Consultation Response from Trees Planning, KC Trees		
2019/90634 adj, Netherfield House, 12, Riley Lane, Kirkburton, Huddersfield, HD8 0RY		
Erection of detached dwelling with associated landscaping, incorporating existing garage and private driveway		
Date Responded:	**Responding Officer:**	**Responding Ref: 07/89**

The development is for a large detached property in the grounds of the existing house and would require the removal of the following protected trees: 1 Oak, 1 Weeping Ash, 4 Holly, 1 Laburnum, 1 Lawson Cypress. Of these consent has been issued, under a Tree Work Application 2017/93897, for the removal of all but the Oak. A condition of that consent was to replace all trees removed within the grounds of the property.

The removal of the Ash, Cypress, Holly and Laburnum will alter the driveway to Netherfield House however with the exception of the Cypress these do not provide much public amenity value being small garden trees. With appropriate replacement planting suitable for long term contribution to the area these losses were deemed acceptable.

The loss of the protected trees, previously approved, would alter the entrance drive to Netherfield House and views towards Netherfield House and its grounds from further up Riley Lane. The replacement planting required should be shown on the submitted drawings to demonstrate it can be achieved with these proposals and the planting should seek to provide ornamental replacements of the smaller trees and sufficient mitigation on the site's boundary with the field for the larger trees.

The Tree Work Application mentioned above also included the removal of the Oak tree however this element of the proposal was refused and consent granted to remedially prune the tree instead.

The Oak, numbered T8, however should be retained and incorporated in the design of the proposals. The site is constrained by its sheer geography however this is exacerbated by the size of the proposed dwelling which has left no space within the site to allow this tree's retention. The TPOs on this site protected numerous trees along the boundary which T8 sits on, most of which have been removed for one reason or another over the years and so this is one of the last mature trees that provide amenity value on this boundary. I am not satisfied that there is sufficient justification for the loss of this tree especially given the scale of the proposed building which if smaller could accommodate the retention of T8.