Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	**KC, Trees**

Application No.	**2026/90868**
Proposed Development:	**Erection of detached dwelling (part within a Conservation Area)**
Location:	**Land north of, 39, Hightown Lane, Holmfirth, HD9 3HY**
OS Map Reference	**SE 414247.1344 408504.7794**
Applicant/Agent:	**Millson Group Ltd**
Class:	**Minor Developments**
Site Area (sq. m):	**1106.5**

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 02-Jun-2026.

If you would like to contact the Case Officer: Danielle Cooper for any reason then please do so on: Tel. .

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=2026/90868

***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 02-Jun-2026 then the application may be decided without the benefit of your views.

Dated: 12-May-2026

Mathias Franklin
Head of Planning and Development

Consultation Response from KC, Trees
2026/90868 Land north of, 39, Hightown Lane, Holmfirth, HD9 3HY
Erection of detached dwelling (part within a Conservation Area)
Date Responded: 14/05/2026 **Responding Officer: JD** **Responding Ref: CA23**
The site is within Holmfirth Conservation Area and therefore any trees with a stem diameter over 7.5cm at chest height are protected. All species currently on the site wouldn't be considered high enough in amenity value to warrant a TPO and therefore their removal to facilitate the development would be deemed acceptable. There are some more established trees to the rear of the plot which should be retained where possible however they lie outside of the Conservation area. There would be no objection and no need for further information.

Kirklees COUNCIL