

**Consultation Response from KC,
Trees****2026/90950 Red House Museum, Oxford Road, Gomersal, Cleckheaton, BD19 4PY**

Discharge of details reserved by conditions 5 (metal estate fencing), 6 (entrance gates), 7 (boundary wall and gate to the north), 8 (openings above arched door and circular windows on barn), 10 (ventilation and extraction), 11 (roof tiles), 12 (programme archaeological and architectural recording), 13 (windows and doors repair works), 14 (soft landscaping plan), 16 (EV Charging Point), 19 (hard landscaping), 22 (CEMP), 23 (external artificial lighting plan) and 24 (Biodiversity Enhancement Management Plan) on previous permission 2025/92166 and Listed Building Consent 2025/92388 for change of use and alterations to museum, cart shed and barns to form 3 dwellings (Class C3) with associated landscaping and car parking (Listed Building within a Conservation Area)

Date Responded: 22/07/2026**Responding Officer: H Irving****Responding Ref: SP2/70**

The site is within the Gomersal Conservation Area (CA7) and there are three Tree Preservation Orders affecting the site. These are SP2/70/a22, SP2/70/a23 and SP2/70/w7. The proposals comprise of the conversion of existing buildings and the improvement of the existing driveway running alongside a group of TPO trees: TPO area SP2/70/a22.

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.

PLEASE NOTE THAT THERE ARE PROPOSED WORKS WITHIN THE ROOTING AREAS OF LEGALLY PROTECTED TREES. WILLFUL DAMAGE TO PROTECTED TREES COULD LEAD TO PROSECUTION. TO AVOID DAMAGE TO PROTECTED TREES PLEASE SUBMIT AN ARBORICULTURAL METHOD STATEMENT OUTLINING THE PROTECTIVE MEASURES, AND ALTERNATE CONSTRUCTION METHODS REQUIRED TO ENSURE SAFE RETENTION OF TREES.

A tree survey and Arboricultural Impact Assessment (AIA) produced by JCA Ltd. ref 22627a/Chc has been received by the Council in support of planning application, in accordance with BS 5837:2012.

The AIA shows that most trees within the site will be retained, however three individual trees and one tree group would be required to be removed to facilitate the development. These tree losses would include T22 (Cat B), T27 (Cat B), G29 (Cat C group of 11 trees) and T35 (Cat C). These removals would be acceptable, subject to adequate mitigation planting which should include native tree species and be specified within a submitted landscaping scheme. No suitable tree planting has been included within the landscaping plan, which only offers boundary hedges and shrub beds according to drawing 24.034/ (AL)03 Rev A. The landscaping plan must be amended to include appropriate heavy standard replacement tree planting for the removed trees listed above.

To facilitate the development, it would also be necessary to prune G23, T24, G37, T40, G41, T42, T43, T44 and G45. The work specified for these trees within the tree survey schedule has been reviewed and would be acceptable to KC trees, should planning permission be granted and should be included with a submitted and approved AMS.

The proposals are broadly acceptable from an arboricultural perspective. However, where there is no existing hardstanding, and new hardstanding exceeding 20% of the area of the RPA is proposed there is a conflict with BS5837: 2012 recommendations. Therefore, it would be required for the degree of hardstanding to be reduced in the area immediately East of the Coach House, where the proposed hardstanding would significantly encroach on the RPAs of protected Category A trees, T42-T44.

From the perspective of future residents, it would also be undesirable to park beneath significant (Cat

A) protected trees T42-T44, due to common nuisances e.g. twigs and branches being shed onto vehicles, uneven ground where structural roots are near the surface, honeydew sticking to cars in the summer months. Such conflicts could result in the over pruning, decline in health and eventual removal of valuable trees and should be avoided using a design solution.

There is a holding objection from an arboricultural perspective as the Conditions 14, and 18 have not been met. Outstanding are the following the documents:

- An Arboricultural Method Statement using the final layout (including utilities routes), to demonstrate that proposed operations can be undertaken with minimal risk of adverse impact to the trees to be retained. To include, but not limited to, special engineering within root protection areas and other relevant construction details, any site monitoring and a timeline of proposed operations.
- A Tree Protection Plan which is superimposed on to the final layout plan based on a topographical survey and tree survey. This should include the precise location of protective barriers, the extent of any ground protection, and additional measures that will be installed to safeguard trees and their root protection areas.
- A schedule of works, to include facilitation pruning and any landscaping details.
- Details of existing and proposed levels and any impacts this would have on retained trees.
- A planting scheme comprised of native tree and shrub species of high biodiversity value. This should include heavy standard replacement tree planting to compensate for the removal of T22, T27, G29 (comprised of 11 stems) and T35.