

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2026/44/91889/W
Site Address:	Longley Farm, Longley, Longley Lane, Holmfirth, HD9 2JD
Description:	Discharge of details reserved by conditions 2 (materials), 3 (HMMP) and planning obligation (Biodiversity Gain Plan) on previous permission 2026/90174 for erection of two storey extension, new access track, reduction of pond area, new water tanks, replacement and raising of roof structures and soft landscaping
Recommending Officer:	Katie Chew

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 16-Jul-2026

Application: 2026/91889

Application Site: Longley Farm, Longley, Longley Lane, Holmfirth, HD9 2JD

Proposal: Discharge of details reserved by conditions 2 (materials), 3 (HMMP) and planning obligation (Biodiversity Gain Plan) on previous permission 2026/90174 for erection of two storey extension, new access track, reduction of pond area, new water tanks, replacement and raising of roof structures and soft landscaping.

Assessment

Condition 2 (Materials)

2. Prior to their use, and notwithstanding the submitted plans, details of all external facing materials to be used within the hereby approved extension and building alterations, and materials to be used within the retaining walls hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed using the approved materials and shall be retained thereafter.

Reason: *In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

In support of Condition 2, the following documents have been submitted:

- Lindum Sedum Mat Brochure, received 07/07/2026.
- Longley Farm Dairy Extension and Over Roofing: Proposed Materials, authored by Holme Architecture Ltd, dated June 2026 Revision #, received 07/07/2026.
- Rockpanel Metals Brochure, received 07/07/2026.
- Email received from Matthew Cromack, regarding stone walling, received 16/07/2026.

The submitted proposed materials document outlines that the walling of the existing dairy uses stone reclaimed from demolished Huddersfield Mills, used in a random sneck and jump bond. The proposed extension is proposed to use 140mm coursed new/reclaimed punched faced walling stone from Traditional Stone and Slate Supplies Ltd, Horbury, Wakefield, WF14 5PP.

Whilst officers did have some initial concerns regarding the level of 'punching' within the submitted sample panel, following discussions with the applicant's agent who noted the below in an email dated 16/07/2026, officers consider the submitted materials to be acceptable:

It's not heavily punched and allows the stone to include both recycled and new without looking out of place, giving a nicer variety of colours and finishes. What we really didn't want is a new housing estate look - which would have been the case with split face Johnson's quarry. The last scheme we did was all recycled which would have been the ideal

but that amount of used stone isn't available. The stone we've organised is a great colour match to the existing dairy, though the finish of the Dairy can hardly be said to be something to held up as a beacon of quality material! The client is pleased that we are covering it up, and we may end up over cladding other areas immediately adjacent.

Further to the above, the dam wall is to be constructed from a dry-stone effect wall cladding, with the retaining walls throughout the wider site to comprise Crosland Hill Buff York stone from Johnson Wellfield, Crossland Moor Quarry.

Western Red Cedar cladding is proposed on both the existing building and approved extension, this will be supplied by Illingworth Ingham, Village Way, Trafford Park, M17 1AD. Sample photographs have been provided which show the cladding as originally installed, and then how the cedar cladding ages over time to be silver, grey in colour.

In terms of the windows and curtain walling, these are to comprise Smarts Architectural Aluminium Alitherm 700 series with double glazed sealed units to achieve a 'U' value of 1.6w/m2k.

On the roof, permanent aluminium roof handrails are to be installed by Dani Alu in accordance with EN 13374-A for safety handrailing systems for use in a non-public roof space. These Barrial fixed roof handrail systems will be finished in mouse grey (RAL 7005), and will be fixed to Kingspan KS1000RW Quadcore roof cladding in the colour merlin grey (RAL 180 49 05) which is proposed for reroofing areas which are to have PV panels.

Rockpanel Cladding is to be installed on the existing building and approved extension, this is to be supplied by ROCKWOOL Ltd, Wern Tar, Pencoed Bridgend, CF35 6NY. Rockpanel is made from basalt rock and compressed with a small amount of eco-friendly resin binder, it includes up to 50% recycled materials that would otherwise end up in landfill and can be recycled after use.

Finally, a green roof is proposed on part of the new extension as well as on some parts of the existing roof structure, as shown on approved drawing 'Dairy Extension and Over Roofing, Rev C', and will comprise Sedum Matting supplied by Lindum Turf Ltd, York, YO19 6DJ on Sika Trocal Membrane on Kingspan Roofliner Panel 175mm thick.

The sedum matting is to consist of:

- Lindum 10 variety sedum planting mix, 350gsm recycled matting with pre-netting, 25mm tick 25kg per m2.

The Lindum sedum green roof substrate growing medium is to comprise:

- A blend of lightweight aggregate and an award-winning topsoil, at 50mm settled depth = 50kg per square metre.

The Lindum roofdrain will comprise 20 drainage layers with 22mm thick 920 x 50m roll size with a 7.5kg/m² saturated roll weight.

A section of a Lindum roof is shown within the submitted Lindum Sedum Mat Brochure and shows the Lindum vegetation layer, Lindum substrate layer, filter mat, drainage layer, protective later, waterproof membrane, insulation layer and roof deck. This is deemed to be suitable.

All of the above is in accordance or similar to materials indicatively submitted at full planning, within the approve documents and plans, under original application 2026/90174.

Officers consider the proposed external facing materials to be suitable and sympathetic in appearance to the surrounding area and therefore recommend that Condition 2 be approved. However, Condition 2 does have an ongoing requirement and therefore cannot be fully discharged at this time. A note setting out the ongoing requirement is recommended to be included on the decision notice.

Condition 3 (HMMP) & Biodiversity Net Gain Plan

3. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP) prepared in accordance with a Biodiversity Gain Plan and including:

- A non-technical summary*
- The roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan*
- The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Notice in writing shall be given to the Council when the:*
 - o HMMP has been implemented; and*
 - o Habitat creating and enhancement works as set out in the HMMP have been completed.*

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and the frequency specified in the approved HMMP.

Reason: *In order to ensure the development provides ecological enhancement and creation measures sufficient to provide a biodiversity*

net gain in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure details relating to the required biodiversity net gain are devised and agreed at an appropriate stage of the development process.

NOTE: *In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) development may not be begun unless:*

- a) A biodiversity gain plan has been submitted to the Planning Authority; and*
- a) The Planning Authority has approved the plan.*

The biodiversity gain plan must include:

- a) Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;*
- a) The pre-development biodiversity value of the onsite habitat;*
- b) The post-development biodiversity value of the onsite habitat;*
- c) Any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;*
- d) Any biodiversity credits purchased for the development; and*
- Any such matters as the Secretary of State may by regulations specify.*

In support of Condition 3 and the Biodiversity Net Gain Plan, the following documents have been submitted:

- Habitat Management and Monitoring Plan, authored by JCA Limited, Ref: 22888k/JF, dated 30/06/2026, received 07/07/2026.
- Biodiversity Unit Purchase Certificate, dated 22/06/2026, received 07/07/2026.
- Biodiversity Gain Plan, dated 25/06/2026, received 07/07/2026.
- The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology, Version Number: July 2025 (V1 0.2), received 14/07/2026.
- The Statutory Biodiversity Metric Auditing and accounting for biodiversity Calculation Tool, Version 1.0.4, received 14/07/2026.
- Biodiversity Accounting Assessment Report, Ref: 22888b/JF R1, authored by JCA Limited, dated 08/06/2026, received 14/07/2026.

The above conditions have been reviewed by KC Ecology who have noted in their comments received 13/07/2026:

The Biodiversity Net Gain Plan submitted as part of this application references the completed Biodiversity Net Gain Metric “The_Statutory_Metric_Macro_Enabled_22888c Longley Farm Issue

R1” and a “22888i Biodiversity Accounting Assessment Issue R1” which have information on the mapped habitats and values. Please can these be submitted with this application to enable review of these documents alongside the Biodiversity Net Gain Plan and Habitat Management and Monitoring Plan.

Following receipt of the above comments, the applicant sought to submit the Statutory Biodiversity Metric Auditing and accounting for biodiversity Calculation Tool, Biodiversity Accounting Assessment Report and The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology. KC Ecology reviewed these documents and confirmed on 14/07/2026:

I have reviewed the Biodiversity Net Gain Plan, the Biodiversity Accounting Assessment Report (JCA, June 2026), the Biodiversity Net Gain Metric and Condition Assessment Sheets, the Habitat Management and Monitoring Plan (JCA, June 2026), and the Proof of Unit Purchase. I am satisfied with the details contained within.

The Biodiversity Accounting Assessment Report (JCA, June 2026) and Metric demonstrate that for area habitats there is a baseline of 10.01 Biodiversity Units (BUs) and post development value of 10.16BUs, a net gain of 1.53%. For hedgerows there is a baseline of 0.03 BUs, and post development value of 0.23 BUs, a 730.64%. The Proof of Purchase shows that 0.85 BUs have been purchased from the Habitat Bank registered BGS-050924002. This information is validated in the Biodiversity Net Gain Plan.

The Habitat Management and Monitoring Plan identifies that the landowner is responsible for the management of the habitats onsite for the next 30 years. The habitat creation proposed includes creation of Other Neutral Grassland, Urban Trees and Native Hedgerows. The habitat enhancement includes Modified Grassland into Other Neutral Grassland, Rhododendron Scrub into Mixed Scrub, and a Pond into Moderate condition. The Habitat Management and Monitoring Plan identifies appropriate measures for the creation and enhancement of these habitats. This has been aligned with the measures required to meet the targeted condition as identified in the Condition Assessment Sheets.

I am therefore satisfied that the Biodiversity Net Gain Plan condition and the Habitat Management and Monitoring Plan condition can be discharged.

Officers support the above assessment and on this basis, the applicant has demonstrated a minimum 10% net gain via the approved methods and therefore the conditions are met and recommended to be approved. It is recommended that a note regarding the submission of monitoring reports as outlined within the submitted Habitat Management and Monitoring Plan be included.

Recommendation: Discharge conditions.

Report Dated: 16/07/2026

Decision Notice Text

Condition 2 (Materials)

Pursuant to Condition 2, you have submitted:

- Lindum Sedum Mat Brochure, received 07/07/2026.
- Longley Farm Dairy Extension and Over Roofing: Proposed Materials, authored by Holme Architecture Ltd, dated June 2026 Revision #, received 07/07/2026.
- Rockpanel Metals Brochure, received 07/07/2026.
- Email received from Matthew Cromack, regarding stone walling, received 16/07/2026.

The submitted information is acceptable for the initial requirements of Condition 2 and is hereby approved. However, please be aware that Condition 2 does have an ongoing requirement, listed below, which must be adhered to, to ensure ongoing compliance with the condition:

The development shall be completed using the approved materials and shall be retained thereafter.

Condition 3 (HMMP) & Biodiversity Net Gain Plan (Condition imposed via Schedule 7A of the Town and Country Planning Act (as inserted by Schedule 14 of the Environment Act 2021))

Pursuant to Condition 3 and Biodiversity Net Gain Plan, you have submitted:

- Habitat Management and Monitoring Plan, authored by JCA Limited, Ref: 22888k/JF, dated 30/06/2026, received 07/07/2026.
- Biodiversity Unit Purchase Certificate, dated 22/06/2026, received 07/07/2026.
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- Biodiversity Accounting Assessment Report, Ref: 22888b/JF R1, authored by JCA Limited, dated 08/06/2026, received 14/07/2026.

The submitted information is considered to be acceptable and constitute a biodiversity gain plan which satisfies the requirements of Sections 14 and 15 of

Schedule 7A of the Town and Country Planning Act 1990. The general condition of planning permission in place by virtue of Section 13 of Schedule 7A of the Town and Country Planning Act 1990 is therefore satisfied and discharged by the submitted scheme.

Notwithstanding the above, in accordance with the hereby approved Habitat Management and Monitoring Plan, the proposed monitoring reports should be provided to Kirklees Council in accordance with the reviewed periods proposed. The monitoring reports can be sent to:

ENVUBiodiversityandLandUse@kirklees.gov.uk