

Enquiries to: Ellie Thornhill

Catalina Tudor,
GWP Architecture
Unit 3.01
Tower Works
Globe Road
Leeds
LS11 5QG

Kirklees Direct
Tel: 01484 414746
Email: ellie.thornhill@kirklees.gov.uk

Date: 14-Oct-2026
Our Ref: 2026/92817

Dear Madam,

**Application for a non-material amendment following a grant of planning permission,
Town and Country Planning Act 1990**

**Non material amendment to previous permission 2022/92406 for erection of 10
affordable dwellings with access from Chapelgate and associated works, including
resident play zone**

Land Adj, 67, Chapelgate, Scholes, Holmfirth, HD9 1SX

Application Number: 2026/92817

Thank you for your letter and plan received on 07-Oct-2026 regarding the above. The
proposed amendments are identified as follows:

*To revise the internal road layout, including minor alterations to its location at the
sites access. As a result of these highway-related changes, further amendments
are proposed to the site layout, including revisions to the parking arrangements, bin
and cycle storage provision, and the landscaping scheme.*

The proposed amendments are illustrated in the following:

- Individual Bike Storage & Communal Tool Shed -Units 1-5 (ref: 2112-GWP-01-01-D-A-(00)-0031 rev A02)
- Individual Bike Storage & Communal Tool Shed -Units 6-10 (ref: 2 112-GWP-01-01-D-A-(00)-0032 rev A02)
- Proposed Site Plan (ref: 2112-GWP-01-01-D-A-(00)-0003 rev A03)
- Waste Management Strategy (ref: 2112-GWP-01-01-D-A-(90)-0005 rev A02)
- Bin Store – Plan and Elevation (ref: 2112-GWP-01-01-D-A-(00)-0033 rev A02)
- Proposed Site Sections 1 of 2 (ref: 2112-GWP-01-01-D-A-(90)-0015 rev A02)
- Proposed Site Sections 2 of 2 (ref: 2112-GWP-01-01-D-A-(90)-0016 rev A02)
- Boundary Treatment Types/ Details (ref: 2112-GWP-01-01-D-A-(90)-0011 rev A02)
- Site Location (ref: (462)-GWP-01-01-D-A-(PA)-0001 rev P02)
- Landscape (ref: 2112-GWP-01-01-D-A-(90)-0020 rev A02)
- External Lighting Layout (ref: C8140 TLP 00 XXDR E 801 rev T5)

- Drainage Strategy and Calculations (ref: 22055-DCE-XX-XX-T-C-001-C04)

I can confirm that the proposed alterations as outlined above *cannot* be accepted to form a non-material amendment to the original proposal.

The level of changes proposed to the permitted scheme are considered to be material in nature and therefore, officers consider that due to the changes proposed, third parties, planning officers and consultees should be formally given the opportunity to consider these changes further.

The application for a non-material amendment is hereby refused.

However, please be aware that these comments are offered without prejudice to the future decision of this Authority on the formal planning application.

The application forms and guidance notes are available from the Council's website and applications can be made on line.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Mathias Franklin
Head of Planning and Development