

Consultation Response: Kirklees Council Conservation & Design (Trees)

<i>Date</i>	<i>22 January 2018</i>
<i>Officer responding</i>	<i>Nick Goddard</i>
<i>Application number</i>	<i>2017/94299</i>
<i>Purpose</i>	<i>Initial consultation response</i>
<i>Location</i>	<i>Land adjacent to 129 Marsh Lane, Shepley</i>

Assessment

The proposals for three dwellings provide no details regarding the adjacent protected trees and it appears that Plot 3 is proposed to be constructed within the root protection area and densely shaded area of said trees. British Standard 5837 states that as a starting point all built structures should be positioned outside of a tree's RPA when designing a site. No information has been provided to demonstrate why plot 3 should be allowed to be constructed so close to a protected tree.

As no tree information has been provided; the proposals appear to disregard the British Standard for design regarding trees; neither does it meet Policy BE2, existing trees to form an integral part of the design; at this time I cannot support these proposals.

Recommendation

Plot 3 should be dropped from the proposals, or significant alterations should be made to the size and position of the plots in this location.

A tree survey, in accordance with BS5837, should be submitted. This should include a plan showing the tree constraints such as crown spread, RPA and shade patterns.

References

Unitary Development Plan 1999 (updated 2007)