
Report of the Head of Strategic Investment**STRATEGIC PLANNING COMMITTEE****Date: 15-Feb-2019****Subject: Planning Application 2018/90817 Formation of 3G sports pitch including 4m high rebound fencing (within a Conservation Area) King James School, St Helen's Gate, Almondbury, Huddersfield, HD4 6SG****APPLICANT**

The School Governors of

DATE VALID

23-Mar-2018

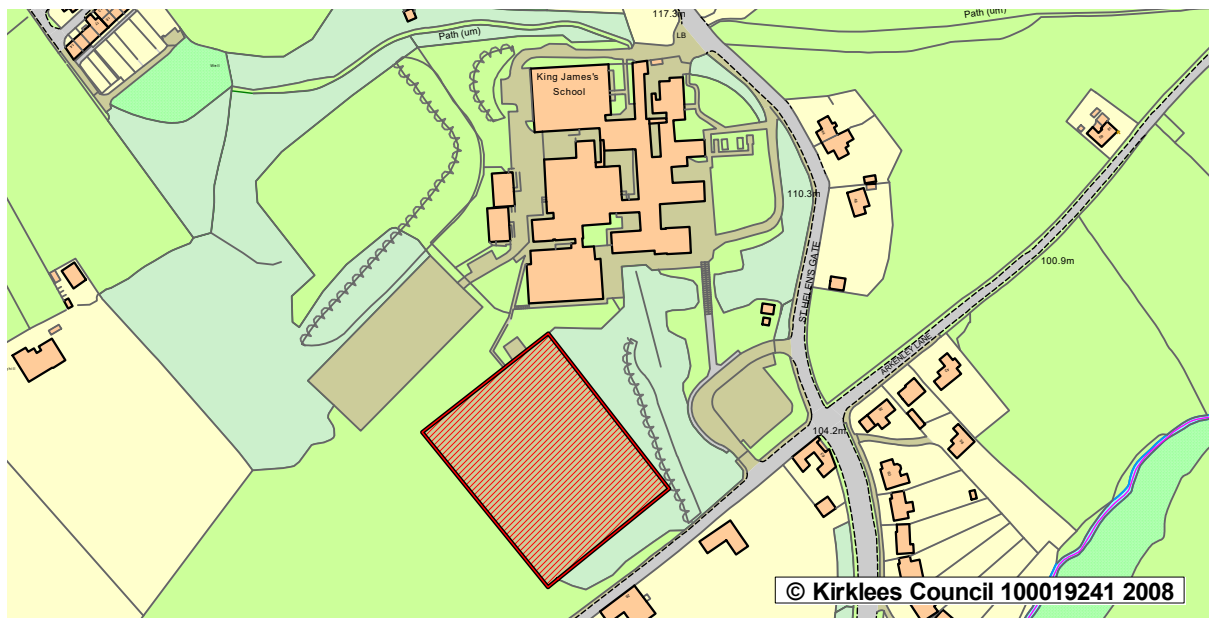
TARGET DATE

18-May-2018

EXTENSION EXPIRY DATE

Please click the following link for guidance notes on public speaking at planning committees, including how to pre-register your intention to speak.

<http://www.kirklees.gov.uk/beta/planning-applications/pdf/public-speaking-committee.pdf>

LOCATION PLAN

Map not to scale – for identification purposes only

Electoral Wards Affected: Almondbury

Yes

Ward Members consulted
(referred to in report)

RECOMMENDATION

DELEGATE approval of the application and the issuing of the decision notice to the Head of Strategic Investment subject to:

- a. awaiting the expiration of the period of publicity and taking into account any representations received during that period. If new material planning considerations are raised the application to be brought back to sub-committee for reconsideration;
- b. complete the list of conditions including those contained within this report and issue the decision notice.

1.0 INTRODUCTION

- 1.1 This is a full planning application seeking the formation of a 3G sports pitch, to include 4m high rebound fencing, for King James's School in Almondbury.
- 1.2 The application is brought to committee as it seeks non-residential development that has a site area in excess of 0.5ha, in accordance with the Council's delegation agreement.

2.0 SITE AND SURROUNDINGS

- 2.1 King James' School is a secondary school. The school consist of numerous connected buildings, ranging from a 17th century listed entrance building to modern buildings and prefabs.
- 2.2 The application relates to land to the south of the main built complex, within the associated grounds and playing fields. The site is currently a hard surfaced athletics track. To the east is woodland and a school car park, to the south woodland, Arkenley Lane then residential dwellings. To the west is open school fields.
- 2.3 The school is on the edge of Almondbury, within the Almondbury Conservation Area and Green Belt.

3.0 PROPOSAL

- 3.1 A rectangular area of the athletics track measuring 4200sqm is to be resurfaced in 'Fieldturf synthetic grass carpet surfacing'. This is to provide four small sports pitches or one large pitch. Example uses for the site are football, netball and hockey.
- 3.2 The pitch is to be surrounded by rebound-fencing, with a rectangular perimeter of 80m x 55m. The fencing is to be 4.0m high and green in colour.
- 3.3 The remaining surface of the current athletics track not to be converted, currently redgra surfacing, is to be tarmacked.
- 3.4 The site is to be used only in term time by students (defined as those aged 16 or under). The proposed hours of use are;

Monday – Friday: 0855 – 1800

Saturday: 0900 – 1700

No use on Sundays.

4.0 RELEVANT PLANNING HISTORY (including enforcement history)

4.1 Application Site

King James School has numerous planning permissions. These include new car parking, temporary school buildings, permanent extensions and general alterations. None are considered relevant to the current proposal.

4.2 Surrounding Area

None.

5.0 HISTORY OF NEGOTIATIONS (including revisions to the scheme)

- 5.1 The proposal initially included numerous lighting columns and had no hours of use attached to it. Following concerns from officers and residents, negotiations took place to clarify on the operation of the site. This led to the removal of lighting from the proposal, reducing in the height of the fencing (from 5.0m to 4.0m) and the confirmation of the proposed hours of use.

6.0 PLANNING POLICY

- 6.1 The statutory development plan comprises the Kirklees Unitary Development Plan (saved Policies 2007).
- 6.2 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.

6.3 The Development Plan for Kirklees currently comprises the saved policies within the Kirklees Unitary Development Plan (Saved 2007). The Council's Local Plan was submitted to the Secretary of State for Communities and Local Government on 25th April 2017, so that it can be examined by an independent inspector. The Examination in Public began in October 2017. The weight to be given to the Local Plan will be determined in accordance with the guidance in paragraph 48 of the National Planning Policy Framework (2018). In particular, where the policies, proposals and designations in the Local Plan do not vary from those within the UDP, do not attract significant unresolved objections and are consistent with the National Planning Policy Framework (2018), these may be given increased weight. At this stage of the Plan making process the Publication Draft Local Plan its published modifications and Inspector's final report dated 30 January 2019 is considered to carry significant weight. Pending the adoption of the Local Plan, the UDP (saved Policies 2007) remains the statutory Development Plan for Kirklees.

6.4 The site is Green Belt on the UDP Proposals Map.

6.5 The site is Green Belt on the PDLP Policies Map.

6.6 The site is within Almondbury Conservation Area within both the UDP and PDLP.

6.7 Kirklees Unitary Development Plan (UDP) Saved Policies 2007

- **D10** – Outdoor sport and outdoor recreation in the Green Belt
- **NE9** – Development proposals affecting trees
- **BE1** – Design principles
- **BE5** – Conservation areas
- **EP6** – Noise (sensitive locations)
- **T10** – Highways accessibility considerations in new development

6.7 Kirklees Publication Draft Local Plan: Submitted for examination April 2017 (amend)

- **PLP1** – Presumption in favour of sustainable development
- **PLP2** – Place shaping
- **PLP3** – Location of new development
- **PLP21** – Highway safety and access
- **PLP24** – Design
- **PLP30** – Biodiversity and geodiversity
- **PLP33** – Trees
- **PLP35** – Historic environment
- **PLP47** – Healthy, active and safe lifestyles
- **PLP49** – Educational and health care needs
- **PLP50** – Sports and physical activity
- **PLP52** – Protection and improvement of environmental quality

- **PLP56** – Facilities for outdoor sport, outdoor recreation and cemeteries

6.8 Supplementary Planning Guidance / Documents

- Kirklees Council Playing Pitch Strategy

6.9 National Planning Guidance

- **Chapter 2** – Achieving sustainable development
- **Chapter 4** – Decision-making
- **Chapter 8** – Promoting healthy and safe communities
- **Chapter 12** – Achieving well-designed places
- **Chapter 13** – Protecting Green Belt land
- **Chapter 15** – Conserving and enhancing the natural environment
- **Chapter 16** – Conserving and enhancing the historic environment

7.0 **PUBLIC/LOCAL RESPONSE**

7.1 The application has been publicised including letters to neighbouring properties which border the site and a site notice.

7.2 The end date for the initial period of publicity was the 10th of May, 2018. Following this negotiations took place to resolve issues raised by officers and representations. A second period of public representation has been undertaken based on the amendments. The period of publicity for this will not expire until the day of the Strategic Committee (the 15th of February). Any further representations received will be reported to members in the update or considered in accordance with recommendation to members at the start of this report.

7.3 Three public representations were received in response to the initial period of publicity. The following is a summary of the concerns raised;

- The proposal includes lighting. Therefore it is likely to be used outside of school hours, although no details of hours of use have been submitted.
- There is no clarification on the intended users of the site. Are they school students, clubs or adults as part of wider community uses?
- What are the plans for the school's existing conventional pitches?
- Insufficient details have been provided on the impact of the proposed lighting on adjacent woodland and neighbours.
- Insufficient details have been provided on the impact of noise on adjacent woodland and neighbours.
- The woodland between the site and neighbouring residents is of limited value as a 'buffer zone', due to being thin.
- The proposed development would be an intensification and would increase parking in the area, particularly Arkenley Lane, which is narrow as existing and already suffers from parking issues. Access between the site and the school's

car park which will lead to parents dropping children on Arkenley Lane. This restricts the use of the Lane by residents.

- The proposed would harm openness through 5.0m fencing and 6.0m lighting columns. The area is semi-rural. Furthermore it is within a Conservation Area. King James's does not have a perimeter fence, instead having a stone wall. The site is undeveloped and away from the main buildings of the school. The proposal would be an intrusive urban feature which would harm both the Green Belt and Conservation Area.
- Concerns over the accuracy of the woodland shown on the plans.

Ward member interest

- 7.4 As minor development ward members (Almondbury) were not initially notified of the proposal. However during the course of the application each contacted officers expressed an interest. Cllrs Hughes and McGuin expressed concerns over the hours and days of use and questioned who'd the future users be. Each member was notified when the amended plans were received. No further comments have been received at the date of publishing.

8.0 CONSULTATION RESPONSES

8.1 Statutory

Highways: An informal discussion was held. As the site is to enhance the school's current facilities and is to remain in use by the school, no objections are raised.

Sport England: No objection.

8.2 Non-statutory

K.C. Ecology: No objection subject to condition.

K.C. Environmental Health: Expressed concerns over noise and light pollution. Following negotiations, no objections subject to the imposition of conditions.

9.0 MAIN ISSUES

- 1) Principle of development
- 2) Impact on visual amenity
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Representations
- 7) Conclusion

10.0 APPRAISAL

Principle of development

Sustainable Development

- 10.1 NPPF Paragraph 11 and PLP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.
- 10.2 The dimensions of sustainable development will be considered throughout the proposal. Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

Enhancement of outdoor sports facilities

- 10.3 PLP47 established a general principle in favour of supporting healthy and active lifestyles. Various ways which this will be enabled by planning are listed. These include 'the improvement of the stock of playing pitches'. PLP50 states that *'the council will seek to protect, enhancement and support new and existing open spaces, outdoor and indoor sport and leisure facilities where appropriate, encouraging everyone in Kirklees to be as physically active as possible and promoting a healthier lifestyle for all'*.
- 10.4 Specific to education and health care needs, PLP49 identifies that *'proposals for new or enhanced education facilities will be permitted where; a. they will meet an identified deficiency in provision; b. the scale, range, quality and accessibility of education facilities are improved; c. they are well related to the catchment they are intended to serve to minimise the need to travel...'*. Turning to the Kirklees Playing Pitch Strategy, King James' School's football provision's current status is noted as 'Poor quality adult and poor quality 9v9 pitch. School use only'. The document recommends that the pitch quality be improved and protected for school use. The document's overall recommendation for football needs in the district is as follows;

Seek to focus future investment in key football hub sites, to include improvement of changing facilities and creation of new 3G AGPs to serve the game for training, affiliated match play and recreational football.

- 10.5 The above policies are consistent with the aims and objectives of NPPF, Chapter 8, with paragraph 96 stating that *'access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of facilities'*. Sport England have provided the following comment on the proposal;

The proposed artificial grass pitch is to be sited on an existing redgra pitch at the school. The school's grass pitches will be unaffected by the development. Redgra surfaces were an early artificial sports surface developed as an alternative to grass. The aerial photos of the site show that over the years it has been used for hockey, athletics and rounders. Redgra surfaces are now considered to be unsatisfactory for most sports other than for recreational purposes and artificial surface technology has progressed. As such its loss is not considered to a significant one for sport. The proposed 3G AGP will be able to accommodate football and rugby training and has a significant tolerance for use.

- 10.6 The proposed works would enhance the school's football provision, providing modern, durable and consistent facilities. It would extend the useable time of the sports pitch, by being all weather. As noted the development would address an identified need detailed within the Kirklees Playing Pitch Strategy. Therefore, the proposal is deemed to comply with the aims and objectives of PLP47, PLP49, PLP50 and Chapter 8 of the NPPF.

Land allocation (Green Belt)

- 10.7 The site is within the Green Belt. The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the categories set out in paragraph 145 or 146 of the NPPF.

- 10.8 Paragraph 145 of the NPPF includes the following;

the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

- 10.9 Turning to local policy, Policy D10 of the UDP requires consideration of the ancillary aspects of outdoor sports, along with the impact on landscape (Inc. trees or woodland) and traffic generation. PLP56 (post modification) mimic this, stating proposals for appropriate facilities associated with outdoor sport/recreation will normally be acceptable as the openness of the Green Belt is preserved and there is no conflict with the purposes of including land within it. The scale of the facilities should be no greater than reasonably required and be unobtrusively designed.

- 10.10 The proposal is for outdoor sport. The facilities sought are considered appropriate and reasonable for high-school sports education and usage. King James School has no other all-weather pitch, with that sought not being surplus to requirement. It would be built upon land currently hosting a Redgra surface and is therefore not Greenfield land.

10.11 The proposal includes a 4.0m boundary fence spread over a perimeter of 270m. Initially it was sought to be 5.0m in height. When questioned on this, the reason given was due to the proximity to woodlands, with a steep banking, and the highway. Balls going over the fence in these direction would be dangerous to retrieve. Nonetheless a reduction to 4.0m was agreed, which on balance was felt more appropriate for the Green Belt setting. While 4.0m in height, it would be mesh fencing which would allow for views through. This is preferable to a solid screen. Furthermore it would be visible against the backdrop of the surrounding woodland, of mature trees, the school itself and adjacent fencing for other courts (tennis). Considering these circumstances officers are satisfied that the proposal would not materially harm the openness of the Green Belt, unobtrusively designed and are reasonably required for the proposed use.

10.12 In regards to the purpose of the Green Belt, the NPPF gives these as;

- a) *to check the unrestricted sprawl of large built-up areas;*
- b) *to prevent neighbouring towns merging into one another;*
- c) *to assist in safeguarding the countryside from encroachment;*
- d) *to preserve the setting and special character of historic towns; and*
- e) *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

Purposes a) and b) are not deemed relevant to the current proposal. Regarding c), as brownfield land within the curtilage of a school, the proposal is not deemed to encroach into countryside. Turning to d) while in the Almondbury Conservation Area the site is separate from the village and would not harm the special character. Final, e), the site is brownfield land within the school's curtilage. To serve the school, to place it elsewhere would be inappropriate.

10.13 To conclude, the principle of the proposed development within the Green Belt is considered acceptable, in compliance with policies D10 and PLP56. Furthermore it complies with Chapter 145 of the NPPF. Additionally, policies PLP47, PLP49 and PLP50 along with Chapter 8 of the NPPF establish a principle in favour of supporting sports development, for the benefit of health and education. Therefore the principle of development is considered acceptable. Consideration must be given to the local impact, outlined below.

Visual amenity, including the impact on the historic environment

- 10.14 The site is located within the Almondbury Conservation Area. Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 introduces a general duty in respect of conservation areas. Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Additionally, Policy BE5, PLP35 and NPPF Chapter 16 outline the principle of development and restrictions for development in Conservation Areas.
- 10.15 The site is already used for outdoor sports, being a Redgra surfaced athletics track. The proposed astro-turf would have a greener and more natural appearance, and the associated works would be minimal. This aspect is considered to have a more appropriate visual impact.
- 10.16 The proposed fencing is to be open green mesh. While 4.0m in height, therefore taller than most fencing, its appearance is not atypical for outdoor sporting, particularly on land around schools. The height is needed to prevent the loss / runoff of balls or other sports equipment, with additional height provided due to the topography, woodland and proximity to the road; such fencing around a modern 3G pitch is typical. The impact and prominence of the fencing height is mitigated by being set against mature trees to the east and south. Furthermore, the host building resides to the north, on a higher ground level: while not physically adjacent, when viewed from outside the site the proposed facilities will be clearly visually associated with, and subservient to, the host school.
- 10.17 Conversely, the fencing would be modern in appearance. Almondbury is a traditional village predominantly defined by traditional architecture. Nonetheless, the site is set away from the village proper and would not be seen alongside historic architecture. The site would retain its existing appearance and character as a school, with the fencing not being out of place.
- 10.18 The original section of King James' School is Grade 2 Listed. Given the separation distance (in excess of 100.0m) between the site and this portion of the building, plus the intervening modern structures, no harm or impact upon the listed building is anticipated.
- 10.19 In summary, officers are satisfied that the proposed development would not appear out of keeping within the built and historic environment of the area. The proposal is deemed to comply with the aims and objectives of BE1, BE2 and BE5 of the UDP, PLP24 and PLP35 of the PDLP and Chapter 12 of the NPPF.

Residential Amenity

- 10.20 The closest 3rd party residential dwelling is no.28 Arkenley Lane, although there are several others nearby on Arkenley Lane. The proposed development is in excess of 25.0m from no.28 Arkenley Lane, which does have several windows facing the site. Considering the separation distance and interceding woodland, officers are satisfied that the proposed boundary fencing would not cause harmful overbearing upon no.28. Being to the north and mesh fencing, overshadowing is not a concern. As an existing sports area and again with reference to the woodland, the development is not anticipated to result in overlooking upon no.28.
- 10.21 Following amendments to the proposal no floodlighting is sought. For clarity this is to be secured via condition. Noise is a consideration for sports pitches. This includes raised voices and ball-strike sounds on fencing.
- 10.22 To mitigate concerns over ball-strike, officers propose a condition requiring details of acoustic fencing/walling along the site boundary, to be installed prior to use commencing. Such fencing/walling significantly reduces ball-strike noise over the proposed mesh fencing and would act as suitable mitigation. As there are no dwellings to the immediate other directions, it is not considered reasonable or necessary to these boundaries.
- 10.23 Considering noise pollution, it is noted that the site is part of an existing playing field used by school students. Nonetheless the proposal can be considered an intensification in relation to noise. The hours of use are as follows;

Monday – Friday: 0855 – 1800

Saturday: 0900 – 1700

No use on Sundays.

Additionally the applicant has confirmed that the site will be used by students (those 16 or under) only and not have an open community use. This can be secured via condition. Therefore the hours are limited to core school hours, plus a limited time after, through the week with flexibility on Saturdays for events to take place through the day. Officers and Environmental Health note a difference between voice and volume between 16s or under and adults. Additionally the use is to be limited to term time only. Based on these hours of use and limitation of use for 16 year olds and under, officers are satisfied that the proposed development would not result in noise which would cause undue harm to the amenity of nearby residents.

- 10.24 Concluding on the above considerations, subject to the referenced conditions, officers are satisfied that the proposed development would not materially harm the amenity of neighbouring residents, in accordance with EP6, PLP24, PLP52 and Chapter 12 of the NPPF.

Impact on Highways

- 10.25 The proposed development is set back from the Highway and will not interfere with driver sightlines nor cause distraction to passing drivers. The separation distance, 4.0m boundary fencing and adjacent woodland are considered sufficient to prevent ball-strike onto the road.
- 10.26 Consideration is required as to whether the proposal represents an intensification in demand for parking. No additional car parking is proposed as part of the application.
- 10.27 The development will not increase student numbers in itself and represents an enhancement to King James's School's existing sports provision. Therefore, through the school-day, there are not anticipated to be any material traffic movements attributed to the development. The use is to be limited to 16 year olds and under and will therefore not include a community element.
- 10.28 The proposed hours of use include until 1800 on weekdays and between 0900 and 1700 on Saturday. As outside of school times, there may be additional demand for parking on site. However during these times the school's existing car parks would be in least demand. Officers are satisfied that the existing car parking on site is sufficient for the scale of the proposed development during these hours.
- 10.29 It is noted that representations have made reference to parking on Arkenley Lane. For the reasons above officers are satisfied that the site has sufficient parking for the proposed development and for use by visitors. Should visitors decide to park elsewhere, they would be governed by the Highway Code.
- 10.30 Concluding on the above, by virtue of the proposed hours of use and limitation on users, officers are satisfied that the proposed development would not harm the safe and efficient operation of the Highway, in accordance with T10 and PLP21.

Other Matters

Impact on adjacent trees and ecology

- 10.31 The site is within a Conservation Area. Therefore, while the adjacent trees do not benefit from specific Tree Preservation Orders, they are protected. Nonetheless the development is set away from the woodland, on land already surfaced. Engineering operations will be minimal. No trees are to be removed as part of the proposal. Therefore officers are satisfied that the development would not harm the adjacent woodland, in accordance with NE9 and PLP33.
- 10.32 Following the removal of lighting from the application, and given the above considerations regarding the impact on the woodland, officers are satisfied

there would be no harm to local ecology, in accordance with PLP30 and Chapter 15 of the NPPF.

Representations

10.33 The following are a summary of the representations received with officer responses.

- There is no clarification on the intended users of the site. Are they school students, clubs or adults as part of wider community uses?

Response: This clarification has been provided. The pitch is to be used by 16s and under and hours of uses provided. These details have been re-advertised.

- What are the plans for the school's existing conventional pitches?

Response: No details have been provided with this application. Nonetheless this is not considered a material planning consideration to the current application.

- The proposal includes lighting. Therefore it is likely to be used outside of school hours, although no details of hours of use have been submitted.
- Insufficient details have been provided on the impact of the proposed lighting on adjacent woodland and neighbours.

Response: This was raised with the applicant. Following negotiations the proposed lighting was removed.

- Insufficient details have been provided on the impact of noise on adjacent woodland and neighbours.

Response: The proposal initially provided no hours of use. Those initially sought were provided on request, however officers and environmental health objected due to harm caused due to noise. This resulted in amendments which significantly reduced the hours of use and limited users to those 16 and under. These considerations were weighed in the 'residential amenity' section of this report and concluded, subject to condition, to be acceptable.

- The woodland between the site and neighbouring residents is of limited value as a 'buffer zone', due to being thin.

Response: This is noted and the 'buffer zone' would not prevent light or noise concerns of the proposal as originally sought. The lighting has been removed and the noise concerns mitigated. Therefore no weight is attributed to the 'buffer zone' in mitigating these concerns.

- The proposed development would be an intensification and would increase parking in the area, particularly Arkenley Lane, which is narrow as existing and already suffers from parking issues. Access between the site and the school's car park which will lead to parents dropping children on Arkenley Lane. This restricts the use of the Lane by residents.

Response: These comments are noted. However for the reasons considered within 'Highway Impact', officers are satisfied that the proposed development would not materially impact on the school's existing highway arrangements.

- The proposed would harm openness through 5.0m fencing and 6.0m lighting columns. The area is semi-rural. Furthermore it is within a Conservation Area. King James's does not have a perimeter fence, instead having a stone wall. The site is undeveloped and away from the main buildings of the school. The proposal would be an intrusive urban feature which would harm both the Green Belt and Conservation Area.

Response: The fencing has been reduced in height to 4.0m and the lighting columns omitted. Officers are satisfied that the plan as amended would neither harm the openness of the Green Belt, as addressed within the principle of development, or the heritage value or visual amenity of the wider area, addressed in the visual assessment section.

- Concerns over the accuracy of the woodland shown on the plans.

Response: It is noted that a formal tree survey has not been undertaken. However the proposal is to be contained upon the existing surfaced area. Officers are satisfied that the plans are accurate for planning purposes.

11.0 CONCLUSION

- 11.1 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.
- 11.2 The proposed development would improve the school's facilities and improve both education and health care needs. While within the Green Belt, such outdoor facilities are considered appropriate subject to there being no harm to the openness of the Green Belt, which is deemed to be the case as per paragraph 10.7 – 10.13. Therefore the principle of development is considered acceptable.
- 11.3 Turning to the local impact, the design is considered appropriate for the setting. This is giving weight to the site being within a Conservation Area. Subject to conditions on hours of use and users, along with the provision of acoustic fencing along the south boundary, officers are satisfied there would be no material harm to local residents' amenity. The proposal is not anticipated

to increase demand for parking and will not harm the safe and efficient operation of the Highway.

- 11.4 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.

12.0 CONDITIONS (Summary list. Full wording of conditions including any amendments/additions to be delegated to the Head of Strategic Investment)

1. Time limit (three years)
2. Undertaken in accordance with plans
3. Use by students (16 and under) only
4. Hours/days of use
5. Use limited to term time
6. Provision of acoustic barrier to south boundary prior to use
7. No external lighting permitted

Background Papers

Application and history files

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2018%2f90817>

Certificate of Ownership

Certificate B signed. Notice served on;

- Kirklees land Ownership Team
- Antony Haigh King James' Foundation