

**Consultation Response from KC,
Trees**
2021/92544 5, Knowl Park Gardens, Mirfield, WF14 9FF
Erection of detached building for home work/storage and removal of one protected tree
Date Responded:02/09/21
Responding Officer:JR
Responding Ref: TPO 23/92

As pre comments in relation to the previous submission (2020/93678), the proposal can not be supported due to its impact on the protected trees. The proposal does not meet Local Plan policies LP24 or LP33.

The survey supporting this application sets out that the loss of T1.10 is required to facilitate the development. While the survey records that the tree has 2sub optimal canopy condition2, it goes on to record that the tree is in "good structural and general condition" with "fair health" and categorises the tree as category C under BS 5837.

It is important to note that category C is still a "tree to be considered for retention" within the BS 5837. The canopy condition is likely to be associated with the recent development of the new estate that it now sits in, something which it may well recover from in due course. It's also worth noting that this tree was also picked up in a recent tree survey relating to development plans on the adjacent land. This tree survey found the tree to be category B with "no action required" so there is clearly some difference of opinion.

None the less, this tree is protected by a tree preservation order and forms part of an important landscape feature. While the canopy may not be optimal at this time, this would not justify the loss of this tree protected tree and the landscape value that it provides, to facilitate the proposed development.