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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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: 271

Suffix:

Property Name:

Address Line 1: Cliffe Lane

Address Line 2: Gomersal

Address Line 3: Kirklees

Town/city: Cleckheaton

Postcode: BD19 4SB

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

Easting (x): 420216

Northing (y): 426242

Description

LAND TO THE REAR OF 271, CLIFFE LANE, GOMERSAL, CLECKHEATON,

Applicant Details

Name/Company

Title

Mr

First name

Mike

Surname

Ashworth

Company Name

Keepmoat

Address

Address line 1

Keepmoat Homes

Address line 2

South Central

Address line 3

Global Ave, Beeston

Town/City

Leeds

County

West Yorkshire

Country

United Kingdom

Postcode

LS11 8PG

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 ******

Description of the Proposal

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

DEMOLITION OF EXISTING DWELLING AND ERECTION OF 97 DWELLINGS INCLUDING FORMATION OF A NEW ACCESS FROM CLIFFE LANE, LANDSCAPING, PUBLIC OPEN SPACE AND ALL ASSOCIATED INFRASTRUCTURE AND ENGINEERING WORKS.

Reference number

2023/62/92966/E

Date of decision (date must be pre-application submission)

22/05/2026

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2 (and associated plan schedule)
Condition 3 (for removal)

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

to facilitate development of the site by the new developer, Keepmoat Homes, in line with their own housetypes and specifications

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Variation of condition to, relating to the approved plans list contained within the approved plans list

condition 3 to be removed, as relates to a separate plan approved under the previous scheme which will be superseded by the new plans.

Site Visit

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

◯ Yes
⊘ No

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

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

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

⊘ 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

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

First Name

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

Surname

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

Reference

N/A

Date (must be pre-application submission)

12/06/2026

Details of the pre-application advice received

sought confirmation as to whether the proposed changes could be agreed through a s96A Non-Material Amendment or if a s73 application would be necessary. Confirmation provided that would require the latter.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

◯ Yes
⊘ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of those owners.

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**

◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
271 Cliffe Lane

Address Line 2:
Gomersal

Town/City:
Cleckheaton

Postcode:
BD19 4SB

Date notice served (DD/MM/YYYY):
15/06/2026

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
271 Cliffe Lane

Address Line 2:
Gomersal

Town/City:
Cleckheaton

Postcode:
BD19 4SB

Date notice served (DD/MM/YYYY):
12/06/2026

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
of 90 Elland Road, Churwell, Morley, Leeds LS27 7QR

Number:

Suffix:

Address line 1:
90 Elland Road,

Address Line 2:
Churwell, Morley,

Town/City:
Leeds

Postcode:
LS27 7QR

Date notice served (DD/MM/YYYY):

15/06/2026

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Mike

Surname

Ashworth

Declaration Date

15/06/2026

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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.

- [x] I / We agree to the outlined declaration

Signed

Haley Powell

Date

08/07/2026

Amendments Summary

amended house type pack submitted