



SHEFFIELD CITY COUNCIL Planning & Highways Committee Report

Report of: Director of Regeneration & Development Services

Date: 29 September 2015

Subject: Tree Preservation Order No. 401,
297 Western Bank, Sheffield, S10 2TJ

Author of Report: Andrew Conwill, Urban and Environmental Design
Team

Summary: To seek confirmation of Tree Preservation Order No.
401.

Reasons for Recommendation

To protect a tree of visual amenity value to the locality.

Recommendations Tree Preservation Order No. 401 should be confirmed.

Background Papers: A) Tree Preservation Order No. 401 and map attached.

Category of Report: OPEN

REGENERATION & DEVELOPMENT SERVICES

REPORT TO PLANNING & HIGHWAYS COMMITTEE 29TH SEPTEMBER 2015

TREE PRESERVATION ORDER NO. 401 297 WESTERN BANK, SHEFFIELD, S10 2TJ

1.0 PURPOSE

- 1.1 To seek confirmation of Tree Preservation Order No. 401.

2.0 BACKGROUND

- 2.1 Tree Preservation Order No.401 was made on 23rd April 2015 to protect a very large mature Oriental Plane tree in the front garden of 297 Western Bank. A copy of the order with its accompanying map is attached as Appendix A.
- 2.2 297 Western Bank is located within the Northumberland Conservation Area and on the 17th March 2015 notice (Tree Notice 15/00952/TCA) was received to remove the Oriental Plane tree.
- 2.3 Reasons given in the notice for removal are to prevent further damage to the property and for the safety of residents at the property. A structural inspection report prepared by JKM Building Design Ltd was submitted as part of the tree notice.
- 2.4 JKM Building Design Ltd structural inspection report was referred to Sheffield City Council's Structural and Public Safety Team for comment. The report was considered to be inconclusive in its findings and provides insufficient information to determine the tree's influence upon the property.
- 2.5 The tree has been inspected by Sheffield City Council's, Trees and Woodlands Team. The tree's overall condition was considered to be good with a long life expectancy and the applicant's concern for the safety of residents at the property can be alleviated by pruning works to the tree.
- 2.6 No objections to the order have been received.

3.0 VISUAL AMENITY ASSESSMENT

- 3.1 The tree is very large and is a prominent landscape feature. The tree is located next to Western Bank a main highway route into the city in an area of high public use and is considered to be of high visual amenity value to the locality and Northumberland Road Conservation Area.

4.0 EQUAL OPPORTUNITIES IMPLICATIONS

4.1 There are no equal opportunities implications.

5.0 ENVIRONMENTAL AND PROPERTY IMPLICATIONS

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

5.2 Protection of the tree detailed in Tree Preservation Order No.401 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.401.

8.0 RECOMMENDATION

8.1 Recommend Tree Preservation Order No.401 be confirmed.

Maria Duffy
Interim Head of Planning

29th September 2015

This page is intentionally left blank