

**Consultation Response from KC,
Trees**
2020/93678 5, Knowl Park Gardens, Mirfield, WF14 9FF
Erection of detached building for home work/storage and removal of one protected tree
Date Responded:21/12/20 Responding Officer:JR Responding Ref: TPO 23/92

The trees affected by this proposal are protected by tree preservation order 23/92.

There is insufficient tree information provided with this application. Limited to a plan and text within the design and access statement that does not meet the British standard.

There is no clear evidence to show why the protected tree that is proposed for removal warrants a category C, as given in the design and access statement, rather than the higher B category given to similar, if not smaller, adjacent trees. During the site visit it was clear that this tree should be a much higher retention category. This protected tree is a prominent feature of the local setting and provides significant public amenity. Given the required loss of protected trees and insufficient tree protection measure /detail given, the proposal will have an impact on the protected trees on site.

On that basis the proposal can not be supported. It does not meet Local plan policies:

LP 33:

“The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity value.

Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the wildlife Habitat Network and green Infrastructure networks

Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme“

LP 24:

“Proposals should promote good design by ensuring:- i) the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise amenity and environmental benefits