

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

STRATEGIC PLANNING COMMITTEE

23 OCTOBER 2025

Planning Application 2025/91279

Item 9 Page 11

Variation condition 2 (plans) on previous permission 2020/91746 for erection of extra care development providing 80 apartments with associated communal facilities and landscaped gardens

Land off, Kenmore Drive, Cleckheaton, BD19 3EJ

Correction to the Published Committee Report

In the published Committee Report 'recommendation' box, and Section 10.37 of the report, it is reported the Section 106 agreement to the previous planning application (ref 2020/91746) secured 100% affordable housing with a split of 61% affordable rent and 19 shared ownership. The reported split is incorrect; the Section 106 agreement secured all 80 units for affordable rent.

Additional Representation

Following publication of the Committee Report, one additional representation has been received by way of the appended *Visual Evidence Pack – Noise Impact and Infrastructure Placement Summary (October 2025)*. It states that the purpose of the document is to:

'...provide a visual summary of the site layout and acoustic impacts affecting the existing dwelling (NSR1). It illustrates the proximity and concentration of new service infrastructure, the change in reflective building geometry since baseline monitoring, and the potential application and resonance effects expected to arise at the property'

Noise Impact Overview

Application: 2025/70/91279/E - Land off Kenmore Drive, Cleckheaton

Existing Dwelling (NSR1): 4 Coach House Paddocks, Vine Avenue, Cleckheaton BD19 3AU

This document provides a visual summary of the site layout and acoustic impacts affecting the existing dwelling (NSR1). It illustrates the proximity and concentration of new service infrastructure, the change in reflective building geometry since baseline monitoring, and the potential amplification and resonance effects expected to arise at the property.

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Page 6. Applicant's Withdrawn Relocation

PROPOSED LOCATION OF ASHP & PLANT ROOM COMPOUND

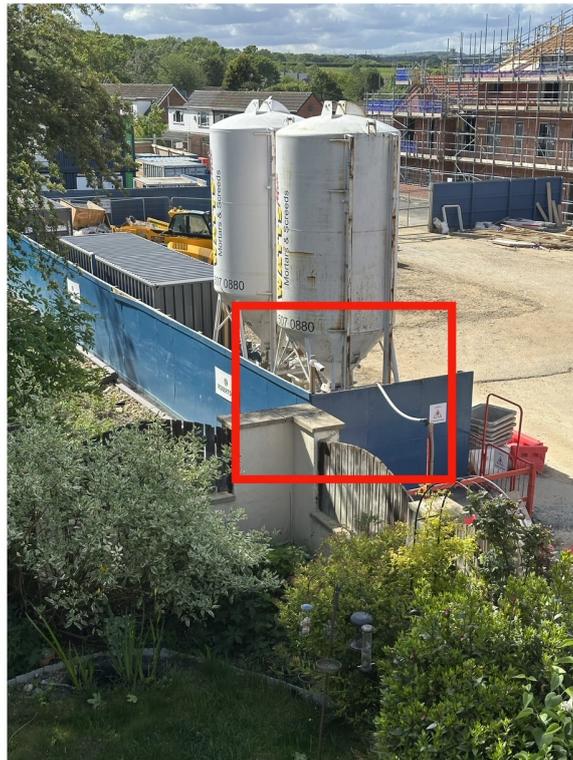
PHOTOGRAPHS ILLUSTRATING THE ASHP AND PLANT ROOM'S COMPOUND IMMEDIATE PROXIMITY TO NSR1 BOUNDARY AND NORTH-FACING BEDROOM WINDOW



PHOTOGRAPHS ILLUSTRATING THE ASHP AND PLANT ROOM COMPOUND'S IMMEDIATE PROXIMITY TO NSR1 NORTH BOUNDARY FROM NORTH-FACING BEDROOM WINDOW ALSO SHOWN ABOVE

PROPOSED LOCATION OF SUBSTATION COMPOUND

PHOTOGRAPHS SHOWING THE PROXIMITY OF THE PROPOSED SUBSTATION TO NSR1 REAR NORTH-WEST CORNER GARDEN BOUNDARY FROM WEST FACING BEDROOMS



CONCENTRATION OF SERVICE INFRASTRUCTURE

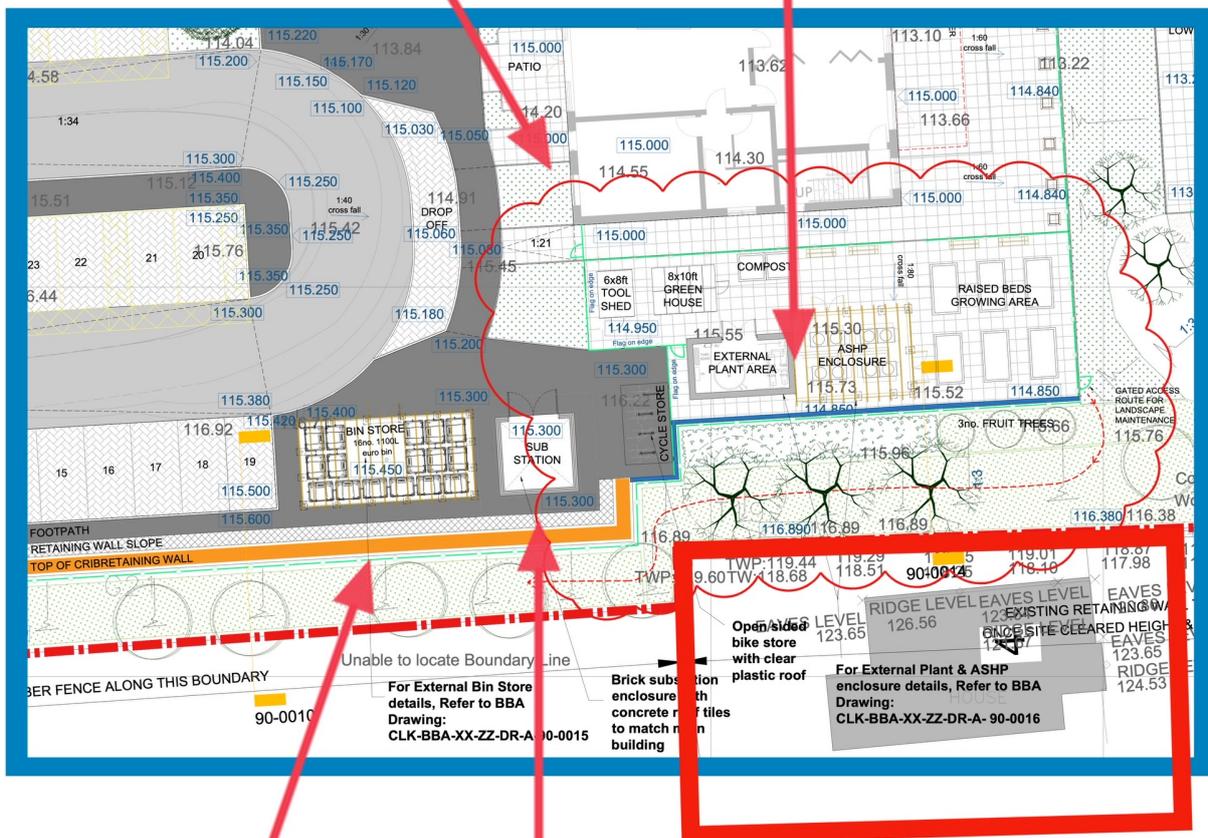
SITE SPANS 1.7 HECTARES WITH A 120-METRE SOUTHERN EDGE



NSR1

KITCHEN EXTRACT FROM BISTRO

ASHP & PLANT ROOM COMPOUND



BIN STORE

ELECTRIC SUBSTATION

NSR1
4 COACH HOUSE PADDOCKS

STRUCTURAL FAÇADE CHANGE SINCE MONITORING

NOVEMBER 2024

IMAGE SHOWING EARLY STAGES OF CONSTRUCTION IN RELATION TO NSR1



OCTOBER 2025

IMAGE SHOWING COMPLETED FAÇADE HEIGHT AFTER COMPLETED CONSTRUCTION IN RELATION TO NSR1



REFLECTIVE CANYON EFFECT: AMPLIFIED NOISE AND RESONANCE AT EXISTING DWELLING (NSR1)

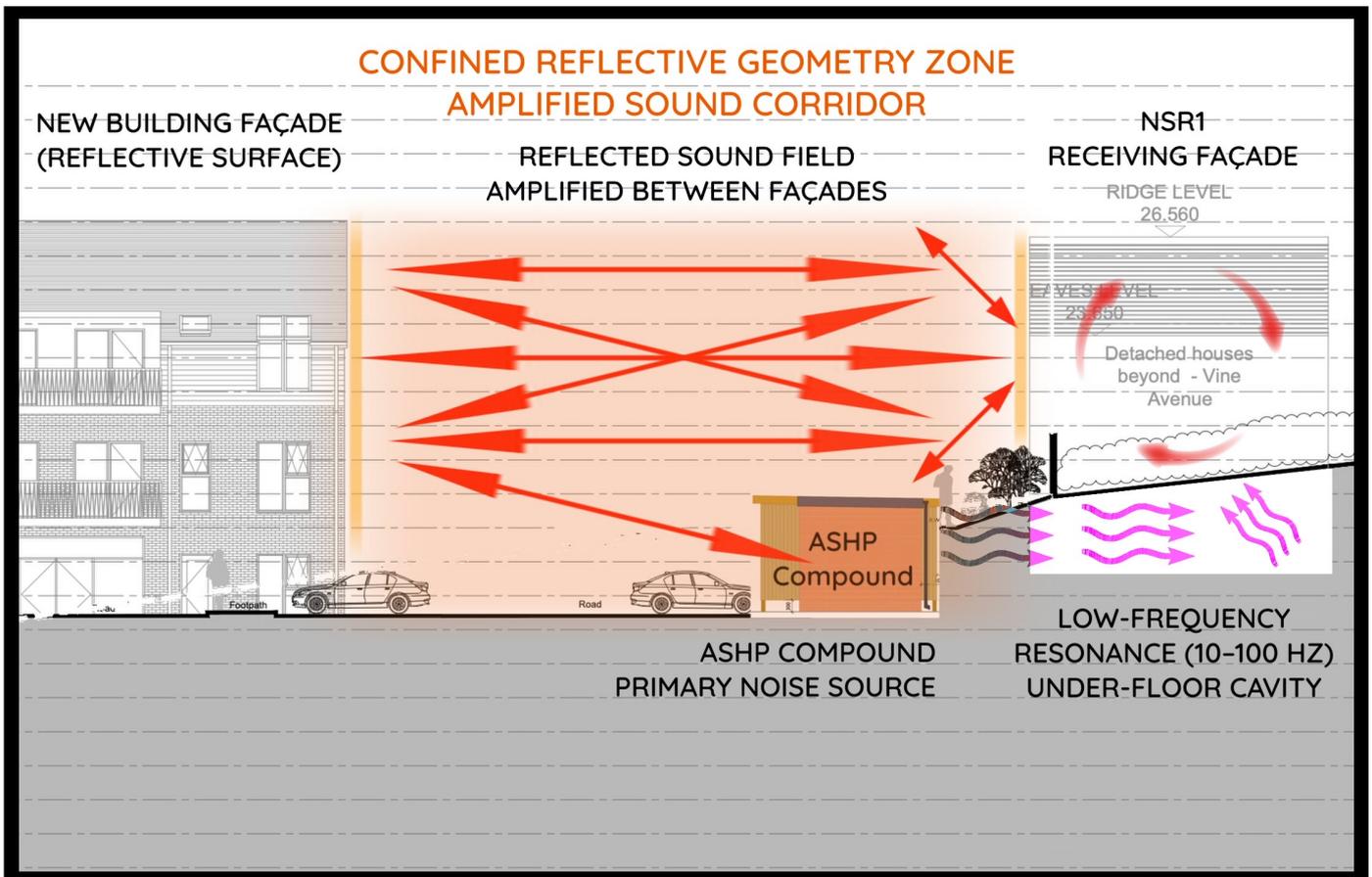


ILLUSTRATION SHOWING REFLECTIVE GEOMETRY AND LOW-FREQUENCY RESONANCE BETWEEN THE NEW BUILDING FAÇADE AND NSR1 (EXISTING DWELLING AT 4 COACH HOUSE PADDOCKS).

APPLICANT'S WITHDRAWN RELOCATION

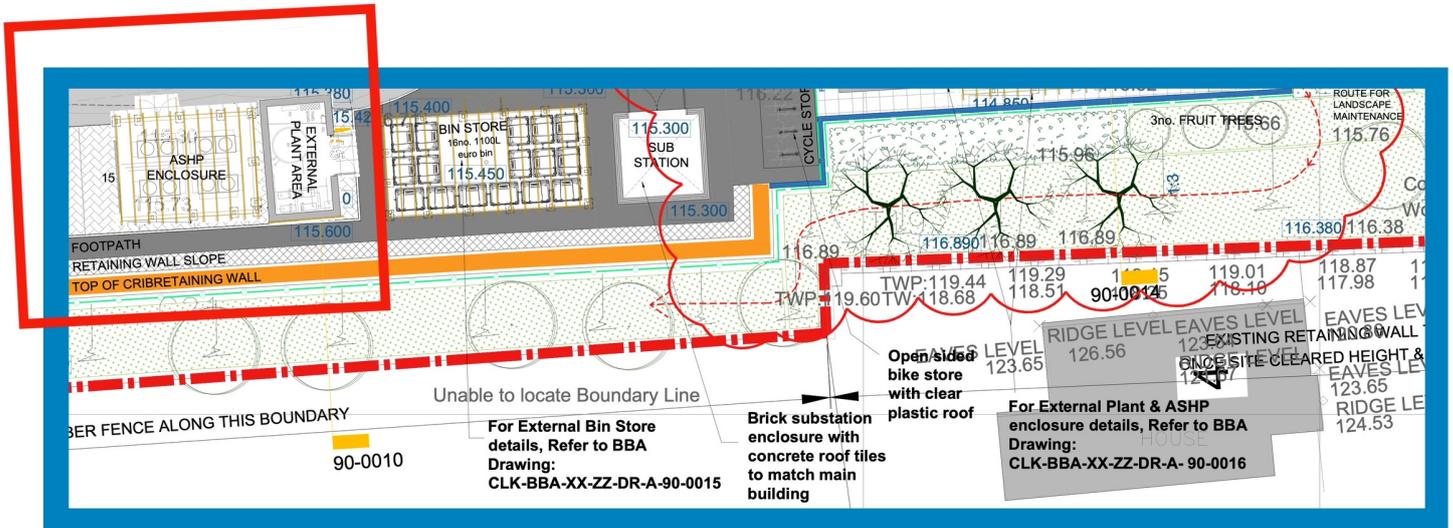


DIAGRAM SHOWING APPLICANT'S SUGGESTED RELOCATION BEFORE UNEXPLAINED WITHDRAWAL. DISTANCE 33M FROM NSR1



PHOTOGRAPH SHOWING APPLICANT'S SUGGESTED RELOCATION BEFORE UNEXPLAINED WITHDRAWAL. VIEW OF NSR1 REAR NORTH-WEST CORNER GARDEN BOUNDARY FROM WEST FACING BEDROOMS

Officers Response

K.C. Environmental Health have reviewed the document. They confirm that it does not materially change the assessments they have made previously and offer no further comment.

The document includes photographs which show the relationship between the application site and 4 Coach House Paddocks, as well as annotation of the applicants submitted plans. Officers have assessed the impacts of the proposal on amenity in the published Committee Report and have no further commentary to add in respect of the submitted photographs and annotated plans.

On page 5 of the document, the applicant has provided a diagram entitled "Reflective Canyon Effect: Amplified Noise and Resonance at Existing Dwelling (NSR1)". K.C Environmental Health have previously provided their comments on the acceptability of the scheme and as noted above, have no further commentary to add.

Part 6 of the document relates to a draft plan relating to a theoretical alternative location for the Air Source Heat Pump and associated structures. Since the plan was initially shared with officers, who in turn shared it with a local ward councillor, the applicant has confirmed that the document was provided in confidence and is not part of their submission. It therefore does not form a material consideration of this proposal. For the avoidance of doubt, it is not unusual for applicants to draft theoretical alternatives when considering options.

The committee report includes details of the assessment made for choosing the proposed location. Various potential locations for the equipment were explored and were ruled out. Ultimately the scheme as proposed has been assessed as acceptable in its location, giving due regard to various material planning considerations and careful consideration of noise.

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