

**Consultation Response from KC,
Trees**

2025/91127 Oxford Grange, 30, Oxford Road, Dewsbury, WF13 4LL

Change of use of residential care home to 21 apartments, erection of coach house to host 2 apartments with associated external works (within a Conservation Area)

Date Responded:

Responding Officer: Hazel Irving

Responding Ref: 97/90

The site is within the Northfields Conservation Area and there are 3 individual TPOs as well as an area TPO ref. 97/90.

Willow T009, protected under the Northfields conservation area has been removed. Please note that a Conservation Area is made by a local planning authority in England to protect trees or woodlands in the interests of amenity. The Conservation Area prohibits the:

- cutting down
- topping
- lopping
- uprooting
- wilful damage
- wilful destruction

of trees without giving six weeks' notice to the local planning authority. Access to the site is required for an inspection by the Tree Officer.

There is a holding objection from an arboricultural perspective. Please arrange access to the site as soon as possible.

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"