KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	**2026/62/92537/E**
Site Address:	The Water Tower, Green Side Road, Thurstonland, Huddersfield, HD4 6XA
Description:	Change of use, conversion and alterations of an existing redundant water pumping station into short-stay visitor accommodation, together with associated internal and external alterations
Recommending Officer:	Joanna Rednall

DECISION – Conditional Full Permission

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 04 November 2026

The Site

The Water Tower comprises a small, stone-built structure situated approximately 300 metres north of Green Side Road. The site occupies a rural location and is surrounded by agricultural fields on all sides.

The site lies within the Green Belt as designated by the Kirklees Local Plan.

The Proposal

The applicant is seeking planning permission for change of use, conversion and alterations of an existing redundant water pumping station into short-stay visitor accommodation, together with associated internal and external alterations.

The accommodation would be arranged over three levels, comprising a dining area and bathroom at ground-floor level, a living area at first-floor level, and a bedroom at second-floor level, accommodated within the roof space. Fenestration is proposed at the base of the pitched roof, as approved under application reference 2026/91469. The external walls of the building would be finished in a combination of white render and red brick.

The submitted plans indicate that parking provision would be provided within areas located adjacent to the highway and alongside the proposed building. Pedestrian and vehicular access would be facilitated via a grass-grid track, with the parking areas outside the building finished in gravel.

The submitted planning statement sets out the access arrangement has been designed to encourage visitors to leave their vehicles within the dedicated parking area at the lower part of the site, with vehicle movements beyond this point kept to a minimum. Visitors will be encouraged to access the accommodation on foot, with luggage carts available to assist with the transfer of belongings from the parking area to the Water Pumping Station.

History of Negotiations

The case officer sought clarification on the proposed bin storage and collection points.

Planning History

Relevant planning history for this site is summarised as follows:-

2026/91469: Replacement of the existing damaged concrete flat roof on the water tower with a new pitched/hipped roof – Conditional full permission.

Publicity & Representations

The application has been advertised by site notice and on the Council's website in accordance with the Council's adopted Development Management Charter which incorporates the requirements of article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Final publicity date expired: 30 October 2026.
2 letters (which includes hand-written letters, e-mails and on-line representations) of representation have been received. These are summarised as follows:-

Letters of Support (1)

- The development would aid the restoration, future maintenance and preservation of this derelict local landmark structure
- Supportive subject to - planning approval being conditional on use restricted to holiday accommodation only and no further development to convert into a permanent dwelling or add additional structures
- The original metal window frames - can planning approval consider their restoration as they form a surviving part of the original structure's heritage features. Please consider this aspect of conservation during the planning process
- The recently planning approved pitched roof in my view will spoil the distinctive appearance of the tower. A new a roof design within and hidden by the castellations would have been more suitable to maintain the towers external appearance. Planning is already approved for the pitched roof, this further planning application could be an opportunity to revisit the roof design to retain the original external appearance of the roof castellated parapet feature of this water tower. Please consider this aspect of the preservation of the external appearance during the planning process.
- Site access point / parking space - Does the development adequately consider the potential for this access point to be fly tipped or used for other unauthorised parking or other access purposes; does the development design adequately deal with this, i.e. include provisions of secure gated access and only of authorised vehicle use.

Letters of Objection (1)

- There is no objection to the change of use. However, the works proposed to the building itself, the impact on the openness of the Green Belt and the visual impact of the works themselves are such that permission should be refused.
- The external roofing materials to a glass base, red zinc cladding and a polished steel top would be far from being visually appropriate to the existing structure as claimed, will result in an inappropriate intrusion into the broad landscape setting, appearing more akin to an imitation lighthouse at the end of a seaside pier rather than a sensitive conversion of a historic structure, especially so when sunlight is reflected towards Green Side Road from the polished steel apex of the new roof.
- Objection is raised because of the cumulative impact of other works proposed comprising a dedicated parking area for visitors, vehicle and pedestrian gates, a storage area for luggage carts, an electrical charging station and a vehicle turning space all at the site entrance. It is considered that these works at a conspicuous position alongside Green Side Road will undoubtedly have an adverse impact on the openness of the Green Belt in this otherwise open, rural landscape.
- The access arrangements and facilities at the entrance will have a material and adverse impact on the openness of the Green Belt and for that reason should also be refused.
- The proposals at the site entrance adjacent to Green Side Road will introduce an alien, visually intrusive element which is inappropriate in its setting. For that reason, the proposal should also be refused for its conflict with local plan policy.

Parish/ Town Council Comments

Kirkburton Parish Council: The Council supports this application as it considers that the proposed conversion of the former water tower to short-stay visitor accommodation represents an appropriate and sustainable reuse of an important local heritage asset.

The building is of historic and architectural interest, and its long-term preservation is likely to depend upon securing a viable use capable of supporting its continued maintenance. The proposed use would provide a commercial purpose for the building while retaining and bringing back into active use a distinctive feature of the local historic environment.

Consultations

KC Highways Development Management (verbal): requested clarification on the proposed bin storage and collection points.

The responses of the above consultees are discussed in greater length within the 'Assessment' section of this report.

Allocation & Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The application site is within the Green Belt and also falls within an area identified by the Coal Authority as being at low risk of ground movement as a result of former mining activity.

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP7 Efficient and effective use of land and buildings
LP10 Supporting the Rural Economy
LP21 Highway Safety
LP22 Parking Provision
LP24 Design
LP30 Biodiversity and Geodiversity
LP52 Protection and Improvement of Environmental Quality
LP57 The extension, alteration or replacement of existing buildings
LP60 The re-use and conversion of buildings

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published August 2026, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Considered to be of relevance to the consideration of this application are policies within the following chapters:

Chapter 3 Decision Making Policies
Chapter 4 Achieving Sustainable Development
Chapter 5 Meeting the challenge of climate change
Chapter 7 Building a strong effective economy
Chapter 12 Making effective use of land
Chapter 13 Protecting Green Belt land
Chapter 14 Achieving well designed places
Chapter 15 Promoting sustainable transport
Chapter 18 Managing flood risk and coastal change
Chapter 19 Conserving and enhancing the natural environment

Supplementary Planning Guidance

Kirklees Highway Design Guide (November 2019)

Legislation

The Town & Country Planning Act 1990 (as amended).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon visual amenity
2. Impact upon residential amenity
3. Impact upon highway safety
4. Other matters
5. Representations
6. Conclusion

1 – Principle of development:

Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of

sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

> *The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

Land allocation – Green Belt

Policy GB6(1) of Chapter 13 of the NPPF sets out that Development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.

GB7(a) states that the reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building.

Policy GB6(2) details that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness.

Policy LP57 of the Kirklees Local Plan sets out that the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that the original building remains the dominant element both in terms of size and overall appearance including the design and materials as well as having regard to previous extensions and the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas.

LP60 of the Kirklees Local Plan relates to the re-use and conversion of buildings within the Green Belt, for clarity this policy is copied in full here:-

‘Proposals for the conversion or re-use of buildings in the Green Belt will normally be acceptable where;

a. the building to be re-used or converted is of a permanent and substantial construction;

b. the resultant scheme does not introduce incongruous domestic or urban characteristics into the landscape, including through the treatment of outside areas such as means of access and car parking, curtilages and other enclosures and ancillary or curtilage buildings;

c. the design and materials to be used, including boundary and surface treatments are of a high quality and appropriate to their setting and the activity can be accommodated without detriment to landscape quality, residential amenity or highway safety.’

The proposal is for the change of use, conversion and alterations of an existing redundant water pumping station into short-stay visitor accommodation, together with associated internal and external alterations.

The external alterations would not increase the building’s volume beyond that established under application 2026/91469. The proposal includes the formation of a pitched roof clad in red zinc, with the principle of extending the building upwards having previously been considered under that application. Accordingly, the current proposal would not result in any additional increase in the building’s volume beyond the previously considered scheme. The proposed roof would remain subordinate to the overall form and scale of the existing building and would not result in a disproportionate addition over and above its original form. The development is considered to comply with LP57a in this regard.

Turning to the proposed change of use, the development would facilitate the conversion of the existing building to short-stay visitor accommodation, with internal alterations to provide accommodation across three floors. The application is supported by a Planning Statement, which sets out the justification for the re-use of the building and the proposed development. In particular, the statement identifies the following considerations in support of the proposal:

“The Water Pumping Station is a permanent and substantial masonry structure which has existed on the site for a considerable period. The proposal retains the principal structure and architectural character of the building and does not require its replacement or substantial enlargement.

The proposed use will also remain visually subordinate to the established agricultural and rural character of the site. The external works are limited, with the existing building remaining the principal visual feature. The proposed access, parking, landscaping and other external elements will be contained within the existing site and designed to avoid the introduction of an urban or suburban character.

The proposal also represents a genuine beneficial reuse of an existing building rather than development seeking to establish a new built form within the Green Belt. This is particularly important given the current condition and vacancy of the Water Pumping Station and the need to establish a viable use capable of funding its repair and continued maintenance."

Taking each element of Policy LP60 in turn, the submitted information and officer site visit indicate that the building subject to this application is of permanent and substantial construction. The supporting Planning Statement identifies that the building is understood to have been constructed between 1900 and 1910 in association with the discovery of an underground reservoir or body of water and the provision of associated water infrastructure serving the wider Storthes Hall complex. Although the building has since become redundant and the wider water infrastructure associated with Storthes Hall has been lost, the pumping station remains substantially intact and continues to occupy its original position within the landscape. This is considered to satisfy the relevant criteria of Policy LP60(a), supporting the principle of its re-use.

Turning to Policies LP60(b) and LP60(c), the submitted plans indicate that the introduction of urbanising features would be limited to those necessary to facilitate the functional use of the building as short-stay visitor accommodation. The proposed access track would incorporate a grass-grid surface with a limited area of gravel proposed to provide a connection between the two parking spaces and the building. In addition, perimeter planting is proposed to soften the visual impact of the gravel and integrate the development more effectively into its landscape setting. These measures would help retain the predominantly rural character of the site and minimise the introduction of domestic or urbanising features that could otherwise detract from the surrounding landscape. Accordingly, the proposed external works are considered consistent with the aims of Policies LP60(b) and LP60(c).

Taking the above assessment into account, the proposal is considered to accord with the relevant aims of Policies LP57 and LP60 of the Kirklees Local Plan. In addition, the development is considered to satisfy the relevant exception under paragraph GB7(1)(b) of the NPPF, insofar as it relates to the

re-use of a permanent and substantial building, with the proposed alterations not resulting in a disproportionate addition over and above the size of the original building.

In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact upon visual amenity

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Chapter 14 of the NPPF sets out the objective to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.

The principle of extending the building upwards to form a pitched roof, together with the associated visual impact, was considered under application 2026/91469.

The current proposal differs slightly from the previously approved design, incorporating red zinc cladding and a glazed element with a steel upper section to accommodate the proposed bedroom within the roofspace. Whilst the altered roof form and materials would be visible within the wider landscape and would depart from the simpler form approved under the previous application, the extent of this visual difference is considered limited. The proposal would facilitate the re-use of an otherwise disused building, securing a viable future use and contributing to the retention of the existing building within the landscape. On balance, subject to the consideration of the proposed materials and their relationship with the existing building, the visual impact of the roof alterations is considered acceptable.

The proposed external alterations would retain the existing red brickwork, which would be repaired and reinstated where necessary, alongside areas of white render applied to the existing stone frontage. Whilst the introduction of render would alter the traditional appearance and material character of the building, the retention of the key architectural features, including the arched window openings and red brick detailing, would help preserve elements of its existing character. The proposed works are relatively limited in scale and would not result in the whole loss of the building's principal architectural and

historical features. Accordingly, the visual effect of the proposed external finishes is considered to be limited. Whilst some harm to the building's traditional appearance may arise from the change in materials, this is considered to be outweighed by the benefits of bringing the disused building back into a viable use and securing its long-term retention. Overall, the external alterations are considered acceptable in visual terms and would not give rise to an unacceptable adverse impact on the wider landscape.

Third-party concerns have been raised that the proposals at the site entrance adjacent to Green Side Road would introduce an alien and visually intrusive element, inappropriate to the character and setting of the site. These concerns relate principally to the cumulative impact of the various elements proposed at the entrance, including a dedicated visitor parking area, vehicle and pedestrian gates, luggage cart storage, an electrical vehicle charging point and a vehicle turning area. The proposed access point has historically been used for vehicular access, and the existing gates are to be replaced as part of the proposals. The associated partial demolition and reconstruction of the boundary wall would accommodate a single parking space, positioned parallel to the road, with the wall set back from the highway. No vehicle turning area is proposed at this location. Furthermore, additional planting is proposed around the parking area and luggage cart storage, which would provide a degree of visual softening and help to assimilate these elements into their surroundings. Overall, whilst the proposals would introduce additional features at the site entrance, their scale, relationship to the existing access arrangements and the proposed intervening planting would help to mitigate their visual impact, such that they would not result in an unduly harmful or incongruous addition to the setting.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers.

The proposal seeks to use the building on a short-term let basis. The level of accommodation provided is limited, particularly when considering access and amenity space and the space provided internally. As the accommodation under assessment is being sought for use as a holiday let it is considered appropriate to restrict the use of the building to a maximum stay of 28 days. This limitation ensures the property is used for short-term lets that contribute

to the local tourist offering, while also protecting the amenity of occupants of the building.

The development would result in additional openings, however the site occupies a relatively isolated location where any additional openings would not impact the amenity of any nearby properties.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, and advice within Chapter 14 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 15 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

Highways Development Management Officers have been verbally consulted on the proposal. The development would provide one parking space close to the site entrance, finished in gravel, together with two additional parking spaces outside the building. HDM Officers consider that the proposed parking provision would be proportionate to the scale and anticipated occupancy of the holiday let and that the development is unlikely to result in a significant increase in traffic movements within the surrounding area. On this basis, the proposed parking arrangements are considered acceptable in highway terms.

HDM Officers also sought clarification regarding the proposed waste storage and collection arrangements. The applicant's agent confirmed by email dated 14 October that, given the short-stay nature of the accommodation, waste storage and collection would be privately managed, with no requirement for the Council's Waste Management Service. Having regard to the small scale of the development and the anticipated level of occupancy, no further information was requested in this regard.

Overall, having regard to the scale and nature of the proposed holiday accommodation, the anticipated level of occupancy and the limited additional traffic likely to be generated, the proposed parking provision is considered proportionate to the development.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local

Plan, principle 15 of the Council's Street Design Guide and chapter 15 of the National Planning Policy Framework.

5 – Other matters:

Ecology

Chapter 19 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

The site is not within a bat alert layer on the Council's GIS system and there are no records of bat roosting at the site.

A Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021, subject to some limited exceptions. Unless exempt, every planning permission for minor sites granted pursuant to an application submitted after 02 April 2024 is deemed to have been granted subject to a pre-commencement condition requiring a Biodiversity Gain Plan to be submitted and approved by the local planning authority prior to commencement of the development.

The applicant has stated the application falls under the 'development site area of 0.2 hectares or below' exemption category within the application forms. This is confirmed in the Biodiversity Net Gain: Exemption Statement submitted. Therefore, in light of the submitted detail it is considered the application is exempt from a BNG uplift.

Climate Change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining

planning applications the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Considering the modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

6 – Representations:

- There is no objection to the change of use. However, the works proposed to the building itself, the impact on the openness of the Green Belt and the visual impact of the works themselves are such that permission should be refused.
- The external roofing materials to a glass base, red zinc cladding and a polished steel top would be far from being visually appropriate to the existing structure as claimed, will result in an inappropriate intrusion into the broad landscape setting, appearing more akin to an imitation lighthouse at the end of a seaside pier rather than a sensitive conversion of a historic structure, especially so when sunlight is reflected towards Green Side Road from the polished steel apex of the new roof.
  Officer response: The above comments are noted. The developments impact upon the Green Belt and wider visual amenity has been assessed under section 2 of the officer report.

- Objection is raised because of the cumulative impact of other works proposed comprising a dedicated parking area for visitors, vehicle and pedestrian gates, a storage area for luggage carts, an electrical charging station and a vehicle turning space all at the site entrance. It is considered that these works at a conspicuous position alongside Green Side Road will undoubtedly have an adverse impact on the openness of the Green Belt in this otherwise open, rural landscape.
- The access arrangements and facilities at the entrance will have a material and adverse impact on the openness of the Green Belt and for that reason should also be refused.
- The proposals at the site entrance adjacent to Green Side Road will introduce an alien, visually intrusive element which is inappropriate in its setting. For that reason, the proposal should also be refused for its conflict with local plan policy.
  Officer response: The above comments are noted. The developments impact upon the Green Belt and wider visual amenity has been

assessed under section 2 of the officer report. The Council's Highways Development Management officers have been informally consulted during the application and their comments can be found under section 4 of the officer report.

7 – Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation **APPROVE**

Decision Authorisation - Delegated Powers

Application Number: 2026/92537

Officer Recommendation: APPROVE

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.
   Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

1. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
   Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP07, LP10, LP21, LP22, LP24, LP30, LP52, LP57 and LP60 of the Kirklees Local Plan and Policies within Chapters 3, 4, 5, 7, 12, 13, 14, 15, 18 and 19 of the National Planning Policy Framework.

2. The development hereby permitted shall be occupied by, or let to, the same person for a continuous period of time not exceeding 28 days with a requirement to have a minimum of 14 days no return between bookings for the same person and shall not be occupied by any person(s) as their sole or main place of residence.
   Reason: For the avoidance of doubt as to what is being permitted, in the interests of visual amenity, protecting the openness and character of the Green Belt, highway safety and the amenity of the occupiers of the accommodation, in accordance with Policies LP24 and LP60 of the Kirklees Local Plan and Policies within Chapters 13, 14 and 15 of the National Planning Policy Framework.

3. The external materials used in the construction of the walls of the development shall be brick and render as indicated upon submitted drawing No. (20)001. The render shall be of a white colour finish. The materials of construction shall be thereafter retained.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02, LP24 and LP57 of the Kirklees Local Plan and policies within Chapter 13 and 14 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	(EX)002	-	09/09/2026
Block Plan	(20)002	-	09/09/2026
Site Plan	(20)003	A	09/09/2026
Existing GA	(EX)001	-	21/09/2026
Proposed GA	(20)001	-	09/09/2026
Biodiversity Net Gain: Exemption Statement	-	-	09/09/2026
Climate Change Statement	-	-	09/09/2026
Planning Supporting Statement	-	-	09/09/2026
Application Form	-	-	09/09/2026

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. The case officer sought clarification on the proposed bin storage and collection points.

LOW COAL