

**Consultation Response from KC,
Trees**

2026/90728 Windy Gap Farm, Little Lepton, Green Balk Lane, Lepton, Huddersfield, HD8 0LN

Removal of agricultural building and erection of detached dwelling


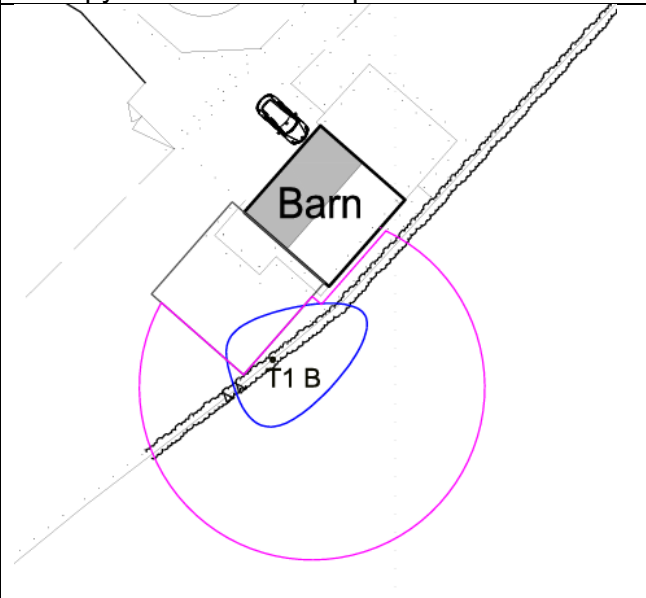
Date Responded: 8/4/26

Responding Officer: Irving

Responding Ref:

There is an objection from an arboricultural perspective.

On the aerial imagery, the large, round canopy (approx. 16m across) extends to the southwest corner of the existing barn but is not shown as such on the drawings. The survey schedule notes pruning to create 2m clearance from the barn, but this would not explain why the canopy appears significantly smaller on the plans. Canopy conflicts are an important consideration particularly in this case as demolition and construction operations cannot be excluded. Please amend the constraints information to show the correct canopy size.

Canopy spread visible from aerial imagery	Canopy shown in blue on plan:
	

If the structure is sited as currently proposed, it would be well within the RPA and at the edge of the canopy line. The tree would be threatened with removal as the future occupiers would face foreseeable issues of nuisance and shading associated with living within the shadow of a large, mature oak. The proposal conflicts with Local Planning policies. LP33 requires that proposals do not directly or indirectly threaten trees or woodlands of significant amenity value.

It is the view of KC Trees that the proposals should be revised to set back the proposed dwelling from the tree to avoid any foreseeable conflicts and create a more enjoyable property.

BS 5837:2012 5.3.4:

d) "Future pressure for removal. The relationship of buildings to large trees can cause apprehension to occupiers or users of nearby buildings or spaces, resulting in pressure for the removal of the trees. 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. [...]"

If on the balance planning permission would granted, an AMS detailing the protective measures and specialist construction methods is required. This information is crucial in determining this planning

application and therefore cannot form part of the conditions. The methodology will significantly impact how successful the long-term retention of this mature oak will be.

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"