



Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
 E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO) and/or Notification of Proposed Works to Trees in a Conservation Area

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Tree Location

Please provide the address of the site where the tree(s) stands (full address if possible)

Number	8
Suffix	
Property Name	
Address Line 1	Church Tower View
Address Line 2	Lindley
Address Line 3	Kirklees
Town/city	Huddersfield
Postcode	HD3 3FX

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
411865	418170

If the location is unclear or there is not a full postal address, describe as clearly as possible where it is

(for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road')

Applicant Details

Name/Company

Title

First name

Millie

Surname

Waters

Company Name

Premier Property Management Group

Address

Address line 1

8 Church Tower View

Address line 2

Lindley

Address line 3

Town/City

Huddersfield

County

Kirklees

Country

Postcode

HD3 3FX

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

What Are You Applying For?

Based on the type of work proposed and the location and protected status of the trees involved, there are various details and supporting information that will need to be supplied in order for the Local Planning Authority to determine the application.

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order?

☒ Yes

☐ No

Do you know the Tree Preservation Order reference number(s)?

☒ Yes

☐ No

Please enter the title or number for each relevant Tree Preservation Order

TPO NO 07/81

Please indicate whether the reasons for carrying out the proposed works include any of the following.

If so, your application MUST be accompanied by the necessary evidence to support your proposals ([see guidance notes for further details](#)).

Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall

☒ Yes

☐ No

If Yes, you are required to provide written aboricultural advice or other diagnostic information from an appropriate expert.

Alleged damage to property - e.g. subsidence or damage to drains or drives.

☒ Yes

☐ No

If Yes, you are required to provide for:

- **Subsidence** - A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.
- **Other structural damage** (e.g. drains walls and hard surfaces) - Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Are you wishing to carry out works to tree(s) in a conservation area?

☐ Yes

☒ No

Documents and plans (for any tree)

A sketch plan clearly showing the position of trees listed in the question 'Identification of Tree(s) and Description of Works' MUST be provided when applying for works to trees covered by a Tree Preservation Order.

A sketch plan is also advised when notifying the LPA of works to trees in a conservation area ([see guidance notes](#)).

It would also be helpful if you provided details of any advice given on site by an LPA officer.

Are you providing additional information in support of your application (e.g. an additional schedule of work for the question 'Identification of Tree(s) and Description of Works')?

☒ Yes

☐ No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application

Site Description and Recommendations

The subject trees are situated within the grounds of Church Tower View, positioned immediately adjacent to the retaining boundary wall that forms the car park perimeter of the Church. The remaining trees are positioned along the edge of the lawn area.

All trees assessed are growing in close proximity to the boundary wall and are not sustainable in their current positions.

This pattern of cracking is consistent with structural pressure resulting from tree expansion. While definitive assessment falls within the remit of a structural engineer, continued growth is anticipated to exacerbate the damage already present.

All trees lie within distances significantly less than those recommended in BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. For trees expected to reach a stem diameter exceeding 600 mm, Notably, all subject trees are located within approximately 1.2 m of the wall, well below minimum recommended tolerances, and therefore pose an ongoing foreseeable risk to the wall's structural condition.

The biological requirement for stem and root expansion means that further volumetric increase of the trees is inevitable and would likely accelerate existing structural impacts. While alternative measures, such as removing and replacing the boundary wall with a timber fence, were considered, such options would materially alter the character of the site and are not deemed appropriate.

Tree vitality has also declined considerably over a four-year period. Canopy density is markedly reduced, and substantial deadwood is present throughout the crowns. Ash Dieback (*Hymenoscyphus fraxineus*) infection is advanced in several specimens, particularly T1 (00233), which now represents a significant safety concern to residents and members of the public.

Four trees (00237–00240) are causing substantial structural damage to the boundary wall. Removal and replacement of these trees is recommended. These trees also display a significant reduction in vitality due to Ash Die Back infection.

Replacement planting should comprise species with growth characteristics suited to the spatial constraints of the site. Considering the formal layout of Church Tower View, suitable replacements would include naturally columnar tree forms or trees providing ecological benefits through seasonal flowering and fruiting, thereby enhancing local biodiversity.

Identification of Tree(s) and Description of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out

Description of Works:

Dismantle and remove 5 mature Ash trees, 4 of which are causing significant structural damage to the retaining wall.

T1 - ///tigers.stump.fruit (00234) Broken tag)

Suffering from advanced stages of Ash Die Back infection, poses a hazard to the general public and residents. Lower crown displays reasonable signs of vitality.

- Remove

T2 - Mature Ash - ///grass.terms.save (00235)

- Previously Pollarded - no work required.

T3 - ///holds.crowned.models (00236)

- No work required

T4 - ///zoom.calm.waters (00237)

- Mature Ash - significant structural damage to the wall due to proximity, unsuitable for retention - remove to ground level.

T5 - ///pull.novel.sprint (00238)

- Mature Ash - significant structural damage to the wall due to proximity, unsuitable for retention - remove to ground level.

T6 - ///animal.retain.than (00239)

- Mature Ash - significant structural damage to the wall due to proximity, unsuitable for retention - remove to ground level.

T7 - ///words.cheat.gained (00240)

- Mature Ash - significant structural damage to the wall due to proximity, unsuitable for retention - remove to ground level.

T8 - ///jump.unwanted.square (00241)

Mature Ash - Southern Boundary

Necrotic tissue development and loose bark - potentially occurred due to raised soil levels (compost heap).

- Delicately excavate the soil to expose the trees buttress roots.
- Monitor tree condition.

Proximity to the wall is an issue - evidence of wall bulging noted due to proximity. Tree Officers opinions to be discussed during site meeting.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. You should use the same numbering on your sketch plan (see below for sketch plan requirements).

Please provide the following information:

- Tree species
- The number used on the sketch plan; and
- A description of the proposed works.

Where trees are protected by a Tree Preservation Order you must also provide:

- Reasons for the work; and where trees are being felled
- Proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

e.g. Oak (T3) – Whole crown reduction to 12m above ground level, to provide sufficient clearance to property.

Sketch plan requirements

Your plan needs to show the precise location of the tree(s) in relation to nearby property/roads/boundaries. It should, therefore:

- indicate the main features of the site where the tree(s) stand and its surroundings; in particular, you should:
 - mark and name surrounding roads
 - sketch in buildings, including adjoining properties
 - add house numbers or names
- mark the position of the tree(s) to which you want to carry out work and identify them by the number shown in the Tree Preservation Order where possible; if you use a different number, please make sure that this can be matched with your description of the tree(s)
- if there are many trees on the site, make clear which tree(s) are included in this application by:
 - marking all trees on the plan, but only numbering those to which you want to carry out work
 - showing the approximate distance between the application tree(s) and buildings
 - adding other relevant features on the site (e.g. greenhouse, paths)

If it is impossible to identify the tree(s) accurately on the plan (e.g. because they are part of a woodland or group of trees), please identify their approximate location on the plan and provide details of how the tree(s) are marked on site (e.g. high visibility tape, tree tags, paint, etc); trees must not be marked by scarring or cutting into the bark.

Tree Ownership

Is the applicant the owner of the tree(s)?

- ☒ Yes
☐ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Tree works: Trees in conservation areas/subject to TPOs as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

DOMINIC BAILEY

Date

04/12/2025