

About the application

Application number: 2021/93006	
What is the application for?:	Conversion of existing barn to form 8 dwellings, erection of 10 dwellings, demol
Address of the site or building:	Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ
Postcode:	

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
This is supplementary to our first letter of objection to planning application 2021/ 93006 having taken professional advice. THE INCURSION INTO GREEN BELT LAND. The land shown as being a minor incursion into the green belt boundary is not minor and is not ' a. ...rationalisation of the Green Belt boundary..' as claimed in Peacock and Smith's letter but a complete redraw to accommodate space for the houses and gardens on Plots 10-13. A rationalisation would at least involve drawing a straight line linking the points where the Green Belt boundary crosses the application site boundary thereby reducing by approximately half the depth of back gardens. Such a reduction would provide inadequate back garden space and should be considered unacceptable. A major redraw of the layout should be undertaken excluding this unacceptable incursion. THE FELLING OF TWO TREES. We quote as under from the Kirklees Tree officer himself when the application was first made. “. Trees 2021/93006 Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ Conversion of existing barn to form 8 dwellings, erection of 10 dwellings, demolition of redundant agricultural buildings and associated works (Listed Building within a Conservation Area) Date Responded: 28/09/21 Responding Officer:JR Responding Ref:TPO 12/21 This proposal requires the removal of two mature trees. These trees are covered by the local conservation area, they are prominent landscape features in the local setting and contribute to the character of the conservation area. Given the identified proposed tree loss, a new tree preservation order has now been agreed to strengthen the	

tree loss, a new tree preservation order has now been served to strengthen the protection of the trees and the public amenity that they provided. The loss of these trees to facilitate the development can not be supported.

In addition, the proposed dwellings adjacent to the western boundary are too close to the trees which are located within the neighbouring church grounds. These trees are also protected by tree existing tree preservation order and/or the local conservation area, they are prominent features of the locality, contributing to the local setting and character of the conservation area. The proposed development will have an adverse impact on these trees, encroaching into their root protection areas. The arboricultural method statement, submitted in support of the proposal, specifies root pruning of these trees to facilitate these dwellings. Root pruning is not something that could be supported due to the possible impact this may have on the trees' health.

The close proximity of proposed dwellings to these mature trees will also result in long term pressures to fell or excessively prune through conflicts with, and resulting applications from, future occupants. The Arboricultural impact assessment, submitted in support of the proposal, does not consider these long-term conflicts. Neither does it include any information with regards to the assessments required under section 5 of British Standard BS 5837, relating to a realistic assessment of the probable impact of development on trees and vice versa; to include shade, session nuisance and future pressures for removal.

Given the above, proposal cannot be supported, and 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."

LP 24:

"Proposals should promote good design by ensuring:- i) the retention of valuable or important trees"

LP35: This is supplementary to our first letter of objection to planning application 2021/ 93006 having taken professional advice.