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Planning and Development

Kirklees Council

PO Box 1720

Huddersfield

HD1 9EL

Ref: 6831LE/L002

Date: 13th August 2026

Dear Sir/Madam,

SUBMISSION OF A SECTION 73 APPLICATION TO VARY CONIDITION 3 (TIME LIMIT) OF PLANNING APPLICATION REF: 2021/62/92487/W FOR PROPOSED DEVELOPMENT COMPRISING TWO TEMPORARY CLASSROOMS AT KIRKLEES COLLEGE, TAYLOR HILL ANIMAL CENTRE, HUDDERSFIELD, HD4 6LE

We write on behalf of our client, Kirklees College ('the Applicant'), to hereby submit a Section 73 application pursuant to Section 73 of the Town and Country Planning Act (1990) (as amended) ("the TCPA") to vary Condition 3 of planning permission 2021/62/92487/W which granted permission for two temporary classrooms at Kirklees College, Taylor Hill Animal Centre, Huddersfield, HD4 6LE ('the Site').

This application has been submitted via the Planning Portal (with Planning Portal reference number: PP-15142969).

In addition to this cover letter, the following documents are submitted as part of the application package:

- **Application Fee** by DPP
- **Application Forms and Ownership Certificates** by DPP
- **Cover Letter (this letter)** by DPP
- **Resubmission of planning application documents from the initial application (ref: 2021/62/92487/W)**
 - **Site Location Plan** (MACAHKL01) by Shaftesbury Architecture
 - **Existing Site/Block Plan** (MACAHKL03) by Shaftesbury Architecture
 - **Site Layout Plan** (MACAHKL02) by Shaftesbury Architecture

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- Existing and Proposed Elevations (PJTXXXXX-MCA-ZZ-GF-DR-A-0001) by McAvoy
- Existing and Proposed Floorplans (PJTXXXXX-MCA-ZZ-GF-DR-A-0001) by McAvoy
- Roof Plans (PJTXXXXX-MCA-ZZ-GF-DR-A-0001) by McAvoy
- Foundation Details (MACAHKL04) by Shaftesbury Architecture
- Rotary Borehole Site Investigation Report (G21331) by Geo Investigate
- Coal Mining Risk Assessment (G21288) by Geo Investigate
- Cycle Relocation Plan for Proposed Modular Classrooms (MACAHKLBR01 REV A) by Shaftesbury Architecture.

Summary Context and Planning History

Planning application ref. 2021/62/92487/W was approved in November 2021, granting permission for two temporary classrooms. Condition 3, set out below, controls the duration of the temporary permission and currently requires the use to cease in November 2026:

*“The use and siting of the classrooms hereby permitted shall be discontinued **5 years** from the date of this permission and on the expiration of this period the building shall be removed and the site shall be restored in accordance with a scheme of work which shall be submitted to the Local Planning Authority not later than six months before the expiry date of this permission. The scheme of works shall not be implemented until the Local Planning Authority has given its written approval. Works comprising the approved scheme shall be completed within 3 months of the expiration of the planning permission.”*

Proposed Development

Kirklees College is currently undertaking feasibility studies to inform the proposed redevelopment of the Taylor Hill Campus. The feasibility studies, including preparation of a RIBA Stage 1 Report is to establish a vision to provide modern, fit-for-purpose teaching and support facilities to improve student welfare and support whilst addressing capacity shortfalls arising from increased student numbers. The redevelopment will also facilitate the replacement of the existing temporary accommodation with permanent provision, which the college is currently reliant on.

The wider redevelopment is predicated on the delivery of new educational accommodation, and a reconfiguration of the central hub and refurbishment works to make better use of the site and the way it functions to deliver better learning outcomes for its students.

This Proposal therefore seeks to vary Condition 3 to enable the continued use of the two existing temporary single-storey modular classroom buildings for a further **five year** period. This time period is considered suitable to allow the required time for the wider redevelopment of the site, which will be subject to securing suitable capital funding. Assuming funding is secured then the proposed five year period would provide suitable time for the new accommodation to be built and the temporary accommodation subject to this application would be decommissioned and removed from the site

In the interim, the classrooms (which have been in situ since December 2021) remain critical to accommodating students therefore extending the temporary permission is essential to allow students to transition from temporary teaching accommodation into the new permanent classrooms once those works are complete.

Accordingly, the Applicant seeks to vary Condition 3 to enable the extension of time and therefore the condition wording would remain the same and would correspond with the latest decision notice date and therefore, would be retained so that the temporary classrooms may remain in use for a further. For the avoidance of doubt, it is envisaged that the wording would remain the same, see below:

*“The use and siting of the classrooms hereby permitted shall be discontinued **5 years** from the date of this permission and on the expiration of this period the building shall be removed and the site shall be restored in accordance with a scheme of work which shall be submitted to the Local Planning Authority not later than six months before the expiry date of this permission. The scheme of works shall not be implemented until the Local Planning Authority has given its written approval. Works comprising the approved scheme shall be completed within 3 months of the expiration of the planning permission.”*

It is also important to note that, since the approval of the original application, the Development Plan has remained unchanged, and there have been no material changes to the relevant policies in relation to the National Planning Policy Framework that would make the Proposed Development unacceptable in planning terms.

Conclusion

To conclude, the Proposed Development will enable the continued use of the classrooms to support the College and its pupils while the wider site is redeveloped to deliver state-of-the-art facilities and SEND provision. The existing classrooms will therefore continue to provide much-needed temporary educational accommodation during the redevelopment of the wider campus.

As such, we trust that this submission provides the necessary information to assess and grant permission for the variation of condition without delay. In the meantime, should you require any further information, please do not hesitate to contact me.

Yours faithfully,

Jack Paine
Senior Planner
DPP