



SHEFFIELD CITY COUNCIL

Planning & Highways Committee Report

Report of: Director of City Growth Service

Date: 16 January 2018

Subject: No.409 (Westwood House, 11 Brocco Bank, Sheffield, S11 8RQ)

Author of Report: Sam Thorn, Urban and Environmental Design Team

Summary: To seek confirmation of Tree Preservation Orders No. 409

Reasons for Recommendation

To protect a tree of visual amenity value to the locality

Recommendations Tree Preservation Orders No. 409 should be confirmed.

Background Papers: A) Tree Preservation Orders No. 409 and map attached
B) Tree Evaluation Method for Preservation Orders (TEMPO) assessment for TPO 409.

Category of Report: OPEN

TREE PRESERVATION ORDER NO. 409
11 BROCCO BANK, SHEFFIELD, S11 8RQ

1.0 PURPOSE

1.1 To seek confirmation of Tree Preservation Order No. 409.

2.0 BACKGROUND

2.1 Tree Preservation Order No.409 was made on 21st September 2017 to protect a mature Monterey Pine in the garden of 11 Brocco Bank. A copy of the order with its accompanying map is attached as Appendix A.

2.2 The property is located within a designated '*Area of Special Character*', a lesser designation than a full *Conservation Area*. A planning Application was submitted for the conversion of the house into several apartments, including alterations to the garden so as to create off-street parking.

2.3 The proposed carpark layout originally involved the removal and reconstruction of a retaining wall directly at the base of the tree. This would have required significant excavations and caused severe disruption to the root system of the tree, almost certainly leading to its loss.

2.4 No objections to the order have been received.

3.0 VISUAL AMENITY ASSESSMENT

3.1 The trees is a large, mature specimens and of significant amenity value when viewed from Brocco Bank and the adjacent street. It is considered to contribute to the visual amenity and the leafy character of the neighbourhood.

3.2 A Tree Evaluation Method for Preservation Orders (TEMPO) assessment was carried out by the Landscape Planning Officer and Community Tree Officer from Trees and Woodlands Team and is attached as Appendix B. The assessment produced a clear recommendation for protection.

4.0 EQUAL OPPORTUNITIES IMPLICATIONS

4.1 There are no equal opportunities implications.

5.0 ENVIRONMENTAL AND PROPERTY IMPLICATIONS

5.1 There are no environmental and property implications based on the information provided.

5.2 Protection of the tree detailed in Tree Preservation Order No.409 will benefit the visual amenity of the local environment.

6.0 FINANCIAL IMPLICATIONS

6.1 There are no financial implications.

7.0 LEGAL IMPLICATIONS

7.1 A local authority may make a Tree Preservation Order (TPO) where it appears that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area (section 198, Town and Country Planning Act 1990).

7.2 A TPO may prohibit the cutting, topping, lopping or uprooting of the trees which are the subject of the order. It may also prohibit the wilful damage or destruction of those trees. Any person who contravenes a TPO shall be guilty of an offence and liable to receive a fine of up to £20,000.

7.3 The local authority may choose to confirm a TPO it has made. If an order is confirmed, it will continue to have legal effect until such point as it is revoked. If an order is not confirmed, it will expire and cease to have effect 6 months after it was originally made.

7.4 A local authority may only confirm an order after considering any representations made in respect of that order. No such representations have been received in respect of Tree Preservation Order No.409.

8.0 RECOMMENDATION

8.1 Recommend Provisional Tree Preservation Order No.409 be confirmed.

Rob Murfin, Chief Planning Officer

16th January 2018

This page is intentionally left blank