEARANCE, SCALE AND LANDSCAPING) FOR THE ERECTION OF 80
DWELLINGS, PURSUANT TO SECTION 73 APPROVAL 2025/90105 PURSUANT TO PREVIOUS OUTLINE PERMISSION 2022/91735, AND THE DISCHARGE OF OUTLINE CONDITIONS 6, 7, 8, AND 9

Reference number

2025/61/92242/W

Date of decision

11/11/2025

What was the original application type?

Approval of reserved matters

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The proposed non-material amendment seeks approval for a number of minor revisions to the approved layout and landscaping plan. These include the repositioning of the front access ramps serving Plots 10 and 42, amendments to the Plot 42 bin store arrangement, and the repositioning of Plots 41–43 (200mm) and Plot 76 (500mm) to achieve compliant fire separation distances. Plot 49 is proposed to be handed from the approved opposite-handed house type, and the run of Plots 63–67 amended to accommodate retaining requirements and maintain adequate fire separation distances.

Minor landscaping amendments are also proposed, including the repositioning of street trees at the site entrance, adjacent to Plot 2, and the relocation of trees from Plot 51 to Plot 46 and from Plot 76 to Plot 78.

The amendments are minor in nature and do not alter the overall character or planning principles of the approved development.

Please state why you wish to make this amendment

The amendments are required to align the approved layout with the detailed engineering and external works design, ensure compliant fire separation distances, accommodate retaining requirements, and refine the landscaping layout. The changes are minor and do not affect the overall character or planning principles of the approved development.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

1 - '01 - SITE LAYOUT (REV AD)'

New plan/drawing numbers

1 - '01 - PLANNING LAYOUT (REV AE)'

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Hermitage Park, Lepton

Date (must be pre-application submission)

01/06/2026

Details of the pre-application advice received

Discussed verbally via Teams meeting.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Miller Homes (Yorkshire)

Date

04/06/2026