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

Land at Grid Ref 412152 406554

Address Line 1

Dobb Top Road

Address Line 2

Holmbridge

Address Line 3

Kirklees

Town/city

Holmfirth

Postcode

HD9 2PH

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

Easting (x)

412152

Northing (y)

406554

Description

Non-material amendment to amend Condition 17 from application reference 2023/62/91212/W

Applicant Details

Name/Company

Title

Ms

First name

C

Surname

Day

Company Name

ORION HOMES

Address

Address line 1

5 Benton Office Park

Address line 2

Bennett Avenue

Address line 3

Town/City

Horbury

County

Country

United Kingdom

Postcode

WF4 5RA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Joseph

Surname

Perkins

Company Name

Johnson Mowat

Address

Address line 1

Coronet House, Queen Street

Address line 2

Address line 3

Town/City

Leeds

County

Country

GB

Postcode

LS1 2TW

Contact Details

Primary number

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

Secondary number

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

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

ERECTION OF 21 DWELLINGS WITH ACCESS FROM LAITHE AVENUE

Reference number

2023/62/91212/W

Date of decision

04/10/2023

What was the original application type?

Full planning permission

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

This S96A application seeks an amendment to the trigger point of condition 17.

Please state why you wish to make this amendment

Following a meeting with the Council on 9 July 2026, it is considered that the design and construction of any retaining walls at Dobb Top Road will have no impact on the early phases of the construction, indeed requirement for any engineering on retaining walls in the north of the site only being triggered as development commences on the northern most plots, plots 21 and 22 as shown on the approved Proposed Site Layout (drawing no. 2021.01.003 Rev X).

Are you intending to substitute amended plans or drawings?

◯ Yes
⊘ No

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

NA

Date (must be pre-application submission)

09/07/2026

Details of the pre-application advice received

Meeting with the Council Officers to discuss the application.

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

Joseph Perkins

Date

23/07/2026