TREE WORKS APPLICATION SUPPORTING STATEMENT

2 Carr Top Lane
Golcar, Huddersfield
HD7 4JB

Proposed management of existing trees and hedgerows
Golcar Conservation Area

Applicant / landowner	Simon Thornton
Local Planning Authority	Kirklees Council
Drawing reference	2CTL-Tree 01
Report status	Revised application draft
Date	1 September 2026

Prepared as a supporting statement to accompany the proposed tree works shown on the submitted tree location plan.

1. Purpose and status of this report

This supporting statement has been prepared to explain and justify a coordinated programme of tree and hedge management at 2 Carr Top Lane, Golcar. The site is within a Conservation Area. The applicant has not confirmed whether any individual tree is also subject to a Tree Preservation Order (TPO); that status should therefore be checked by the Local Planning Authority before works commence.

The report is based on the applicant's completed tree schedule, site observations, photographs and the tree location plan. It is not a formal arboricultural condition or tree-risk assessment and does not purport to diagnose structural defects or disease where these have not been professionally confirmed. References to condition, branch failure, drainage interaction and prior damage reflect the applicant's observations and records.

For photographic interpretation, the filename/tree reference is treated as definitive. Where several trees are visible in a photograph, the tree or group most central to the camera view is the referenced subject; adjacent trees are treated as contextual background.

2. Site context and management approach

The property occupies a sloping, mature garden setting with substantial established tree cover. Trees and hedge groups occur along the Carr Top Lane frontage, within the lower garden and along the upper/rear boundaries. The submitted plan also identifies an existing below-ground combined drainage route and inspection chamber, together with overhead service constraints affecting parts of the front garden.

The proposals are selective rather than a general clearance scheme. Significant trees are retained and managed where practicable; T4 and T17 are retained without substantive works. The main objectives are to manage excessive growth, restore previously maintained boundaries, reduce conflicts with services and drainage, improve usable garden amenity, address reported branch-failure concerns and retain useful privacy screening at a sustainable scale.

3. Summary of proposed works

Ref.	Species / group	Proposed work	Primary justification
T1	Sycamore	Crown reduce by approx. 3–5 m from crown extent; manage growth around overhead telecoms.	Roadside / service clearance, shading and ongoing size management.
T2	Mixed native hedge: Beech, Sycamore, Holly, Hazel, Hawthorn and Wild Rose	Reduce sides by approx. 1–2 m and height by around 50% to restore hedge form.	Restore previously maintained boundary hedge and reduce highway overhang.
T3 & T5	Mature Sycamores	Substantial crown reduction; applicant estimates approx. 25–50% overall, back to suitable primary/secondary growth points.	Retain trees while responding to reported branch fall, crown size and proximity to road / adjoining property.
T6	Mature conifer / fir	Remove.	Large tree in service-constrained area; overhead cable interaction and scale / amenity concerns.

Ref.	Species / group	Proposed work	Primary justification
T7	Rhododendron	Remove.	Applicant reports root ingress / damage to main house drainage and associated insurance claim history.
T8	Cherry Laurel	Remove.	Located adjacent to main house drainage; applicant reports root interaction with drainage.
T9	Conifer / fir	Remove.	Applicant's schedule records drainage maintenance issues and overhead cable encroachment; low-quality/irregular form.
T10	Mountain Ash / Rowan	Reduce to boundary hedge scale; approx. 50–75% crown reduction.	Manage self-seeded boundary tree, shading and maintenance burden.
T11	Horse Chestnut	Crown lift and crown reduce by approx. 3 m from crown extent.	Retain high-value feature while improving clearance, light and garden usability.
T12	Mountain Ash / Rowan	Crown reduce approx. 30%, back to suitable retained framework.	Overgrown crown and shading / canopy interaction with adjoining trees.
T13	Multi-stem Mountain Ash / Rowan	Remove 2 of 4 principal stems; crown reduce retained stems approx. 30%.	Reduce density, shading and canopy congestion while retaining part of the tree.
T14	Applicant-identified Elm / mature broadleaf	Remove.	Reported recurrent large-branch failure over patio/terrace and observed decline/disease concerns; diagnosis unconfirmed.
T15	Conifer hedge	Height reduction by approx. 1–2 m; retain screening function.	Routine management, reduced shading and retention of privacy.
T16	Cherry Laurel hedge	Heavy prune / reshape; reduce overall spread by approx. 2–3 m.	Reduce excessive mass while retaining privacy screen and allowing regrowth.
T4	Rhododendron	Retain; no substantive work proposed.	Shown for context.
T17	Holly	Retain; no work proposed.	Shown for context.
N1 & N2	Neighbouring trees	No works included in this application.	Trees are in adjoining ownership and shown for context only.

4. Detailed justification for proposed works

4.1 T1 and T2 – Carr Top Lane frontage and boundary management

T1 is a mature Sycamore close to the roadway and historic dry-stone retaining wall. The applicant reports that upper growth catches broadband/telecommunications cables serving the property and neighbouring properties. The tree is to be retained, with a crown reduction of approximately 3–5 m from the current crown extent to reduce overextension, improve clearance and lessen shading while preserving the tree as part of the garden structure.

T2 is an established mixed native hedge/tree group comprising Beech, Sycamore, Holly, Hazel, Hawthorn and Wild Rose. It is valuable as roadside screening but has become overgrown following a period without regular maintenance. The applicant reports that the hedge developed from earlier, locally approved reduction works. The proposal is to reduce the sides by approximately 1–2 m and lower the height by around 50% to re-establish a manageable hedge form and then return it to routine maintenance.

Both T1 and T2 are close to the Carr Top Lane boundary and the historic dry-stone retaining wall. The intended approach is therefore retention and controlled reduction, not removal.

4.2 T3 and T5 – Mature Sycamores: retention through substantial crown management

T3 and T5 are large mature Sycamores of comparable scale. Both are prominent garden trees and are proposed for retention. The applicant reports recurrent branch/deadwood fall during periods of high wind and expresses concern about the consequence of future branch failure because of the trees' relationship to the road, neighbouring land and occupied areas.

The proposed response is substantial crown reduction rather than removal. The applicant's working specification is an overall reduction in the order of 25–50%, cutting back to suitable primary/secondary growth points and retaining a balanced framework. Because that range is broad, the final pruning line should be agreed on site with the appointed competent tree contractor and, if required, with the Council's tree officer before work begins.

The objective is to reduce crown mass and overextension while retaining the two trees as significant landscape features.

4.3 T6, T7, T8 and T9 – Trees in the lower service-constrained garden

T6–T9 occupy the lower/front garden in an area where tree growth conflicts with existing services and practical garden management. The reasons are not identical for every tree, but collectively they form a coherent group for management because of the relationship with overhead utilities and the existing below-ground drainage system shown on the site plan.

T6 is a large mature conifer/fir. The applicant reports overhead wire interaction and concern regarding the scale of the tree in its location, particularly in high winds. No specific structural defect has been professionally established in the information provided, so the application relies on its scale, utility conflict and amenity/management context rather than asserting that the tree is structurally unsafe.

T7 is a Rhododendron located over or immediately adjacent to the main house drainage. The applicant reports root ingress, drainage damage and previous insurance claims. T8 is a Cherry Laurel close to the same drainage route, with reported root interaction. The submitted plan is useful corroborative context because it plots the drainage route and inspection chamber through this part of the garden.

T9 is a conifer/fir of comparatively irregular form. The applicant's tree schedule records both drainage-related maintenance issues and canopy encroachment towards overhead cables. Removal of T6–T9 is intended to reduce recurring service conflicts and simplify future maintenance of this constrained part of the garden.

4.4 T10, T12 and T13 – Mountain Ash / Rowan management in the rear garden

T10, T12 and T13 are applicant-identified Mountain Ash / Rowan trees within or close to rear boundary vegetation. They are proposed for substantial management rather than wholesale removal of the group.

T10 is a self-seeded, multi-stem boundary tree. The proposed reduction of approximately 50–75% is intended to bring it closer to the scale of the adjoining hedge and reduce shading and maintenance. T12 is to be crown reduced by approximately 30% to a suitable retained framework. T13 is multi-stemmed; the proposal is to remove two of four principal stems and reduce the retained crown by approximately 30%.

The purpose of these works is to reduce excessive crown density and shading, improve separation between adjoining canopies and retain a proportionate level of screening and tree cover.

4.5 T11 – Horse Chestnut: crown lifting and reduction

T11 is a prominent Horse Chestnut and is considered by the applicant to be a high-value feature within the garden. The proposal is therefore based on retention and sympathetic management. The current crown extends low over the garden, with lower limbs below comfortable head clearance in places and a dense canopy contributing to a heavily shaded area where grass and other planting struggle.

The proposed works are to remove selected lowest limbs to raise the crown and to reduce the outer crown by approximately 3 m, retaining a balanced natural form. The applicant has also observed leaf blotch symptoms. This is recorded as a foliar condition only and is not relied upon as evidence of structural instability.

4.6 T14 – Removal on reported condition and branch-failure grounds

T14 is recorded by the applicant as an Elm, although the species identification has not been independently verified. It is a mature multi-stem broadleaf tree positioned over or close to an occupied patio/terrace area. The applicant reports repeated splitting / shedding of large branches during high winds and has observed signs considered to indicate disease or decline.

No formal diagnosis is available, so the report does not identify a specific disease or claim that the tree is demonstrably unsafe from photographs alone. The justification for removal is the combination of the reported history of significant branch failure, the multi-stem form, apparent decline and the consequence of branch fall over a frequently used garden area.

4.7 T15 and T16 – Rear boundary privacy screening

T15 and T16 form a combined evergreen screen along the rear boundary. T15 comprises a conifer hedge and T16 a substantial Cherry Laurel hedge. Together they provide valuable privacy between the property and overlooking / adjoining land.

The intention is specifically to retain this screening function while reducing the vegetation to a sustainable scale. T15 is to be reduced in height by approximately 1–2 m, with side pruning only as required for a neat retained line. T16 is to be heavily pruned and reshaped, reducing its overall spread by approximately 2–3 m while retaining sufficient live growth to allow recovery and future maintenance.

This part of the proposal demonstrates the broader management approach: retain established screening where it has amenity value, but reduce excessive height and mass to lessen shading and future maintenance demands.

5. Trees retained and neighbouring trees

T4 (Rhododendron) and T17 (Holly) are shown on the plan but are retained with no substantive works proposed. Their inclusion provides context and confirms that the scheme is selective rather than a comprehensive removal of existing vegetation.

N1 and N2 are trees rooted in the neighbouring property. Their crowns overhang the applicant's boundary, but no works to N1 or N2 form part of this application. They are shown on the site plan for context only.

6. Tree management history and implementation

The applicant reports that the trees have been maintained previously, generally on an approximately five-year cycle, with the last substantial works around 2015. A tree contractor/arborist has viewed the trees in connection with quotations for the proposed works and provided verbal recommendations broadly consistent with the applicant's proposals; no written arboricultural report has been provided.

All pruning should be undertaken by a competent, appropriately insured tree contractor using current good arboricultural practice. Cuts should be made to suitable growth points and the final crown form should be balanced. Works around overhead telecommunications infrastructure should be planned so that cables are not damaged and so that any required service-owner permissions or safety precautions are observed.

7. Ecology and wildlife

The applicant has not identified known bat roosts, nesting birds, cavities or other specific wildlife features and no ecological survey has been undertaken. This should not be taken as confirmation that protected species are absent. Before works, the contractor should carry out a reasonable pre-work check. If an active bird nest, bat roost or other protected feature is identified or suspected, works affecting that feature should stop and appropriate ecological advice should be obtained before proceeding.

8. Replacement planting

No replacement planting is currently proposed. The applicant's stated intention is to retain an open, usable lawn/garden area after removal of the lower-garden trees. The wider scheme nevertheless retains a substantial amount of established tree and hedge cover, including T1, T2, T3, T4, T5, T10, T11, T12, part of T13, T15, T16 and T17.

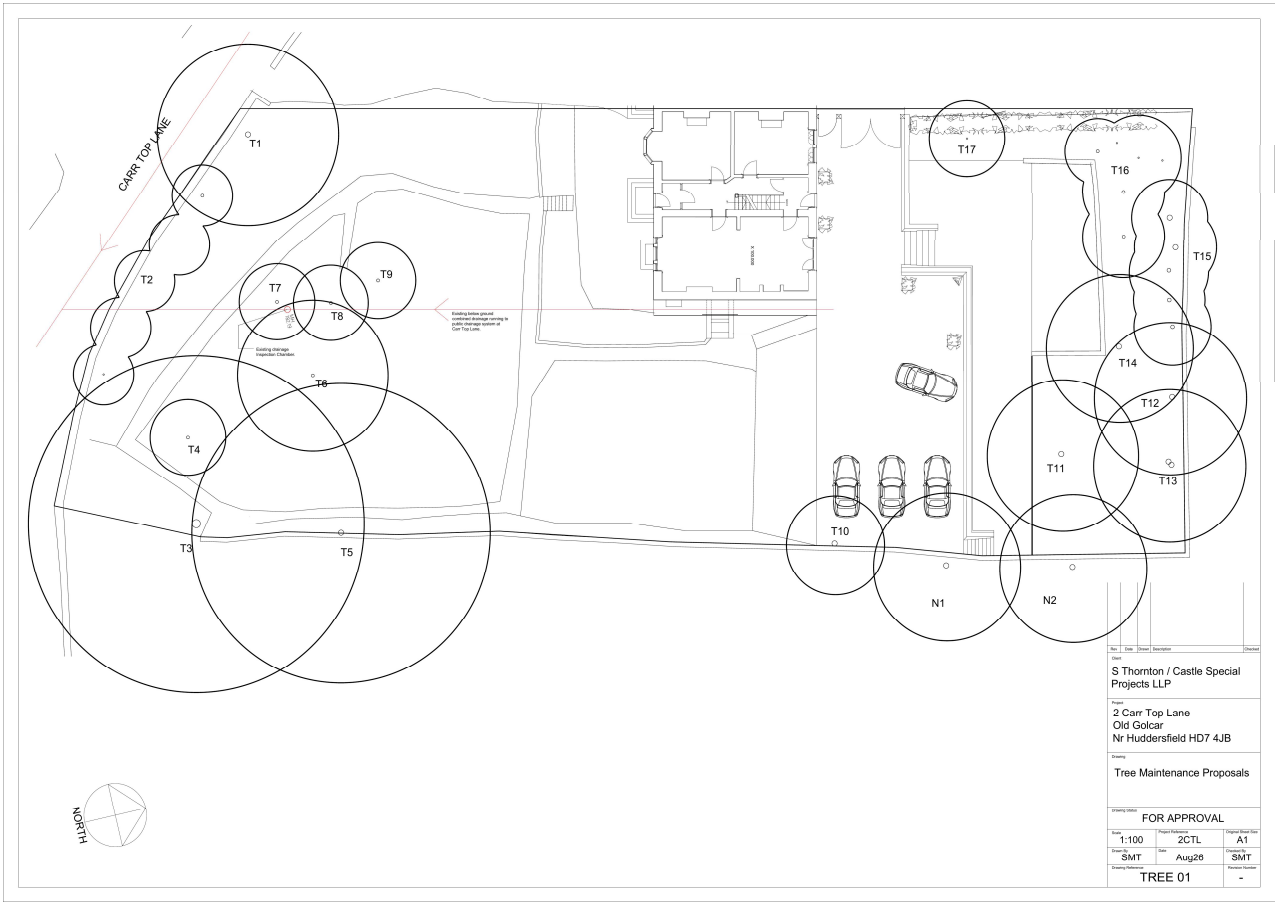
9. Conclusion

The proposed works form a coordinated programme of selective tree management across a mature garden. The scheme retains the principal Sycamores, Horse Chestnut, Mountain Ash/Rowan specimens and boundary screening where practical, while removing a limited group of trees where the applicant reports recurring conflicts with drainage, overhead services, garden use or branch-failure concerns. The works to retained trees are intended to restore manageable scale, improve clearance and reduce excessive shading without eliminating the established treed character of the site.

The applicant therefore seeks the Council's agreement to the works described in this statement and shown on the accompanying tree location plan, subject to confirmation of any TPO status and any reasonable technical refinements requested by the Council's tree officer.

Appendix A – Tree Location Plan

Drawing: 2CTL-Tree 01 – Tree Maintenance Proposals. T1–T17 are shown within the site; N1 and N2 are neighbouring trees shown for context only. The drawing also indicates the existing combined drainage route and inspection chamber.



Appendix B – Photographic Record

The following photographs are selected representative views. Photo references follow the user-supplied filenames. Where several trees appear in a frame, the central tree/group is the referenced subject; adjacent vegetation is contextual only. The two photographs originally supplied with T4 filenames have been corrected by the applicant and are treated here as T7.

T1-1A

T1 – central Sycamore in frontage context.

T2-1

T2 – central mixed native boundary hedge/tree group.

T3-1

T3 – central mature Sycamore and surrounding context.

T5-1A

T5 – central mature Sycamore and crown context.

T6-1

T6 – central mature conifer/fir.

T7-1

T7 – central Rhododendron in lower garden; image originally supplied with a T4 filename and subsequently corrected by the applicant.

T8-1A

T8 – central Cherry Laurel.

T9-1A

T9 – central conifer/fir.

T10-1

T10 – central Mountain Ash/Rowan within boundary vegetation.

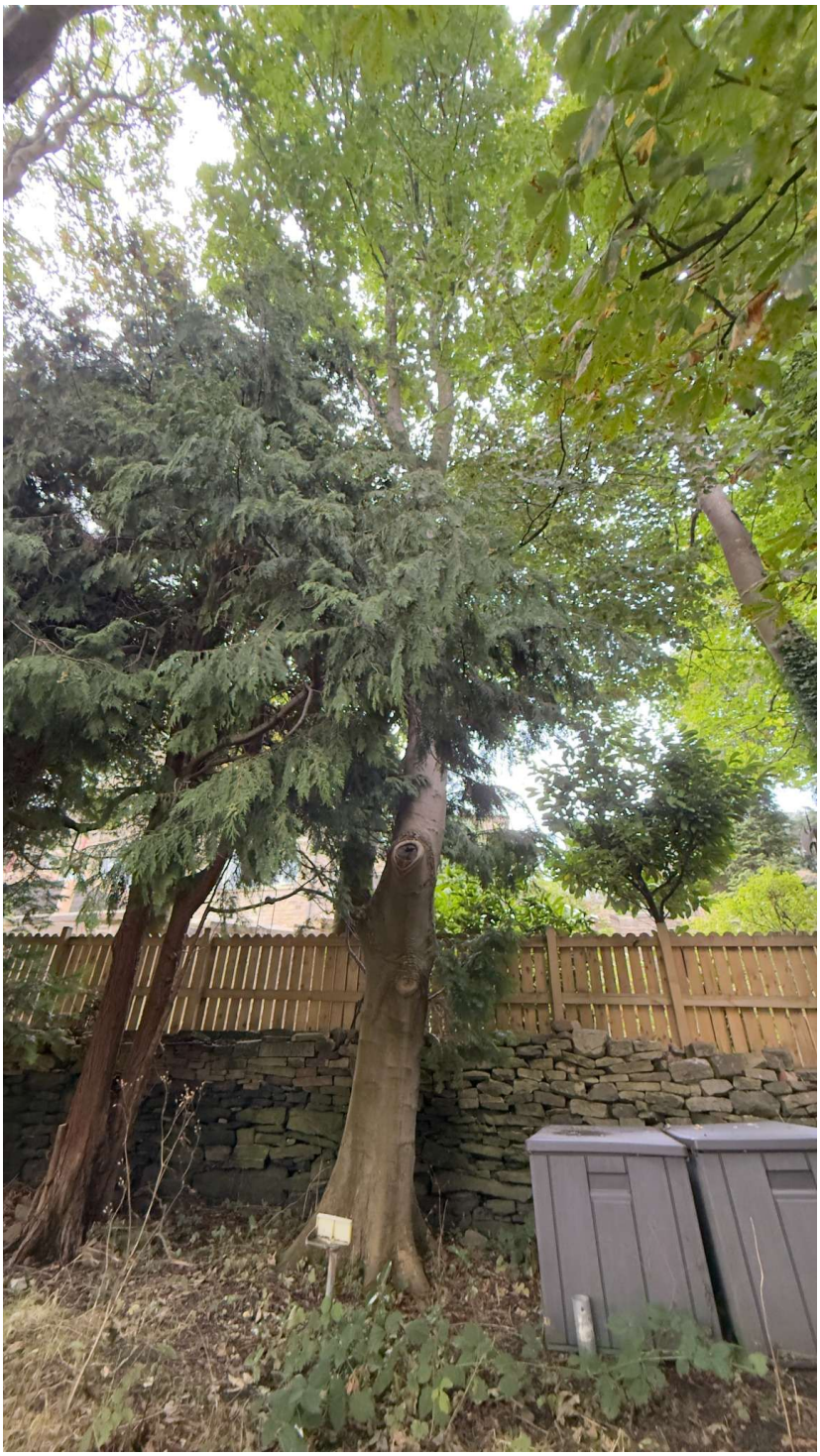
T11-1

T11 – central Horse Chestnut and low crown context.

T11-4

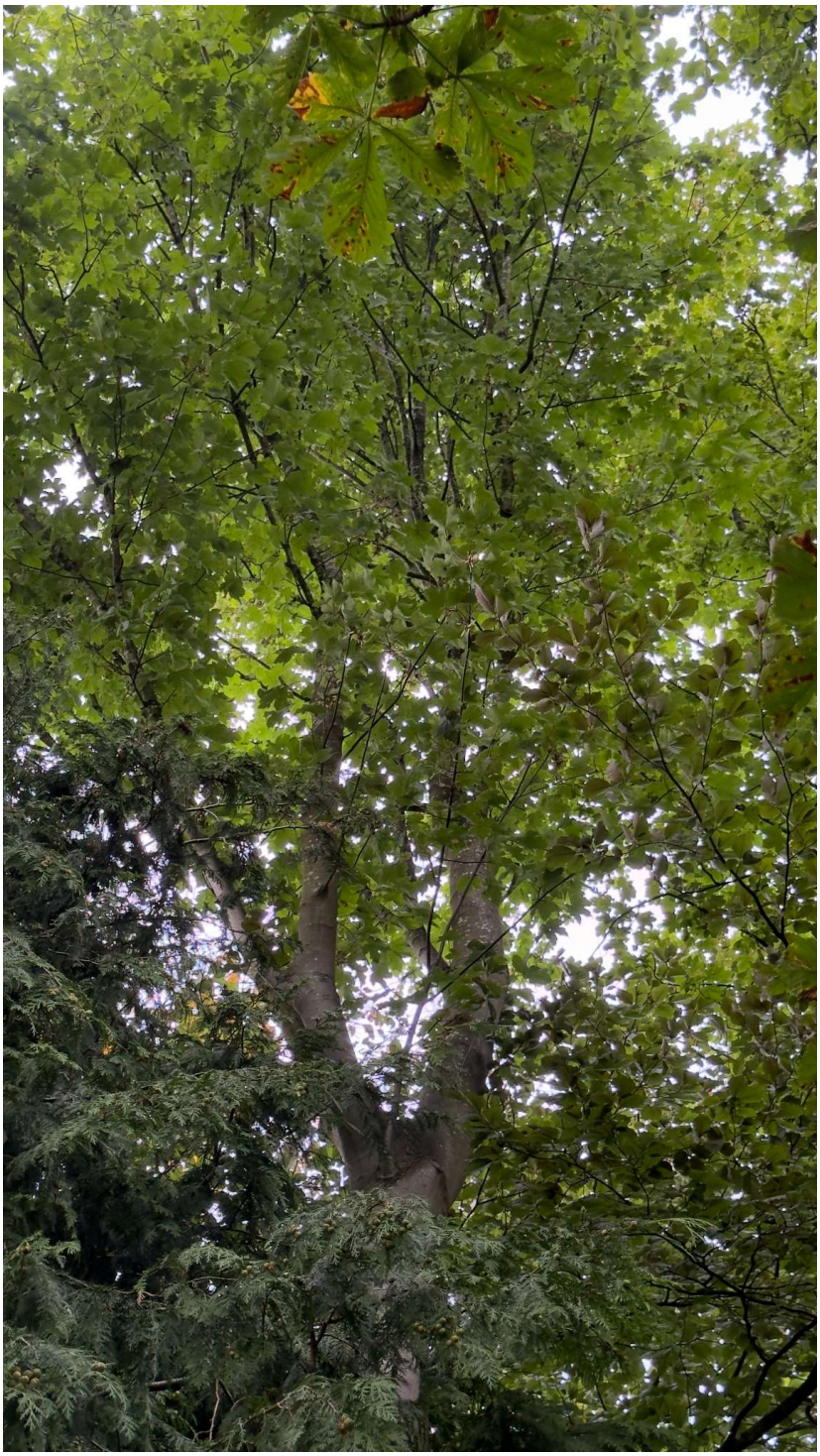
T11 – foliage showing applicant-reported leaf blotch symptoms.

T12-1



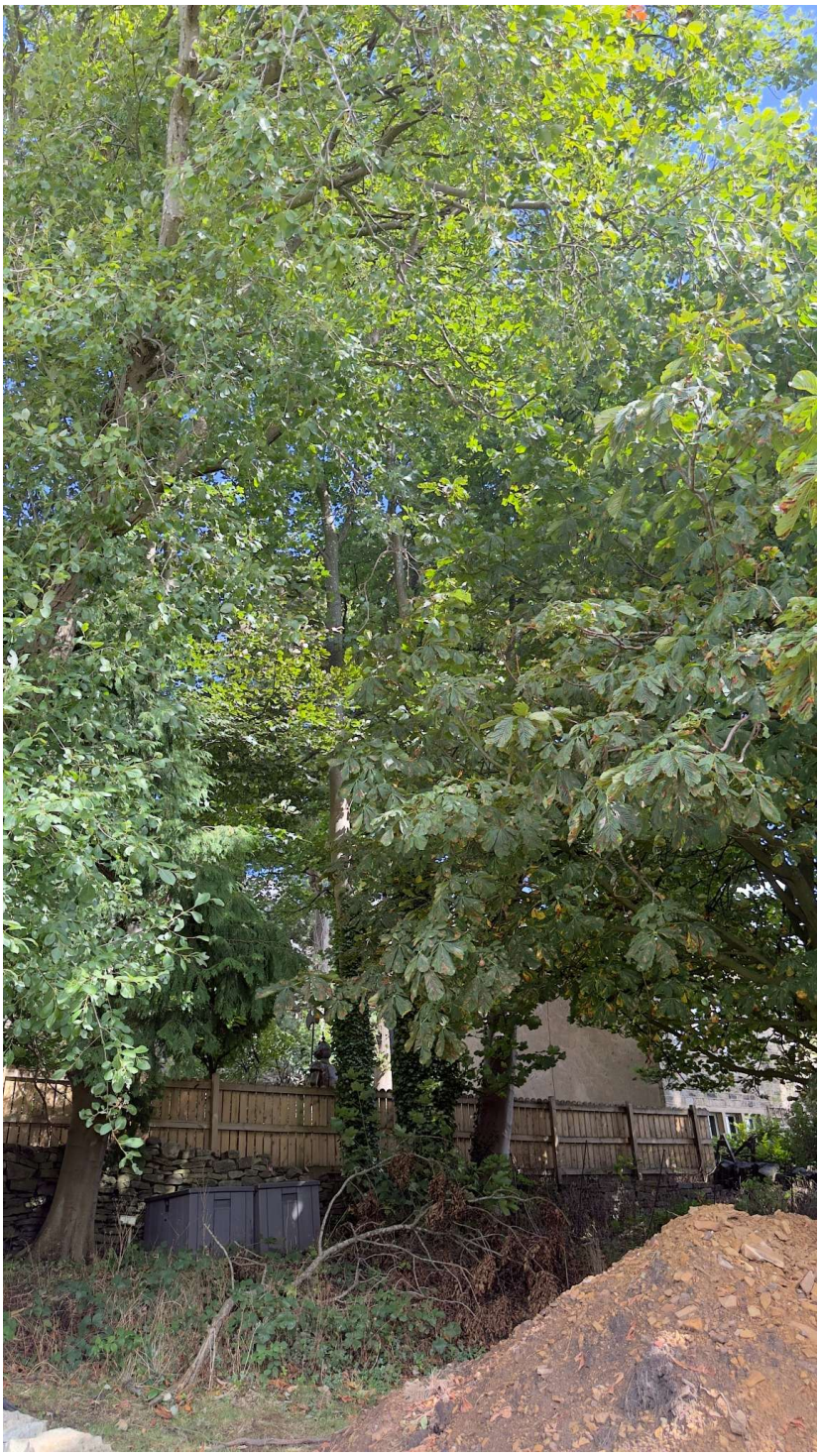
T12 – central Mountain Ash/Rowan; adjacent trees are contextual only.

T12-4



T12 – additional contextual view of the referenced central tree.

T13-1

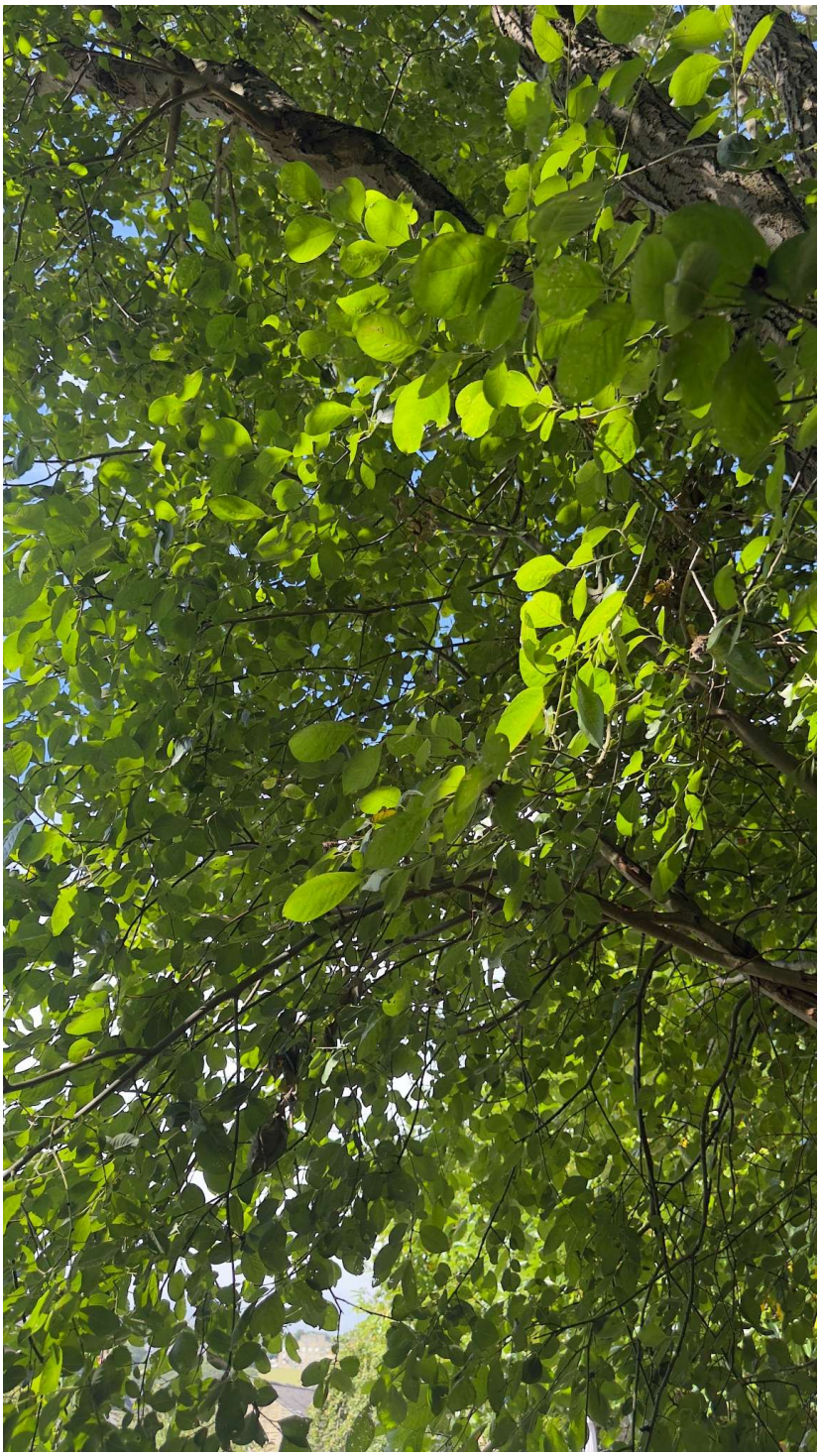


T13 – central multi-stem Mountain Ash/Rowan.

T14-1

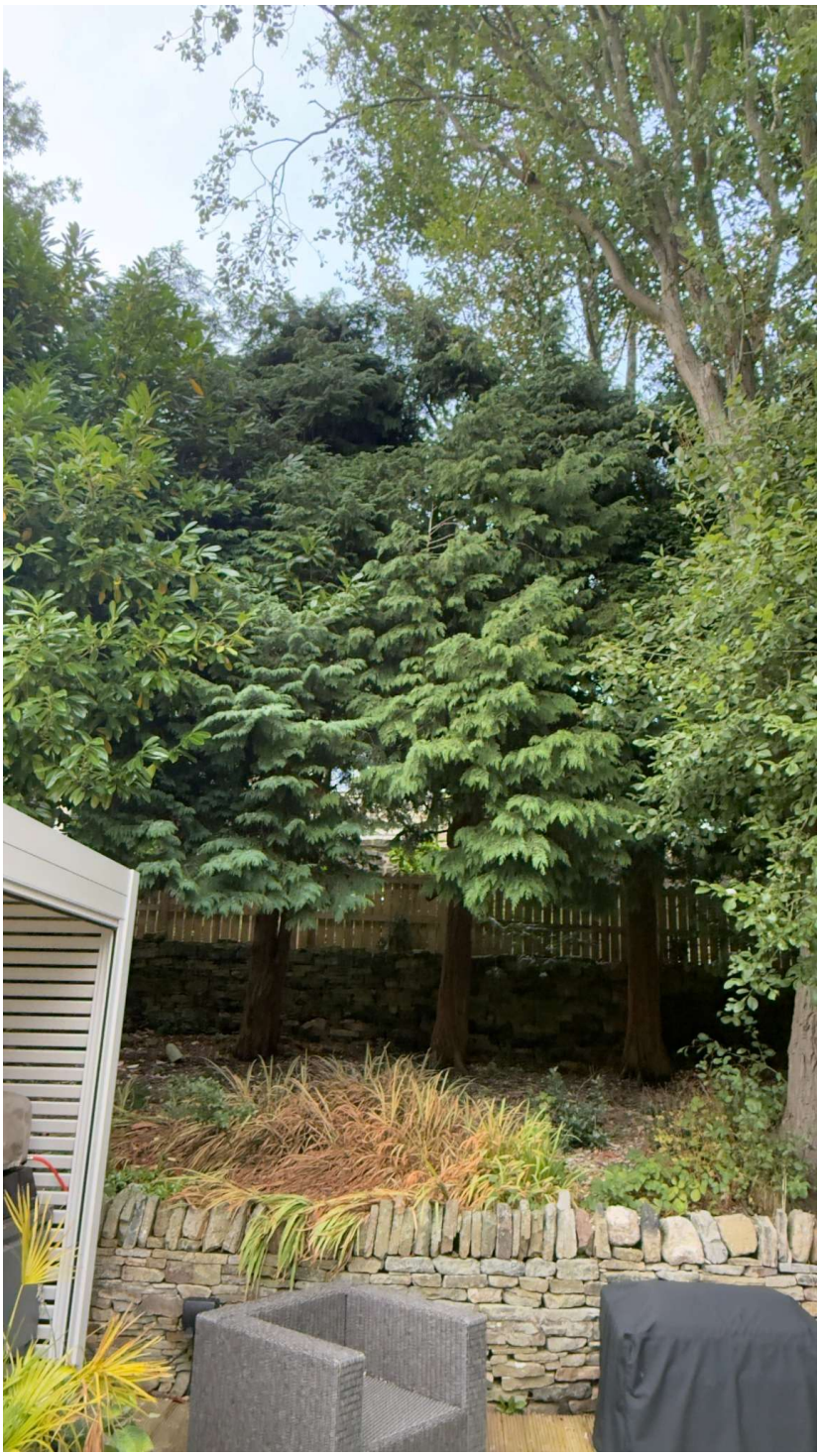
T14 – central mature multi-stem broadleaf tree.

T14-3



T14 – additional view showing multi-stem form and garden context.

T15-1



T15 – central conifer hedge along rear boundary.

T16-1

T16 – central Cherry Laurel hedge / screen.

Appendix C – Qualifications and items to confirm before submission

- TPO status: currently unknown. Confirm with Kirklees Council before works commence.
- T3 / T5 pruning extent: the applicant's current estimate is 25–50% overall. If the Council requires a single definitive specification, agree a precise maximum reduction with the appointed tree contractor/tree officer.
- T14 species and condition: recorded by the applicant as Elm, with suspected disease/decline. No independent species verification or disease diagnosis is included in this report.
- T7 / T8 drainage evidence: if available, drainage reports, contractor invoices, CCTV survey images or insurer correspondence could be supplied as additional evidence of root ingress/damage.
- Replacement planting: none currently proposed; the Council may request replacement planting in connection with any consented removals.
- N1 / N2: no works included in this application.