

Contact Officer: Sheila Dykes

KIRKLEES COUNCIL

STRATEGIC PLANNING COMMITTEE

Thursday 4th December 2025

Present: Councillor James Homewood (Chair)
Councillor Bill Armer
Councillor Eric Firth
Councillor Susan Lee-Richards
Councillor Andrew Pinnock
Councillor Cathy Scott
Councillor Mark Thompson

31 Membership of the Committee

Apologies for absence were received on behalf of Councillor Mohan Sokhal.

Councillor Eric Firth substituted for Councillor Sokhal under the provision of Council Procedure Rule 35 (7).

32 Minutes of the Previous Meeting

RESOLVED –

That the minutes of the meeting held on 23rd October 2026 be approved as a correct record.

33 Declaration of Interests and Lobbying

Councillor Scott advised that she had been lobbied in respect of Application 2020/92350. She also advised, in the interests of transparency, that the site was in her local area but she had no pre-determined position on the application and would consider it with an open mind and assess it solely on the planning merits, the evidence presented, the relevant policies and the professional advice provided.

Councillor Firth advised, in the interests of transparency and in respect of Applications 2025/91122 and 2025/91645, that he was acquainted with the applicant as a trustee on a local community organisation.

Councillor Pinnock advised, in the interests of transparency, that he had been a member of the Strategic Planning Committee at the time that Application 2020/92350 was originally considered. He would consider the application with an open mind and in light of the evidence presented.

Councillor Pinnock advised that he had been lobbied in respect of Application 2025/91279. He would consider the application with an open mind and in light of the evidence presented.

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Councillor Lee-Richards advised, in the interests of transparency, and in respect of Application 2020/92350 that she was a member of the Woodland Trust and the Yorkshire Wildlife Trust and sat on White Rose Forest partnership meetings.

Councillor Lee-Richards advised, in the interests of transparency and in respect of Applications 2025/91122 and 2025/91645, that the applicant company was storing some equipment for a local community organisation.

Councillor Armer advised that he had been lobbied in respect of Application 2020/92350.

All Councillors had been given/sent information on behalf of the Chidswell Action Group in respect of Application 2020/92350.

34 Admission of the Public

All agenda items were considered in public session.

35 Public Question Time

No public questions were received.

36 Deputations/Petitions

No deputations or petitions were received.

37 Site Visit - Application Nos: 2025/91122 and 2025/91645

Site visit undertaken.

38 Site Visit - Application No: 2020/92350

Site visit undertaken.

39 Planning Application - Application No: 2020/92350

The Committee considered an outline application: 2020/92350 for residential development (Use Class C3) of up to 181 dwellings, engineering and site works, demolition of existing property, landscaping, drainage and other associated infrastructure at land to the south of Heybeck Lane, Chidswell, Shaw Cross, Dewsbury.

Under the provisions of Council Procedure Rule 36(3), the Committee received a representation from Councillor Habiban Zaman.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Iqbal Mohamed MP, Sally Naylor, Jim Aveyard and Mark Lewis (in objection) and Matthew Naylor (on behalf of the applicant).

RESOLVED -

That authority to refuse the application and to finalise the wording of the reason be delegated to the Head of Planning and Development based on the following decision:

The proposed development, due to its size and proximity to Dum Wood, due to the hydrological impacts that would be caused, due to the increased residential population that the development would introduce, and due to the insufficient depth of the proposed buffer, would result in changes to local hydrology, significant intensification in the use of Dum Wood and resultant unacceptable harm to and deterioration of this ancient woodland and Local Wildlife Site, contrary to Policies LP30 and LP33 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

A recorded vote was taken, in accordance with Council Procedure Rule 42(5), as set out below:

For: Councillors Armer, Lee-Richards, Pinnock, Scott and Thompson (5 votes)

Against: Councillor Firth and Homewood (2 votes)

40 Planning Applications - Application Nos: 2025/91122 and 2025/91645

The Committee considered the applications below in respect of Turnbridge Mills, Quay Street, Huddersfield:

(i) 2025/91122 for the re-development of the site for mixed-use E(g)(i, ii and iii) and B8 including: demolition of buildings and re-cladding of southern elevation of retained adjoining building; retention, conversion and renovation of existing mill/office/workshop/engine house building including alterations; erection of two new buildings; formation of two vehicular access points, service yard and parking areas; and other associated works, and

(ii) 2025/91645 - Listed Building Consent for redevelopment of site for mixed-use E(g) (i, ii and iii) and B8 including: demolition of buildings and re-cladding of southern elevation of retained adjoining building; retention, conversion and renovation of existing mill/office/workshop/ engine house building including alterations; erection of two new buildings; formation of two vehicular access points, service yard and parking areas; and other associated works,

Under the provisions of Council Procedure Rule 36(3), the Committee received representations from Councillors Munir Ahmed, Tyler Hawkins and John Taylor.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Manisha Kaushik (in support), Nick Willock, Ian Brierley and Emma Thornhill (on behalf of the applicant).

(i) 2025/91122:

RESOLVED -

- (1) That authority be delegated to the Head of Planning and Development to approve the application and issue the decision notice in order to:
- (a) complete the list of conditions, including those contained within the report, subject to the revision of Condition 3 to include Building D1, and as set out below:
1. Three years to commence development.
 2. Development to be carried out in accordance with the approved plans and specifications.
 3. Building recording of Buildings B, C, D1, E and G prior to their demolition.
 4. Building recording of engine house prior to works commencing to that building.
 5. Submission of demolition method statements for Buildings B and C.
 6. A detailed structural report on the grade II listed chimney within the site, including analysis of how removing surrounding buildings may affect its stability, details of measures to protect the chimney during construction and demolition works and following completion of the development, and details of construction of new wall alongside the chimney.
 7. Submission of details of all external materials, to include provision for re-use of stone and slate from demolition of existing buildings.
 8. Details of doors, windows and shutters to new building, and any new and/or replacement doors and windows to Building D.
 9. Details of proposed photovoltaic panels.
 10. Submission of Phase 2 Intrusive Site Investigation Report
 11. Submission of Remediation Strategy
 12. Implementation of Remediation Strategy (and unexpected contamination)
 13. Submission of Verification Report
 14. Restriction on operating hours to 0600-1900 hours Monday to Friday inclusive, and 0800-1600 hours on Saturdays, Sundays and Bank Holidays.
 15. Submission of detailed drainage scheme.
 16. Details of proposed demolition/modification of existing building retaining walls abutting Quay Street, together with design of any new building retaining walls adjacent to the highway to be submitted.
 17. Submission of Construction Environmental Management Plan to include highways matters, pollution prevention plan for the canal, and measures for the sustainable disposal of waste from demolition and construction on site.
 18. Access to the site to be provided in accordance with submitted details prior to first occupation.
 19. Laying out of proposed car parking areas.
 20. Submission of details for cycle storage provision within the site.
 21. Submission of Full Travel Plan within 3 months of first occupation of the development.
 22. Installation of electric vehicle charging points.
 23. Submission of details of refuse storage areas.

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24. Submission of details of proposed maintenance and management of refuse storage areas, including arrangements for access to be provided for waste crews on collection days.
 25. Development to be carried out in accordance with submitted Climate Change Statement.
 26. Submission of details relating to retaining walls adjacent to the canal, including matters specified in comments from the Canal & River Trust.
 27. Submission of European Protected Species Licence and mitigation method statement in relation to bats.
 28. Submission of Precautionary Working Method Statement in respect of bats.
 29. Submission of Construction Environmental Management Plan: Biodiversity, to include mitigation/precautionary measures relating to the Huddersfield Broad Canal Local Wildlife Site.
 30. Submission of Biodiversity Enhancement Management Plan, to include installation of 6 no. swift boxes as part of the development.
 31. Timing of works outside bird nesting season unless relevant checks first carried out by an Ecologist.
 32. Submission of scheme of security and crime prevention measures to be incorporated as part of the development.
 33. Submission of hard and soft landscaping details, including: boundary treatments (including any gates to the proposed service yard); surfacing materials to hard-surfaced areas; and details of proposed planting and landscaping to service yard adjacent to the canal, together with details of arrangements for future maintenance and management of that area.
 34. 5-year replacements for new trees and planting.
 35. Interpretation boards to explain the history of the site, including with reference to Building B which is proposed for demolition.
 36. Details of new substation if satisfactory design not submitted prior to committee.
 37. A condition for details education or training programmes to be delivered.
- (b) to secure a Section 106 agreement to cover the following matters:
1. Contribution to fund amendments to the Traffic Regulation Order (TRO) on Quay Street relating to waiting restrictions – £13,000.
 2. Travel Plan monitoring fee - £10,000
 3. Package of obligations to provide security for the delivery of the identified public benefits, to include:
 - a) The lease agreement to be signed between the owner and the intended occupant (the two applicants in this case);
 - b) Confirmation of the agreement for grant funding from West Yorkshire Combined Authority (WYCA);
 - c) Confirmation of the arrangement and agreement of any other external funding which would be necessary to allow the development to take place (e.g. from a bank);
 - d) Other specified works had been carried out and completed on site, including structural stabilisation works to Building D.

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- (2) That, in the circumstances where the Section 106 agreement has not been completed within three months of the date of the Committee's resolution, the Head of Planning and Development shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the mitigation and benefits that would have been secured and, if so, the Head of Planning and Development be authorised to determine the application and impose appropriate reasons for refusal under delegated powers.

A recorded vote was taken, in accordance with Council Procedure Rule 42(5), as set out below:

For: Councillors Armer, Firth, Homewood, Lee-Richards, Pinnock, Scott and Thompson (7 votes)

Against: 0 votes

(ii) 2025/91645

RESOLVED -

- (1) That authority be delegated to the Head of Planning and Development to approve the application and issue the decision notice in order to:
- (a) complete the list of conditions including those contained within the report, subject to the revision of Condition 3 to include Building D1, and as set out below:
 - 1. Three years to commence works.
 - 2. Works to be carried out in accordance with approved plans and specifications.
 - 3. Building recording of Buildings B, C, D1, E and G prior to their demolition.
 - 4. Submission of demolition method statements for Buildings B and C.
 - 5. A detailed structural report on the grade II listed chimney within the site, including analysis of how removing surrounding buildings may affect its stability, details of measures to protect the chimney during construction and demolition works and following completion of the development, and details of construction of new wall alongside the chimney.
 - 6. Interpretation boards to explain the history of the site, including with Reference to Building B which is proposed for demolition.
 - (b) to secure a Section 106 agreement to cover the following matters:
Package of obligations to provide security for the delivery of the identified public benefits, to include:
 - a) The lease agreement to be signed between the owner and the intended occupant (the two applicants in this case);
 - b) Confirmation of the agreement for grant funding from West Yorkshire Combined Authority (WYCA);
 - c) Confirmation of the arrangement and agreement of any other external funding which would be necessary to allow the development to take place (e.g. from a bank);
 - d) Other specified works had been carried out and completed on site, including structural stabilisation works to Building D.

- (2) That, in the circumstances where the Section 106 agreement has not been completed within three months of the date of the Committee's resolution, the Head of Planning and Development shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the mitigation and benefits that would have been secured and, if so, the Head of Planning and Development be authorised to determine the application and impose appropriate reasons for refusal under delegated powers.

A recorded vote was taken, in accordance with Council Procedure Rule 42(5), as set out below:

For: Councillors Armer, Firth, Homewood, Lee-Richards, Pinnock, Scott and Thompson (7 votes)

Against: 0 votes

41 Planning Application - Application No: 2025/91279

The Committee considered an amended proposal in respect of the variation of Condition 2 (plans) on previous permission 2020/91746 for the erection of an extra care development providing 80 apartments with associated communal facilities and landscaped gardens at land off Kenmore Drive, Cleckheaton.

Under the provisions of Council Procedure Rule 37, the Committee received representations from Hayley Knight (on behalf of the applicant).

RESOLVED –

That approval of the application and the issuing of the decision notice be delegated to the Head of Planning and Development, in order to complete the list of conditions including those contained within the report, and subject to the amendment of conditions 26 and 27 as set out in the Planning Update and as set out below:

Conditions from previous application

1. Omit. Condition to be marked [deleted] to avoid affecting subsequent condition numbering, for ease of review.
2. Development shall be carried out in complete accordance with the plans and specifications schedule. With updated plans table to reflect recommended approval.
3. Details of all facing and roofing materials
4. The proposed car park shall be laid out surfaced, marked out into bays and drained.
5. Construction Management Plan (CMP).
6. Detailed Scheme of hard and soft landscaping.
7. Replacement Landscaping within five years.
8. Construction Environmental Management Plan (CEMP: Biodiversity).
9. Biodiversity Enhancement & Management Plan (BEMP)
10. Details of foul, surface water and land drainage.
11. Details of Assessment of the effects of 1 in 100- year storm events
12. Details of the operation, maintenance and management of the surface water drainage infrastructure
13. Details of scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation strip)

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14. Site to be developed with separate systems of drainage for foul and surface water on and off site.
15. All works that form part of the sound attenuation scheme shall be completed and retained thereafter.
16. Details of a Ventilation Scheme
17. The combined noise from any fixed mechanical services and external plant and equipment at the development shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed the background sound level at any time. "Rating level" and "background sound level" are as defined in BS 4142:2014+A1:2019.
18. Phase II Intrusive Site Investigation Report
19. Remediation Strategy
20. Revised Remediation Strategy
21. Validation Report
22. Reporting of unexpected contamination
23. Electric Vehicle Charging Points
24. External Lighting
25. Design and construction specifications of the proposed Public Rights of Way (PROW)

New/additional Conditions

26. The hereby approved Air Source Heat Pump Enclosure (ASHP), External Plan Area, and Substation, as shown on plan ref. CLK-BBA-XX-XX-DR-A-91- 0001 Rev. C07 shall be constructed in accordance with the specification and mitigation measures contained in the Noise Impact Assessment referenced NP-013449 revision 03. The Air Source Heat Pump Enclosure (ASHP), External Plan Area, and Substation shall thereafter operate and be maintained in accordance with the manufacturer's recommendations.
Reason: In the interest of mitigating potential noise pollution, in accordance with Policies LP24 and LP52 of the Kirklees Local Plan.
27. Prior to first occupation of the hereby approved development, but after the works required by condition 26 having been undertaken, a Noise Impact and Mitigation Validation Report, to be undertaken in accordance with BS4142, shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall demonstrate whether that the mitigation measures implemented via condition 26 have been successful. In the scenario where they have not, a further noise mitigation strategy shall be detailed for approval. Thereafter, if required, the approved further noise mitigation shall be implemented prior to the approved development being brought into use.
Reason: In the interest of mitigating potential noise pollution, in accordance with Policies LP24 and LP52 of the Kirklees Local Plan

A recorded vote was taken, in accordance with Council Procedure Rule 42(5), as set out below:

For: Councillors Armer, Firth, Homewood, Lee-Richards, Pinnock, Scott and Thompson (7 votes)

Against: 0 votes