Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	**KC, Trees**

Application No.	**2026/90702**
Proposed Development:	**Demolition of existing outbuildings and erection of detached leisure building, car port and annex accommodation associated with Fieldhead, Snelsins Road, Cleckheaton, BD19 3UE**
Location:	**Fieldhead, Snelsins Road, Cleckheaton, BD19 3UE**
OS Map Reference	**SE 418274.83 426325.36**
Applicant/Agent:	**DC-Collective**
Class:	**Other Developments**
Site Area (sq. m):	**5570.0**

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by 06-Jul-2026.

If you would like to contact the Case Officer: Nicole Helliwell for any reason then please do so on: Tel. 01484 221000 72621.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below: http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2026/90702

***If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk**

If I do not receive your response by 06-Jul-2026 then the application may be decided without the benefit of your views.

Dated: 15-Jun-2026

Mathias Franklin
Head of Planning and Development

Consultation Response from KC, Trees
2026/90702 Fieldhead, Snelsins Road, Cleckheaton, BD19 3UE
Demolition of existing outbuildings and erection of detached leisure building, car port and annex accommodation associated with Fieldhead, Snelsins Road, Cleckheaton, BD19 3UE
Date Responded: 23/06/2026 Responding Officer: H Irving Responding Ref: SP2/70

There are trees within the site which could potentially be impacted by the development of these proposals. This includes trees protected by SP2/70.

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the:
• cutting down
• topping
• lopping
• uprooting
• wilful damage
• wilful destruction of trees

without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.

The proposals cannot be accepted from an arboricultural perspective as they threaten T11, a protected tree. **All development must be sited outside of canopies and root protection areas, as previously discussed.**

See BS5837:2012 3.7:
"Root protection area (RPA): layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority […]"

Also see BS5837:2012 5.3.1:
"The default position should be that structures (see 3.10) are located outside the RPAs of trees to be retained […]"

Section 5 of BS5837 also states that it must be ensured that structures are set back sufficiently far enough from retained trees to avoid creating unreasonable inconvenience to future occupiers. A poor relationship will inevitably lead to future pressure on the trees for pruning and felling (with the associated financial cost). The loss of trees subsequent to construction and occupation can be avoided by setting the buildings/structures far enough back. Consider the following:

• Buildings and other structures should be sited allowing adequate space for a tree's natural development, with due consideration given to its predicted height and canopy spread
• Design proposals should avoid the need for frequent remedial pruning.
• Consider that large trees can cause apprehension to occupiers.
• Consider seasonal nuisance: trees are naturally growing and shedding organisms.
• The effect of trees on daylight (ambient) and sunlight needs to be taken into account.

There is an objection from an arboricultural perspective. The proposal conflicts with adopted Kirklees local plan policy 33 and 24 (i). Please see below:

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."