

**Consultation Response from KC,
Trees**

2025/91121 St Marys Vicarage, Spen Lane, Gomersal, Cleckheaton, BD19 4LS

Demolition of existing vicarage and erection of 10 apartments

Date Responded: 20/06/2025

Responding Officer: Hazel Irving

Responding Ref:

All bar one of the trees on the frontage are proposed for removal, including mature, good quality trees. Most notably, T4 (Category A) and T7 (Category B), both located at the frontage of the site, prominently visible from Spen Lane. This would significantly change the character of the site and the visual amenity value afforded by the trees on the frontage would be lost.

T2 and T11 (both Category A), also located on the frontage, are shown as retained on the Tree Impacts Plan, however due to the development proposals immediately around the trees it is doubtful that they can be retained in this location without detrimental impacts to long-term health (i.e. encroachment of driveway, demolition and relocation of stone wall closer to the stems of T2 and T11, construction of footpath with RPA).

Category C items G1, T9 and T10 are proposed to be removed due to direct conflict with car parking spaces and bike shelters. T1, T3 and H1 are proposed to be removed for the pedestrian access from Spen Lane.

T22(Cat B), two trees within G3 and the entirety of G4 and G5 are proposed to be removed due to direct conflict with the proposed pedestrian footpath along the west boundary. The proposed footpath would encroach the RPAs of all the Cat A, high-value, off-site trees on the Western boundary and slightly encroach into the RPAs of third-party trees on the southern boundary.

Utilities layout was not assessed as part of the submitted AIA. Please note that all utilities must be routed outside of the RPAs of all retained trees.

Methods suggested to reduce impacts to the trees include No-dig construction methodologies for the footpaths and specialist foundations for the proposed bike shelter.

In conclusion, the impacts of the proposed development are significant. The scheme would require the removal of valuable trees along the frontage of Spen Lane, including Category A specimens which provide significant amenity value and character to the street. Furthermore, almost offsite tree on the boundary of the site would also be impacted in some way by these proposals.

The submitted proposals cannot be supported from an arboricultural perspective for the reasons discussed above. There is an objection from an arboricultural perspective. The proposal conflicts with adopted Kirklees local plan policy 33 and 24 (i)

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"