

Planning and Highways Committee

Tuesday 20 June 2023 at 2.00 pm

**To be held at the Town Hall, Pinstone
Street, Sheffield, S1 2HH**

The Press and Public are Welcome to Attend

Membership

Councillors Mike Chaplin (Joint Chair), Alan Woodcock (Joint Chair), Glynis Chapman, Dianne Hurst, Roger Davison, Tony Downing, Bernard Little, Barbara Masters, Laura Moynahan, Peter Price, Sophie Wilson, Cliff Woodcraft and Garry Weatherall

Substitute Members

In accordance with the Constitution, Substitute Members may be provided for the above Committee Members as and when required.

PUBLIC ACCESS TO THE MEETING

The Planning and Highways Committee is responsible for planning applications, Tree Preservation Orders, enforcement action and some highway, footpath, road safety and traffic management issues.

A copy of the agenda and reports is available on the Council's website at www.sheffield.gov.uk. You may not be allowed to see some reports because they contain confidential information. These items are usually marked * on the agenda.

Recording is allowed at Planning and Highways Committee meetings under the direction of the Chair of the meeting. Please see the website or contact Democratic Services for details of the Council's protocol on audio/visual recording and photography at council meetings.

Planning and Highways Committee meetings are normally open to the public but sometimes the Committee may have to discuss an item in private. If this happens, you will be asked to leave. Any private items are normally left until last.

Further information on this or any of the agenda items can be obtained by speaking to Abby Hodgetts on telephone no. 0114 273 5033 or by emailing abby.hodgetts@sheffield.gov.uk.

FACILITIES

There are public toilets available, with wheelchair access, on the ground floor of the Town Hall. Induction loop facilities are available in meeting rooms.

Access for people with mobility difficulties can be obtained through the ramp on the side to the main Town Hall entrance.

**PLANNING AND HIGHWAYS COMMITTEE AGENDA
20 JUNE 2023**

Order of Business

- 1. Welcome and Housekeeping Arrangements**
- 2. Apologies for Absence**
- 3. Exclusion of Public and Press**
To identify items where resolutions may be moved to exclude the press and public
- 4. Declarations of Interest** (Pages 5 - 8)
Members to declare any interests they have in the business to be considered at the meeting
- 5. Minutes of Previous Meeting** (Pages 9 - 12)
Minutes of the meeting of the Committee held on 23 May 2023
- 6. Site Visit**
To agree a date for any site visits required in connection with planning applications prior to the next meeting of the Committee
- 7. Tree Preservation Order No. 466 - 28 Tapton House Road, Sheffield, S10 5BY** (Pages 13 - 24)
- 8. Tree Preservation Order No. 467 - 16 Collegiate Crescent, Sheffield, S10 2BA** (Pages 25 - 60)
- 9. Tree Preservation Order No. 468 - Ranfall, 15 Ranmoor Park Road, Sheffield, S10 3GX** (Pages 61 - 92)
- 10. Record of Planning Appeal Submissions and Decisions** (Pages 93 - 100)
Report of the Head of Planning
- 11. Date of Next Meeting**
The next meeting of the Committee will be held on Tuesday 18 July 2023 at 2pm in the Town Hall

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ADVICE TO MEMBERS ON DECLARING INTERESTS AT MEETINGS

If you are present at a meeting of the Council, of its Policy Committees, or of any committee, sub-committee, joint committee, or joint sub-committee of the authority, and you have a **Disclosable Pecuniary Interest** (DPI) relating to any business that will be considered at the meeting, you must not:

- participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business, or
- participate in any vote or further vote taken on the matter at the meeting.

These prohibitions apply to any form of participation, including speaking as a member of the public.

You **must**:

- leave the room (in accordance with the Members' Code of Conduct)
- make a verbal declaration of the existence and nature of any DPI at any meeting at which you are present at which an item of business which affects or relates to the subject matter of that interest is under consideration, at or before the consideration of the item of business or as soon as the interest becomes apparent.
- declare it to the meeting and notify the Council's Monitoring Officer within 28 days, if the DPI is not already registered.

If you have any of the following pecuniary interests, they are your **disclosable pecuniary interests** under the new national rules. You have a pecuniary interest if you, or your spouse or civil partner, have a pecuniary interest.

- Any employment, office, trade, profession or vocation carried on for profit or gain, which you, or your spouse or civil partner undertakes.
- Any payment or provision of any other financial benefit (other than from your council or authority) made or provided within the relevant period* in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

*The relevant period is the 12 months ending on the day when you tell the Monitoring Officer about your disclosable pecuniary interests.

- Any contract which is made between you, or your spouse or your civil partner (or a body in which you, or your spouse or your civil partner, has a beneficial interest) and your council or authority –
 - under which goods or services are to be provided or works are to be executed; and
 - which has not been fully discharged.

- Any beneficial interest in land which you, or your spouse or your civil partner, have and which is within the area of your council or authority.
- Any licence (alone or jointly with others) which you, or your spouse or your civil partner, holds to occupy land in the area of your council or authority for a month or longer.
- Any tenancy where (to your knowledge) –
 - the landlord is your council or authority; and
 - the tenant is a body in which you, or your spouse or your civil partner, has a beneficial interest.
- Any beneficial interest which you, or your spouse or your civil partner has in securities of a body where -
 - (a) that body (to your knowledge) has a place of business or land in the area of your council or authority; and
 - (b) either -
 - the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or
 - if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, or your spouse or your civil partner, has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

If you attend a meeting at which any item of business is to be considered and you are aware that you have a **personal interest** in the matter which does not amount to a DPI, you must make verbal declaration of the existence and nature of that interest at or before the consideration of the item of business or as soon as the interest becomes apparent. You should leave the room if your continued presence is incompatible with the 7 Principles of Public Life (selflessness; integrity; objectivity; accountability; openness; honesty; and leadership).

You have a personal interest where –

- a decision in relation to that business might reasonably be regarded as affecting the well-being or financial standing (including interests in land and easements over land) of you or a member of your family or a person or an organisation with whom you have a close association to a greater extent than it would affect the majority of the Council Tax payers, ratepayers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the Authority's administrative area, or
- it relates to or is likely to affect any of the interests that are defined as DPIs but are in respect of a member of your family (other than a partner) or a person with whom you have a close association.

Guidance on declarations of interest, incorporating regulations published by the Government in relation to Disclosable Pecuniary Interests, has been circulated to you previously.

You should identify any potential interest you may have relating to business to be considered at the meeting. This will help you and anyone that you ask for advice to fully consider all the circumstances before deciding what action you should take.

In certain circumstances the Council may grant a **dispensation** to permit a Member to take part in the business of the Authority even if the member has a Disclosable Pecuniary Interest relating to that business.

To obtain a dispensation, you must write to the Monitoring Officer at least 48 hours before the meeting in question, explaining why a dispensation is sought and desirable, and specifying the period of time for which it is sought. The Monitoring Officer may consult with the Independent Person or the Council's Standards Committee in relation to a request for dispensation.

Further advice can be obtained from David Hollis, Interim Director of Legal and Governance by emailing david.hollis@sheffield.gov.uk.

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Planning and Highways Committee

Meeting held 23 May 2023

PRESENT: Councillors Alan Woodcock (Joint Chair), Mike Chaplin (Joint Chair), Roger Davison, Barbara Masters, Peter Price, Cliff Woodcraft, Tony Downing and Bernard Little

1. EXCLUSION OF PUBLIC AND PRESS

2.1 No items were identified where resolutions may be moved to exclude the press and public.

2. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillor Julie Grocutt.

3. DECLARATIONS OF INTEREST

3.1 There were no declarations of interest made.

4. MINUTES OF PREVIOUS MEETING

4.1 **RESOLVED:-** that the minutes of the meeting of the Committee held on 18th April 2023 were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:-** That the Chief Planning Officer, in liaison with a Co-Chair, be authorised to make any arrangements for a site visit, in connection with any planning applications requiring a visit by Members, prior to the next meeting of the Committee.

6. TREE PRESERVATION ORDER NO. 463 - 22 WHEEL LANE, GRENOSIDE, SHEFFIELD, S35 8RN

6.1 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report.

6.2 A member of the public had requested that the tree be considered for protection following from the removal of multiple other, nearby trees.

6.3 The Community Tree Officer had visited the site and carried out a TEMPO

assessment which had identified the tree as suitable for protection.

6.4 No objections had been received.

6.5 **RESOLVED:-** That Tree Preservation Order No. 463 be confirmed unmodified.

7. TREE PRESERVATION ORDER NO. 464 - LIMPITS FARM, RUSHLEY ROAD, S17 3EH

7.1 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report.

7.2 The Council had received a section 211 notice (reference 22/03992/TCA) giving notice of removal of the tree, stating damage to the adjacent stone wall as the reason for removal.

7.3 The Community Tree Officer had visited the site and carried out a TEMPO assessment which had identified the tree as suitable for protection.

7.4 No objections had been received.

7.5 **RESOLVED:-** That Tree Preservation Order No. 464 be confirmed unmodified

8. TREE PRESERVATION ORDER NO. 465 - 9 CLUMBER ROAD, SHEFFIELD, S10 3LE

8.1 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report.

8.2 The Council had received a section 211 notice (reference 22/04128/TCA) giving notice of removal of the tree, stating concern that the tree would damage the adjacent wall, and reporting issues of shade and potential limb failure over neighbouring land.

8.3 The Community Tree Officer had visited the site and carried out a TEMPO assessment which had identified the tree as suitable for protection.

8.4 No objections had been received.

8.5 **RESOLVED:-** That Tree Preservation Order No. 465 be confirmed unmodified.

9. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

9.1 PLANNING APPLICATION NO. 23/00493/OUT - FORMER SITE OF CASTLE MARKET, EXCHANGE STREET, SHEFFIELD, S2 5TR

9a.1 A report clarification, one additional condition, amendments to conditions 5, 14,

15 and 16 and an additional representation along with the officer response were included in the Supplementary Report which was circulated and summarised at the meeting.

- 9a.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 9a.3 Viv Thom, Anthony Wood and Simon Ogden attended the meeting and spoke against the application
- 9a.4 The Committee considered the report and recommendation having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary report, now submitted and also having regard to representations made at the meeting.
- 9a.5 **RESOLVED:-** That an application for approval of planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the regeneration of Castle Site, including: new public realm open space including the partial de-culverting of the River Sheaf and refurbishment/adaptation of the retained structure above the upper chamber. Outline application for the construction of buildings on prepared development plots (for use within Use Classes: E (Commercial, business and service), F.1 (Learning and non-residential institutions), F.2 (Local community), C1 (Hotels), C2 (Residential institutions) and/ or C3 (Dwellinghouses) and/ or for use as a drinking establishment, and/ or as a hot food takeaway (sui generis)) together with an area of public realm readied for the River Sheaf to be de-culverted at a later date at Former Site Of Castle Market, Exchange Street, Sheffield, S2 5TR (Application no. 23/00493/OUT).

10. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

- 10.1 The Committee received and noted a report of the Chief Planning Officer detailing planning appeals received, dismissed and allowed and Enforcement Appeals received and dismissed by the Secretary of State.

11. DATE OF NEXT MEETING

- 11.1 The date for the next meeting of the Planning and Highways Committee was Tuesday 20th June 2023 at 2pm in the Town Hall

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SHEFFIELD CITY COUNCIL

Planning & Highways Committee Report

Report of: Head of Planning

Date: June 20th 2023 (tbc)

Subject: 28 Tapton House Road, Sheffield, S10 5BY

Author of Report: Vanessa Lyons, Community Tree Officer (Planning).

Summary: To seek confirmation of Tree Preservation Order No. 466

Reasons for Recommendation

To protect trees of visual amenity value to the locality

Recommendation

Tree Preservation Order No.466 should be confirmed unmodified.

Background Papers:

- A) Tree Preservation Order No.466 and map attached.
- B) Tree Evaluation Method for Preservation Orders (TEMPO) assessment attached.
- C) Images of the tree

Category of Report: OPEN

CITY GROWTH SERVICE

REPORT TO PLANNING & HIGHWAYS COMMITTEE

Tree Preservation Order No. 466

28 Tapton House Road, Sheffield, S10 5BY

TREE PRESERVATION ORDER NO. 466

1.0 PURPOSE

1.1 To seek confirmation of Tree Preservation Order No.466

2.0 BACKGROUND

2.1 Tree Preservation Order No.466 ('the Order') was made on the 5th of January 2023 to protect three pine trees which stands within the curtilage of 28 Tapton House Road. A copy of the Order, with its accompanying map, is attached as Appendix A.

2.2 On the 1st of December 2022 the Council received a section 211 notice, submitted by a property management company who manage the property at number 28, giving notice of removal of the three trees. The notice was submitted erroneously, as the property is not located within a conservation area, sitting as it does directly adjacent but just outside of the Broomhill Conservation Area. As a desktop- based inspection of the trees revealed them to be prominent, it was deemed prudent to carry out a site assessment to determine their amenity value and to determine whether it would be expedient in the interest of amenity to make the trees subject to an Order.

2.3 The trees were subsequently inspected by Vanessa Lyons, Community Tree Officer on the 14th of December 2022. The inspection revealed three mature pine trees standing in a line directly adjacent to the boundary wall and highway at 28 Tapton House Road. The trees are large, mature, free of any notable outward defects and very prominent on the street scene. Images of the trees can be found at Appendix C.

2.4 A Tree Evaluation Method for Preservation Orders (TEMPO) assessment was conducted on the 14th of November 2022 and the trees were scored with 19 points respectively which indicated that a TPO was defensible. Having regard to this score, it was therefore deemed expedient in the interests of amenity to make the trees subject to an Order. A copy of the TEMPO assessment can be found at Appendix B.

2.5 On the 8th of March 2023, the Council received an application for consent under a Tree Preservation Order (reference 23/00793) submitted by the same property management company who had submitted the section 211 notice. This application sought consent to remove the pine tree closest to the junction with Tapton Crescent and Tapton House road, one of the three trees which

are subject to the protection of the Order. Consent to fell the protected tree was refused on the grounds that removal of the tree would detrimentally impact upon the amenity of the area, and that no reason had been supplied giving justification as to why the tree needed removing.

2.6 Objections.

No duly made objections to the TPO have been received.

3.0 VISUAL AMENITY ASSESSMENT

Visibility: Three mature pine trees oak of large stature which sit in a prominent position relative to the highway, and which are an important element of the local street scene.

Condition: The trees are in good condition with no notable outward defects.

Retention span: The trees have an estimated retention span of 20-40 years. During the inspection of the trees, it was noted that the adjacent wall, to which the trees are closely situated, was subject to cracking at the site of the corner most tree. As conflict with the wall could potentially impact upon the tree's suitability for retention, one of the Council's engineers was asked to inspect the wall and comment on the likely cause and severity of damage. They concluded that root growth may have caused a portion of the wall to be lifted, but that the damage was low in severity, with the alignment of the wall still being vertical. They assessed that the damage could be fixed via repointing the cracked areas, and that this could be achieved with the trees in situ, as below groundwork in the form of excavation would be unnecessary.

Other factors: The trees were granted additional points as being part of a group of trees important for their cohesion. This reflects the fact that the uniformity of the group in terms of size and stature adds to their presence and amenity value.

Expediency: Immediate. The tree was subject to a section 211 notice, which, while submitted erroneously, did indicate the imminent removal of the trees.

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 trees detailed in Tree Preservation Order No.466 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 objections have been received in respect of the Order.

8.0 RECOMMENDATION

8.1 Recommend Provisional Tree Preservation Order No.466 be confirmed.

Michael Johnson, Head of Planning,

June 20th 2023

Appendix A. Tree Preservation Order No. and map

Tree Preservation Order

Town and Country Planning Act 1990
The Tree Preservation Order No 466 (2023)
28 Tapton House Road, Sheffield S10 5BY

The Sheffield City Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as Tree Preservation Order No 466 (2023) – 28 Tapton House Road, Sheffield S10 5BY.

Interpretation

2. (1) In this Order "the authority" means the Sheffield City Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated 5TH JANUARY 2023

EXECUTED AS A DEED)
By Sheffield City Council)
whose common seal was)
hereunto affixed in the presence of)


DUTY AUTHORISED SIGNATORY



SCHEDULE

Specification of trees

Trees specified individually

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Pine (Pinus sp.)	SK 32820 87035
T2	Pine (Pinus sp.)	
T3	Pine (Pinus sp.)	

Trees specified by reference to an area

(within a dotted red line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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Groups of trees



(within a solid red line on the map)

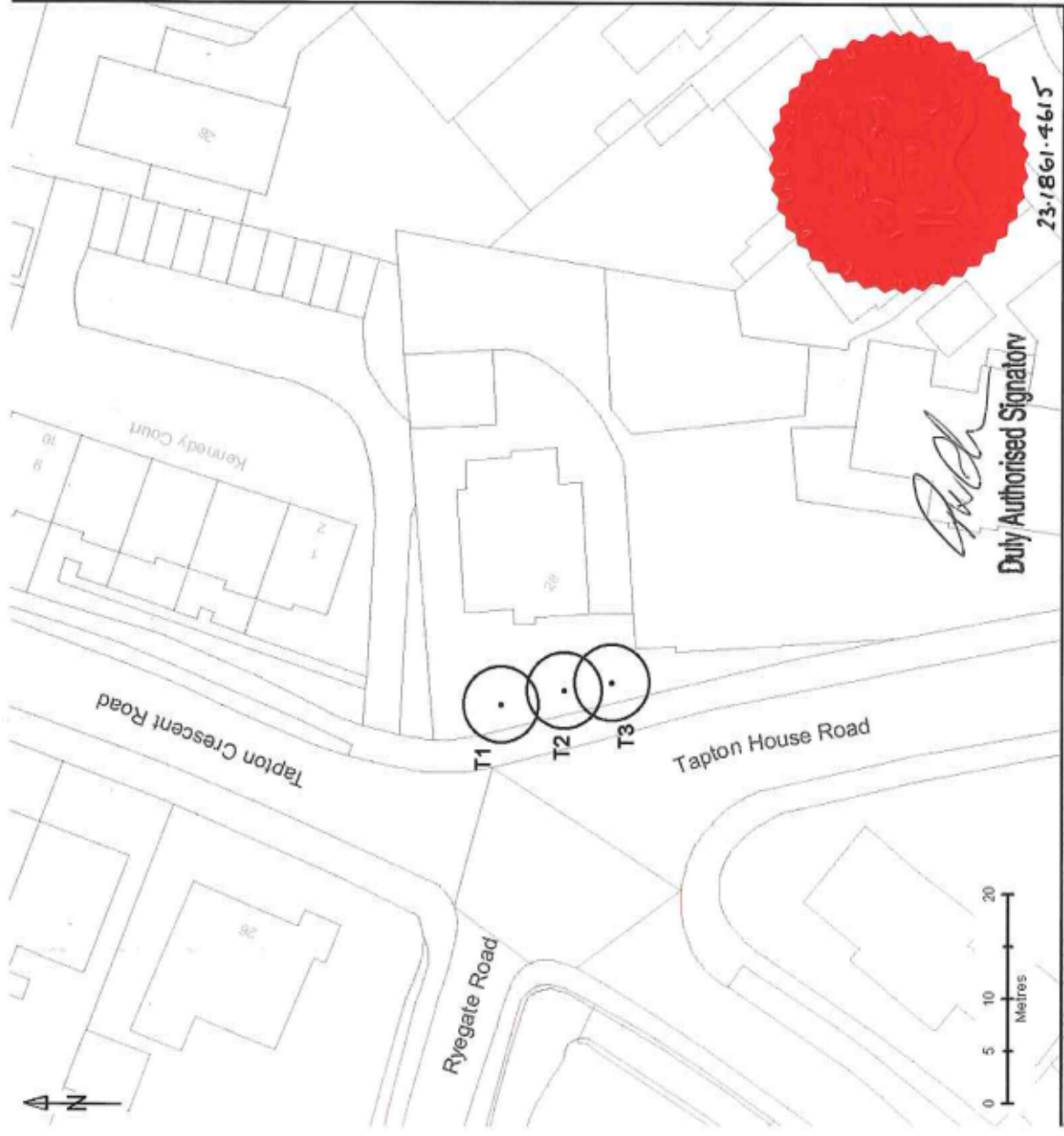
<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
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Woodlands

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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Sheffield City Council Parks & Countryside Service	
TREE PRESERVATION ORDER No. 466	
Drawing No. A4/808/466	
Site address 28 Tapton House Road, Sheffield, S10 5BY	
Scale: 1:500 @ A4	
Drawn by MB	Date: 19/12/2022
<p style="text-align: center;">  Trees specified individually (circled in black on the plan) </p> <p style="text-align: center;"> T1 Pine (<i>Pinus sp.</i>) T2 Pine (<i>Pinus sp.</i>) T3 Pine (<i>Pinus sp.</i>) </p>	
Trees specified by reference to an area – None Trees specified by reference to a group – None Trees specified by reference to a woodland – None	
SK 32820 87035 Measurements shown approximately	



Appendix B. Tree Evaluation Method for Preservation Orders (TEMPO) assessment
**TREE EVALUATION METHOD FOR PRESERVATION
 ORDERS - TEMPO**

SURVEY DATA SHEET & DECISION GUIDE

Date: 14.12.22	Surveyor: Vanessa Lyons
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Tree details	
TPO Ref 466	Tree/Group T1, T2,T3 Species: Pine
Owner (if known):	Location: 28 Tapton House Rd, Sheffield S10 5BY

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

** Relates to existing context and is intended to apply to severe irremediable defects only*

Score & Notes :

3. No visible outward defects. Trees have slightly suppressed crowns, as is normal of trees growing near each other. Some encroachment to building but could be remedied through pruning. Minor damage to wall. Streetview images show this

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

**Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality*

Score & Notes

2. Conservative estimate.

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|--|-----------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |

Score & Notes

5. Very prominent on the street scene and visible from Ryegate, Tapton Crescent and Tapton House Road.

- 3) Medium trees, or large trees with limited view only Suitable
- 2) Young, small, or medium/large trees visible only with difficulty Barely suitable
- 1) Trees not visible to the public, regardless of size Probably unsuitable

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

Score & Notes

4.

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

Score & Notes

5. The landowner, erroneously believing the trees to be within the Broomgrove Conservation Area, has served a section 211 notice stating their intention to remove the trees.

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-11 Does not merit TPO
- 12-15 TPO defensible
- 16+ Definitely merits TPO

Add Scores for Total:

19

Decision:

Trees definitely merit a TPO

Appendix C. Images of the tree



Image of the tree taken from Google Streetview, looking from directly opposite 28 Tapton House Road



Photo of the trees taken from near the bottom of Tapton House Road, indicating their visibility and prominence



Photo taken from Google street view showing their prominence from Tapton Crescent Road.



SHEFFIELD CITY COUNCIL

Planning & Highways Committee Report

Report of: Head of Planning

Date: June 20th 2023

Subject: 16 Collegiate Crescent, Sheffield, S10 2BA

Author of Report: Vanessa Lyons, Community Tree Officer (Planning).

Summary: To seek confirmation of Tree Preservation Order No. 467

Reasons for Recommendation

To protect trees of visual amenity value to the locality

Recommendation

Tree Preservation Order No.467 should be confirmed unmodified.

Background Papers:

- A) Tree Preservation Order No.467 and map attached.
- B) Tree Evaluation Method for Preservation Orders (TEMPO) assessment attached.
- C) Images of the trees
- D) Appraisal of the Broomhall Conservation Area

Category of Report: OPEN

CITY GROWTH SERVICE

REPORT TO PLANNING & HIGHWAYS COMMITTEE

Tree Preservation Order No. 467

16 Collegiate Crescent, Sheffield, S10 2BA

TREE PRESERVATION ORDER NO. 467

1.0 PURPOSE

1.1 To seek confirmation of Tree Preservation Order No.467

2.0 BACKGROUND

2.1 Tree Preservation Order No.467 ('the Order') was made on the 10th of January 2023 to protect three lime trees which stand within the curtilage of 16 Collegiate Crescent. Standing within the Broomhall Conservation Area, the trees are protected to a limited extent by Section 211 of the Town and Country Planning Act 1990. A copy of the Order, with its accompanying map, is attached as Appendix A.

2.2 On the 29th of November 2022 the Council received a section 211 (reference 22/04300/TCA) giving notice of the removal of a beech tree and the pruning, by 7m in height, of three lime trees, all of which line the boundary of the property with the highway.

2.3 The property was granted planning permission on 13th of April 2022 for a change of use from a dwelling house to a residential institution (reference 21/04709/FUL). The section 211 notice referred to the fact that delivery vans accessing the grounds as part of the renovation process were hindered by the presence of the beech tree. The section 211 therefore stated the intention to remove the beech to enable easier access to the grounds, and to facilitate the "inevitable" widening of the drive. The notice stated that the limes, which are approximately 21m tall, should be pruned to reduce their height by 7m, and their crown spread by "a proportionate amount."

2.4 The trees were subsequently inspected by Vanessa Lyons, Community Tree Officer on the 4th of January 2023. The inspection revealed a mature beech and three limes of upright form, typical of trees which have historically had their canopies removed. This pruning happened many years previously, as the regrown branches of the new canopy are now of large diameter.

2.5 The beech was found to be of low vitality, with a small, suppressed canopy, containing cavities and areas of dead wood. The expected retention span of the tree was assessed as being low.

Subsequently this tree was not considered a suitable candidate for protection with a Tree Preservation Order and there was therefore no objection to its removal, though it should be noted that the matter of widening the driveway is a separate consideration, and that consent to remove the tree was based purely on the trees' poor prospects and subsequent lack of suitability for protection under an Order.

- 2.6 The three lime trees were assessed as being mature specimens of reasonable condition and large stature. As noted in the section 211 notice, they have previously had their canopies removed, and the proposed level of pruning would see the removal of a large proportion of the re-grown canopy, reducing the trees by approximately a third of their height. The section 211 notice stated that a lime tree opposite number 16 had been pruned in this way, and the subsequent regrowth removed on a cyclical basis, with the suggestion being that the three lime trees be managed in a similar way.
- 2.7 While lime trees are routinely pruned in this manner, the process, termed "pollarding" is intended to be initiated when the tree is young, creating multi-stemmed, small-diameter growth which is removed on a cyclical basis. Although the trees were once pruned in this manner, they have been allowed to re-grow a large canopy commensurate with that of a mature tree. Removing the canopy at this stage would result in the creation of large diameter pruning wounds exceeding the 100 mm maximum diameter recommended within BS 3998 (the British Standard for Tree Work published by BSI). While the tree would likely not die because of this, the pruning would be damaging to the health of the trees by removing excessive amounts of foliage and creating wounds with the potential to serve as entry points for pathogens and decay.
- 2.8 Additionally, there appears to be no arboricultural need for such pruning as the trees do not conflict with adjacent structures nor are they in a condition which would warrant the pruning for safety reasons. Finally, the trees are of commensurate size with other large garden trees on the northern side of the Collegiate Crescent, where they form part of an informal avenue which is visually pleasing in uniformity, and a striking part of the street scene. It was assessed that reduction of the height of the trees would diminish the aesthetic appeal of both the avenue and of the individual trees. While it was noted that trees on the northern side of Collegiate Crescent had been pruned in this manner, this does not provide justification for doing the same in respect of the three limes considering that several of those trees are now in poor condition and have diminished in amenity value as a result. Images of the trees can be found at Appendix C.
- 2.9 A Tree Evaluation Method for Preservation Orders (TEMPO) assessment was conducted on the 4th of January 2023 and the lime trees were scored with 17 points respectively, which indicated that a TPO was defensible. Having regard to this score, it was therefore deemed expedient in the interests of amenity to make the trees subject to an Order. A copy of the TEMPO assessment can be found at Appendix B.

2.10 Objections.

One objection was duly made by an arboricultural consultant working on behalf of the landowner, but later withdrawn at the landowner's request.

3.0 VISUAL AMENITY ASSESSMENT

Visibility: Three mature lime trees of large stature which sit in a prominent position relative to the highway, and which form part of an informal avenue of garden trees that are an aesthetically pleasing element of the local street scene.

Condition: The trees are in reasonable condition with some cavities, caused by branch loss, visible within the canopy, and some pieces of deadwood within the canopy, which is typical for the species.

Retention span: The trees have an estimated retention span of 20-40 years, meaning they will offer good amenity to the local area for many years to come.

Contribution to the conservation area: Within the appraisal of the Broomhall conservation area (see Appendix D) the trees within the gardens of Collegiate Crescent area are specifically referenced, the appraisal stating that the vista on the Crescent is enhanced by the trees, which soften the austere appearance of the local building stone. Trees are stated as being a vital part of the conservation area, giving the locale a distinctive sylvan character. Therefore, the preservation of large stature garden trees is seen as desirable.

Other factors: The trees were granted additional points as being part of a group of trees important for their cohesion. This reflects the fact that the uniformity of the group in terms of size and stature adds to their presence and amenity value.

Expediency: Immediate. The tree was subject to a section 211 notice which stated the intention to prune the trees in a manner that was determined to be of detriment to their amenity value.

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 trees detailed in Tree Preservation Order No.467 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. One objection was received in respect of the Order, however it was subsequently withdrawn and is consequently not required to be considered.

8.0 RECOMMENDATION

8.1 Recommend Provisional Tree Preservation Order No.466 be confirmed.

Michael Johnson, Head of Planning,

June 20th 2023

Appendix A. Tree Preservation Order No. and map

Tree Preservation Order
Town and Country Planning Act 1990
The Tree Preservation Order No 467 (2023)
16 Collegiate Crescent, Sheffield, S10 2BA

The Sheffield City Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as Tree Preservation Order No 467 (2023) – 16 Collegiate Crescent, Sheffield, S10 2BA.

Interpretation

2. (1) In this Order "the authority" means the Sheffield City Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.


Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated *10TH JANUARY 2023*

EXECUTED AS A DEED)
By Sheffield City Council)
whose common seal was)
hereunto affixed in the presence of)

David Sellars
DUTY AUTHORISED SIGNATORY



SCHEDULE

Specification of trees

Trees specified individually
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Common lime (<i>Tilia x europaea</i>)	SK 34139 86707
T2	Common lime (<i>Tilia x europaea</i>)	
T3	Common lime (<i>Tilia x europaea</i>)	

Trees specified by reference to an area
(within a dotted red line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>

Groups of trees




(within a solid red line on the map)

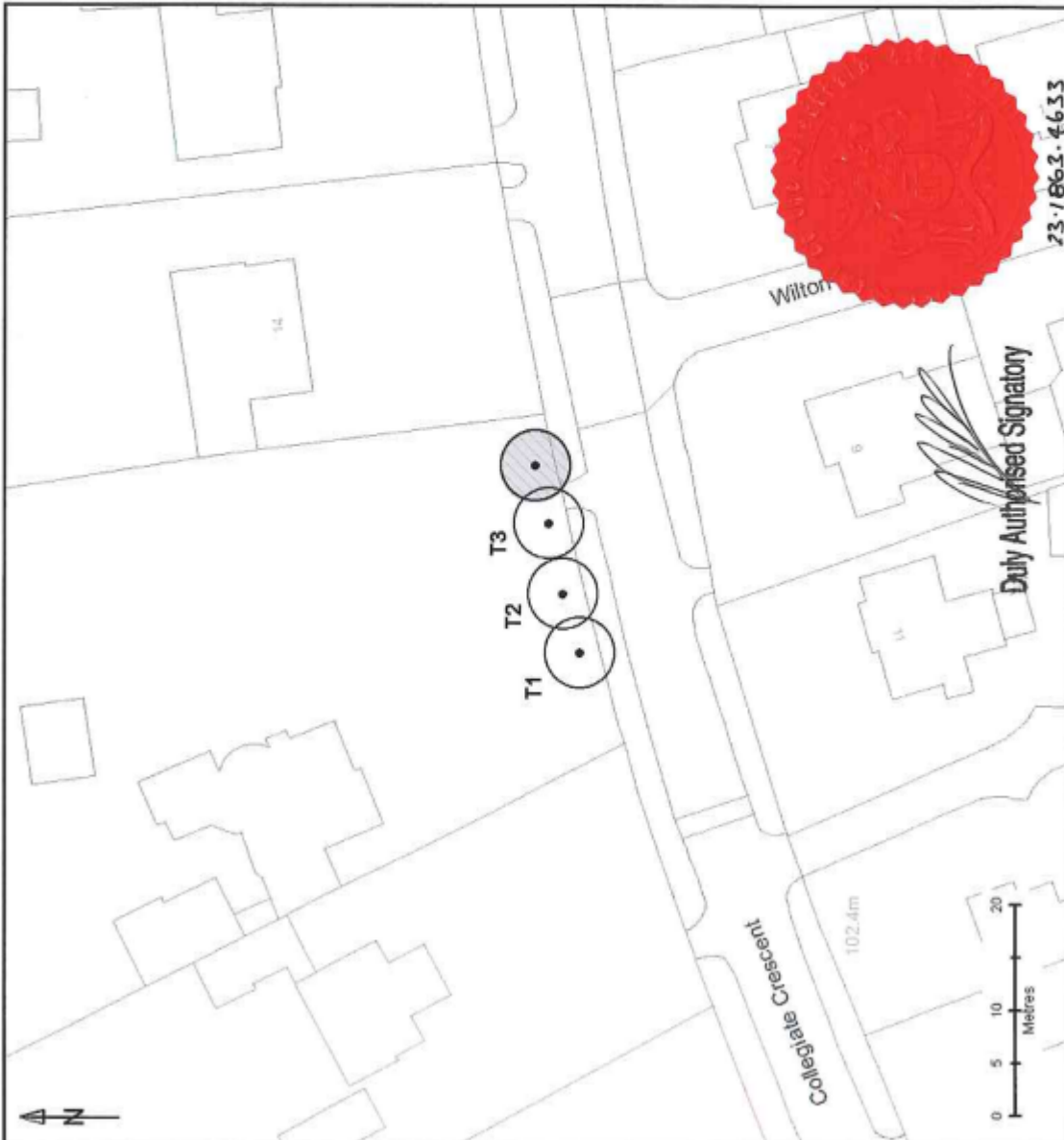
<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>

Woodlands

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>

<p>Sheffield City Council Parks & Countryside Service</p> 	<p>TREE PRESERVATION ORDER No. 467</p>
<p>Drawing No. A4/808/467</p>	<p>16 Collegiate Crescent, Sheffield, S10 2BA</p>
<p>Site address</p>	<p>Scale: 1:500 @ A4</p>
<p>Drawn by MB</p>	<p>Date: 19/12/2022</p>
<p> Trees specified individually (circled in black on the plan)</p> <p> Trees which are not included in the TPO</p> <p>T1 Common lime (<i>Tilia x europaea</i>) T2 Common lime (<i>Tilia x europaea</i>) T3 Common lime (<i>Tilia x europaea</i>)</p> <p>Trees specified by reference to an area – None Trees specified by reference to a group – None Trees specified by reference to a woodland – None</p>	<p>SK 34139 86707</p> <p>Measurements shown approximately</p>



Appendix B. Tree Evaluation Method for Preservation Orders (TEMPO) assessment
**TREE EVALUATION METHOD FOR PRESERVATION
 ORDERS - TEMPO**

SURVEY DATA SHEET & DECISION GUIDE

Date: 04.01.23	Surveyor: Vanessa Lyons
----------------	----------------------------

Tree details	Tree/Group T1,2,3	Species: Tilia x europaea
TPO Ref 467	Location: 16 Collegiate Crescent, Sheffield, S10 2BA	
Owner (if known):		

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

- a) Condition & suitability for TPO**
- 5) Good Highly suitable
 - 3) Fair/satisfactory Suitable
 - 1) Poor Unlikely to be suitable
 - 0) Dead/dying/dangerous* Unsuitable

** Relates to existing context and is intended to apply to severe irremediable defects only*

<p>Score & Notes :</p> <p>3</p> <p>Previously pollarded, now with upright re-grown canopy. Some cavities caused by branch loss -unable to investigate due to height. Some dead wood, some pieces sizeable, though this is not uncommon in lime trees.</p>
--

b) Retention span (in years) & suitability for TPO

- 5) 100+ Highly suitable
- 4) 40-100 Very suitable
- 2) 20-40 Suitable
- 1) 10-20 Just suitable
- 0) <10* Unsuitable

**Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality*

<p>Score & Notes</p> <p>2</p> <p>Retaining wall adjacent to largest lime tree is distorted, but intact at the location of the other two limes. No evidence at present that distortion cannot be remedied with tree in situ.</p>
--

c) Relative public visibility & suitability for TPO
Consider realistic potential for future visibility with changed land use

- 5) Very large trees with some visibility, or prominent large trees Highly suitable
- 4) Large trees, or medium trees clearly visible to the public Suitable

<p>Score & Notes</p> <p>4 Directly adjacent to highway in elevated position</p>

- 3) Medium trees, or large trees with limited view only Suitable
- 2) Young, small, or medium/large trees visible only with difficulty Barely suitable
- 1) Trees not visible to the public, regardless of size Probably unsuitable

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes

4. Three trees of a height that is commensurate with several other garden trees on the northern side of the road. All together they create an avenue effect, significant in the street scene.

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes

5 Section 211 notice to fell 1x beech (does not meet criteria for TPO) and prune 3xlime by 7m in height.

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-11 Does not merit TPO
- 12-15 TPO defensible
- 16+ Definitely merits TPO

Add Scores for Total:

17

Decision:

Definitely merits TPO

Appendix C. Images of the tree



Photograph of the three lime trees, marked with a red dot, looking east along Collegiate Crescent.



A closer view of two of the three lime trees. The beech to the right has subsequently been removed.

Broomhall

CONSERVATION AREA APPRAISAL

December 2007



A P P R A I S A L

CONTENTS

1.0 Introduction

Purpose of the appraisal
Summary of special interest

2.0 The planning policy context

Local planning policy

3.0 Location and setting

Location and context
General character and plan form
The effect of historical development on plan form

4.0 Landscape setting

Topography and relationship to surroundings

5.0 Historic development and archaeology

Archaeological significance
Origins and historic development

6.0 Spatial analysis

Key views and vistas
The character of spaces within the area

7.0 Definition of the special interest of the conservation area

Activities/uses
Architectural and historic character
Listed buildings
Buildings of Townscape Merit
Green spaces, trees and other natural elements
Public realm: Floorscape, street lighting and street furniture

Historical associations
Local details and features
Character areas:

- 1 Collegiate Crescent and Broomhall Road;
- 2 Victoria Road and Broomhall Place;
- 3 Clarkehouse Road, Broomgrove Crescent & Park Lane (north);
- 4 Broomgrove Road.

8.0 Issues

Strengths
Weaknesses
Broomhall Conservation Area boundary review

Bibliography

List of photographs

Useful contacts and addresses

Townscape Appraisal Map

Character Areas Map

Summary of Consultation Undertaken

After a period of public consultation Sheffield City Council adopted this conservation area appraisal and accompanying management proposals for Broomhall on 17th December 2007, which means they are now a material consideration in the determination of planning applications in the area.

BROOMHALL CONSERVATION AREA APPRAISAL

1.0 Introduction

Purpose of the appraisal

1.1 This appraisal seeks to record and analyse the various features which give the Broomhall Conservation Area its special architectural and historic interest. The area's buildings and spaces are noted and described, and marked on the Townscape Appraisal map along with listed buildings, buildings of townscape merit, significant spaces, and important views into and out of the conservation area. There is a presumption that all of these features should be "preserved or enhanced", as required by the legislation.

1.2 This appraisal builds upon national policy, as set out in PPG15, and local policy (see below). It provides a firm basis on which applications for development within the Broomhall Conservation Area can be assessed.



No. 24 Broomhall Road

1.3 To be concise and readable, the appraisal does not record all features. The omission of any feature from the text or accompanying maps does not, therefore, mean that it is not of interest or value.

Summary of special interest

1.4 The Broomhall Conservation Area was designated the 2nd of September 1970. The boundary was enlarged by the inclusion of Broomgrove Road on the 5th July 1989.

1.5 The special interest that justifies designation of the Broomhall Conservation Area derives from the following features:

- Large-scale planned Victorian residential development of 'Broomhall Park' i.e. Collegiate Crescent, Broomhall Road and Victoria Road (The only other similar historic development in Sheffield is in the Nether Edge Conservation Area);
- The architectural and historic interest of the area's 19th century buildings, 23 of which are listed buildings (plus a grade II listed 1960s house);
- Broom Hall, a grade II* listed building, the earliest part of which dates back to the 15th century;
- Good examples of 19th century villas in Gothic and Classical style;
- Former homes of some of the prominent figures in 19th century Sheffield;
- Four 19th century lodges, one at each entrance to the estate, including one which is a grade II listed building;
- The prevalent use of local stone for building, boundary walls, gate piers and floorscape;
- Widespread tree coverage with mature deciduous and evergreen trees, shrubs and green boundary hedges;

- Collegiate School and Collegiate House, a linked combination of school and Principal's residence, now unfortunately separated by new-build of Sheffield Hallam University;
- Nos 32 to 40 (even) Collegiate Crescent - a good ensemble of five Victorian villas in a spacious public setting;
- Remnants of a historic floorscape including long lengths of natural stone kerbs and isolated areas of stone setts;
- Local details such as stone walls, gate piers, old lighting columns, cast iron sewer gas lamp and a King Edward VII red pillar box that collectively and individually help to give Broomhall a distinctive identity;

No. 6 Broomhall Road



No.32 Victoria Road

2.0 The planning policy context

2.1 Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

2.2 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.3 This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Guidance Note 15 (PPG 15) – Planning and the Historic Environment. The layout and content follows guidance produced by English Heritage, the Heritage Lottery Fund and the English Historic Towns Forum.

Local planning policy

2.4 This appraisal provides a firm basis on which applications for development within Sheffield City can be assessed. It should be read in conjunction with the wider development plan policy framework produced by Sheffield City Council. That framework is set out in a number of documents, notably:

2.5 The Unitary Development Plan (UDP) which is the statutory development plan for Sheffield, adopted in March 1998.

2.6 The Sheffield Development Framework (SDF) will be the City's portfolio of local development documents, collectively delivering the spatial planning strategy for the whole of the Sheffield District except for the area in the Peak Park. Once adopted, the SDF will replace the Unitary Development Plan (UDP).

2.7 *The Sheffield Urban Design Compendium*, a design guide primarily for the City Centre, although much of the design guidance is relevant throughout the rest of the city. The compendium provides information for designers, and sets out strategic information at a city wide level. It provides guidance relating to the specific parts of the city, for both the built form and public realm.



Collegiate Hall, Broomgrove Road

3.0 Location and setting

Location and context

3.1 The Broomhall Conservation Area is located in the suburbs of Sheffield about 2km south west of the city centre on land that rises gently from Porter Brook northwards. The conservation area has a wholly urban setting locked between Clarkehouse Road and Ecclesall Road, two of the main roads into the city.

General character and plan form

3.2 The Broomhall Conservation Area is characterised by large houses in large plots of land. The majority are detached but there are a few semi-



Map 1 Ordnance Survey map showing location of Broomhall Conservation Area in Sheffield

detached properties, particularly in Broomgrove Road, and a very small number of short rows of two or three dwellings, notably nos. 6-12 Wharncliffe Road and nos. 61-67 Clarkehouse Road (listed grade II). Two storeys, occasionally three, is the norm for the historic developments. Twentieth century development, however, includes a multi-storey student accommodation block and a single storey house in the style of Mies van der Rohe.

3.3 The network of roads was laid out in the 1840s and 1850s (see below). In contrast to the close-knit rectilinear grid of 19th century development east of the conservation area, Broomhall was laid out in a more picturesque manner with the curving loop of Collegiate Crescent crossing the less-than-straight Park Lane and Broomhall Road. Some backland development was enabled by means of narrow lanes with a tight turning circle at the end e.g. Wilton Place and Mackenzie Crescent.



Nos. 4 and 6
Antrim Avenue

3.4 Houses are generally well set back from the highway; many have short drives branching from the road through a pair of stone gate piers. Nos 32 to 40 Collegiate Crescent is a cluster of five houses c. 1860 set haphazardly a long way back from the road in varying degrees of orientation.

3.5 The roads in the estate were originally private and the seclusion of residents was increased by gateways at the four entrances, situated at Ecclesall Road, Broomhall Road, Park Lane and at the junction of Collegiate Crescent and Brunswick Street. All the gates were served by lodge houses, which still survive, but the gates were removed in 1916.

3.6 The western part of the conservation area has absorbed the development of Sheffield Hallam University such that the land between Collegiate Crescent and Broomgrove Road is almost exclusively in use by the university and contains a contrasting mix of old and new architecture.

The effect of historical development on plan form

3.7 Fairbanks' map of 1808 shows that the area known today as Broomhall, between Clarkehouse Road and Porter Brook, was rural countryside, part of the Broom Hall estate. At the centre of the area stood Broom Hall approached from the east along a tree-lined drive with Broom Hall Lodge beside the drive's junction with a lane that ascended from Porter Brook, today's Hanover Street. A house and outbuildings named Brooms Grove was located slightly north-west of Broom Hall beside a large oval-shaped pond.



Map 2 Extract from Fairbanks Map of 1808

3.8 In 1829 John Watson, owner of Broom Hall, split up the Broom Hall estate and leased plots for development. His first aim was to develop the eastern fringe of the estate with lower-middle-class housing to separate his land from the industrial development underway on the neighbouring Fitzwilliam lands to the east of Upper Hanover Street. Hanover Place, Hanover Buildings and part of William Street were complete by 1832. This area has been extensively re-developed in the late 20th century and is not included within the Broomhall Conservation Area.



Map 3 Extract from Taylor's Map of 1832

3.9 Tayler's 1832 map illustrates the above-mentioned terraced lower-middle-class developments and indicates the beginnings of the development of the land now enclosed within the Broomhall Conservation Area. Ecclesall Road, the turnpike road to Chapel-en-le-frith which was driven through the estate after 1811, is illustrated on the map and a number of houses have been built south of Clarkehouse Road. One of these, no. 5 Clarkehouse Road, is a grade II listed building now a nursery school in the north western corner of the conservation area. Another house on the 1832 map is Southbourne which stood west of the junction of a short lane leading down (south) from Clarkehouse Road. This lane is the northern length of today's Park Lane; Southbourne, much altered and extended, is part of Sheffield Hallam University.



No. 34 Collegiate Crescent

3.10 The proposal to establish the Collegiate School (opened in 1836) provided the motivation for the development of the middle-class estate. Collegiate Crescent was laid out by 1841 and 22 houses had been built by 1851. Hence the 1855 OS map identifies Collegiate Crescent Road (with Collegiate School and Collegiate House), Broom Hall Road (now Broomhall Road) and Wharncliffe Rd. Broom Hall Place, an ashlar fronted terrace of c.1830 that was demolished in the 1980s, is also marked. Park Lane, as yet

un-named, has been lengthened southward to intersect the bold semi-circle of Collegiate Crescent Road and join Broomhall Road just west of Broom Hall itself. Broomgrove Road has been laid out on a direct uphill course, its junction with Clarkehouse Lane obliterating the old property of 'Brooms Grove', illustrated on the 1808 and earlier maps, hence the road's name.

3.11 Victoria Road was laid out in 1855. W. White's 1863 map shows development at both ends of Victoria Road and the start of development along the upper length of Broomgrove Road. By the time of the 1892 OS map the area has been built out and, since that time, there has been little alteration to the street pattern except for highway works to create a one-way system at the junction of Collegiate Crescent and Wharncliffe Road.



Map 4 OS Map from 1892

4.0 Landscape setting

Topography and relationship to surroundings

4.1 The conservation area lies mainly on level ground with only a gentle rise to the north, which becomes more pronounced at its west end and consequently there are few distant views.



Broomgrove House, Broomgrove Road

5.0 Historic development and archaeology

Archaeological significance

5.1 Although the Sites and Monuments Record and the South Yorkshire Archaeology Service's Historic Environment Characterisation Study cannot be regarded as definitive or comprehensive, data from both sources indicates possible Roman activity in the area.

5.2 The whole of the conservation area therefore has archaeological potential above and below the ground, and it is likely that further consideration will need to be given to the effect of applications for substantial new development.

Origins and historic development

General

5.3 At the beginning of the 18th century the town of Sheffield consisted of thirty five streets, lanes and passages and the population was less than 10,000. Sheffield did not begin to expand beyond its ancient limits until after 1780 when the town's population rapidly increased to keep pace with industrial expansion based on the production of engineering and tool steel and Old Sheffield Plate (a fusion of silver and copper).

5.4 The fast growth in population resulted in the building of a wide expanse of back-to-back working class houses mingled with industrial yards, mainly built on the colder, northern slopes of Sheffield's hills. Sanitation was poor and disease was commonplace.

5.5 In contrast, the higher, south-facing slopes west of the town centre proved attractive to the successful middle class business community who chose to build their large dwellings in Broomhall, Broomhill, Endcliffe and Ranmoor.

5.6 By 1841 Sheffield's population had grown to nearly 110,000 and in 1843 the town was incorporated as a Borough. As the 19th century progressed, civic and commercial buildings, hospitals, schools, parks and churches were opened. In 1893 Sheffield was made a city. By 1914 Sheffield had become the largest city in Yorkshire, with a university and a cathedral and a population of over 455, 000.

Broomhall

5.7 The Broomhall Conservation Area covers part of the estate formerly attached to Broom Hall, the medieval home of the de Wickersleys who were responsible for the earliest existing part of Broom Hall itself.

5.8 In the 16th century the estate came into the possession of the Jessop family who governed it until the death in 1734 of William, Lord Darcy, the last of his line. The house and lands then passed through a female line to the Rev. James Wilkinson, the Vicar of Sheffield in the late 18th and early 19th centuries.

5.9 In Wilkinson's time the estate consisted of fields and meadows. Joseph Hunter, writing early in the 19th century, described Broom Hall as a "respectable old mansion...around it lay a beautiful estate richly cultivated, well watered and well wooded". The estate stretched from Glossop Road to the River Porter. In the west the boundary ran northwards from Sharrow Mills on the Porter. To the east the boundary ran along what is now Upper Hanover Street.



No.8 Broomhall Road (Broomhall)

5.10 After Wilkinson's death in 1805, the Broom Hall estate passed to Philip Gell of Hopton, and from him to John Watson of Shirecliffe Hall. He farmed the estate for 20 years and in 1829, taking advantage of Sheffield's industrial growth and urban expansion, he divided the estate and leased plots for development. The result (eventually) was a successful venture in speculative housing for the middle class. George Hague and George Travis were the principal builders of the houses which were let on 800 year leases. Collegiate Crescent and Broomhall Road were all but completed by 1851. The gated estate also enclosed the Collegiate School (1836) and the new suburb became popular and fashionable with the professional and manufacturing classes.

5.11 The historic environment of the area around Broom Hall saw few changes in the 20th century; only two of the Victorian villas of the original estate have been demolished. However, significant change has been brought about by the expansion of Sheffield Hallam University which now occupies many of the Victorian former dwellings and a number of new university buildings have been built in the vicinity of the former Collegiate School and at the west end of Broomhall Road.

6.0 Spatial analysis

Key views and vistas

6.1 The conservation area lies in a suburban setting and there are no grand vistas or major focal buildings partly due to the lack of any church or major public building but also because numerous trees deter long views. The tower of St Silas' Church is prominent from the east end of Broomhall Road, the spire of St Marks' Church is prominent from the north end of Park Lane and a more distant spire can be viewed, to the south, from the lower end of Victoria Road and Broomhall Road. These views of local landmarks outside the conservation area serve to place Broomhall in its context within Sheffield.

6.2 Within the conservation area, the curved loop of Collegiate Crescent affords interesting ever-changing views of the streetscape, enhanced by a large number of trees that soften the austere appearance of the local building stone.

The character of spaces within the area

6.3 The conservation area is characterised by large dwellings in large plots with, generally speaking, wide gaps between. Some of the post-1860 development in Victoria Road and Broomgrove Road is smaller in scale and more closely knit than the spacious layout of the initial development along Collegiate Crescent and Broomhall Road.

6.4 Many historic buildings are set well back from the road which gives them a picturesque, well tree'd spacious setting. The open, wide ambience of the roads is enhanced by the deep set-back of properties but, at the same time, the area in summer is well shaded and enclosed by greenery. Most properties still maintain gardens, front and rear, but some gardens have been destroyed to make way for car parking.



View westwards along Victoria Road



No. 32 Collegiate Crescent

7.0 Definition of the special interest of the conservation area

Activities and uses (general)

7.1 A hundred years ago, this was almost exclusively a residential suburb which contained the Royal Grammar School (formerly Collegiate School). Today the area remains mostly in residential uses but the educational sector has expanded enormously from the modest Collegiate School of 1836 to the vibrant campus of Sheffield Hallam University, which occupies almost all of the western part of the conservation area. Some of the large dwellings are now in multiple occupation. There are at least two residential homes for older people, two nursery schools, a Bed and Breakfast and two architects' offices.

Architectural and historic character (general)

7.2 With the exception of 20th century new build associated with Sheffield Hallam University, the conservation area's architecture has a prevalent 19th century character and appearance typical of the Victorian period. The style is a mix of Classical and Gothic. Gothic style is richly detailed with a solid appearance, often asymmetrical in form and commonly embellished with gables, decorated barge boards, dormers and bay windows. The Classical influence is more restrained with simpler, more symmetrical elevations and shallow pitched roofs. Stone buildings under slate roofs are the norm, with timber joinery. Brick is uncommon in the core of the conservation area but can be seen in several buildings on Clarkehouse Road.



Modern Hallam University development, Broomhall Road building



Nos. 6 and 8 Collegiate Crescent

Listed buildings

7.3 There are 24 listed buildings in the conservation area. Most are good, well preserved mid 19th century houses but other buildings of note include:

7.4 **Broom Hall, Broomhall Road.** The rear is a surviving timber-framed house, the earliest part tree-ring dated to c.1498. The east wing is of c.1784 by Joseph badger for the Rev. James Wilkinson, Vicar of Sheffield. Seven bay ashlar façade. Handsome Adam-style fanlight.

7.5 **Collegiate School, Collegiate Crescent.** 1835 by J G Weightman. The school was a Church of England proprietary school whose aims were to provide “the parents of the middle and higher classes of society with the means of providing a sound and liberal education for their children”.

7.6 **Collegiate House, Ecclesall Road.** 1835 probably by J G Weightman. This was originally the Collegiate School principal's residence. Only the central block is the original house, opened in 1837. The west and east wings were later additions by Gibbs & Flockton, dating from 1906 and 1911.

7.7 **No. 1 Park Lane,** 1959-60 building by Patric Guest. The house, hidden from public view in the centre of the conservation area, is influenced by Mies van der Rohe's iconic Farnsworth House. It is described in the Pevsner Architectural Guide to Sheffield as “the best modern house in Sheffield” and is listed grade II.

7.8 **Sewer gas lamp, Park Lane.** A late 19th century curiosity. Eighty four of these lamps were erected in Sheffield between 1914 and 1935. They burned gas at the same time destroying foul and potentially explosive methane gas coming from sewers below.



Nos. 3 Park Crescent

Key unlisted buildings - Buildings of Townscape Merit

7.9 Marked on the Townscape Appraisal map for the Broomhall Conservation Area are a number of unlisted buildings, which have been judged as making a positive contribution to the character and appearance of the conservation area. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings.

7.10 The buildings are considered to be good, relatively unaltered examples, of their type where original materials and details, and the basic, historic form of the building, has survived. Where a building has been adversely affected by modern changes and restoration is either impractical or indeed, not possible, they are excluded. There is a general presumption in favour of retaining all Buildings of Townscape Merit, as set out in PPG15.

Green spaces, trees and other natural elements (general)

7.11 Trees are a vital part of the conservation area's identity. They enhance the setting of buildings, soften the suburban landscape and give the conservation area a distinctive sylvan character, shady in summer, strewn with leaves in winter. There is a mix of species, deciduous and evergreen, including yew, beech, chestnut and Victorian favourites such as specimen monkey. Of particular note are the roadside plane trees, growing out of the pavement in Park Lane. The gap in tree cover outside Oakburn Court, a modern development in Broomhall Road, is a regrettable notable exception to the overall prevalence of roadside trees.

7.12 There are three significant semi-public open spaces in the conservation area. First, the five individual private gardens of nos 32, 34, 36, 38 and 40 Collegiate Crescent, have been joined together to form one grassy open space crossed by tarmac paths and a footpath linking the north and south of the student campus.



Sandon Lodge, Collegiate Crescent



Lodge, No.2 Broomhall Road



Looking north up Broomgrove Road

7.13 Second, an area to the south of Southbourne, Clarkehouse Road, which was once its landscaped grounds containing a large pond that appears on Fairbank's map of 1795, is part of the recreational space of the university campus.

7.14 Third, an lightly wooded open area to the north-east of Park Crescent, once part of the grounds of a large house known as Broom Bank (no. 7 Clarkehouse Road, now the Aunt Sally public house), is a haven for wildlife and carries a public footpath from Park Crescent to Gloucester Street, increasing the permeability of the neighbourhood.

7.15 In addition to these three primary areas of open space, large private gardens provide a haven for wildlife and add to the area's semi-rural ambience.

Public realm: Floorscape, street lighting and street furniture (general)

7.16 The public realm is generally modern with a few intermittent instances of historic paving. Many of the carriageways in the conservation area are defined by robust stone kerbs. Pavements are mostly black tarmac occasionally interrupted by stone setts marking the entrance, through stone gate piers, to private property. Lighting is provided by modern lighting columns but there are surviving examples of old cast iron lighting columns. These serve to enhance the character of the conservation area.



Natural stone paving along drive to No. 9 Collegiate Crescent

Historical associations

7.17 John Grey Weightman (1801-1872), the architect of the Collegiate school, was a distinguished 19th century architect who worked in both the classical and gothic styles. No. 44 Collegiate Crescent was the home of Sir William Christopher Leng, the editor of the Sheffield Daily Telegraph; No. 34 was the suburban residence of the Vicars of Sheffield; No 4 was once occupied by the Headmaster of the Sheffield Grammar School. James Barber, the Managing Director of the Sheffield Banking Company lived at No. 4 Broomhall Road. Records show that other properties were once occupied by steel manufacturers, brewers and auctioneers.

Local details and features (general)

7.18 The distinctive local identity of the Broomhall Conservation Area is enhanced by features and historic elements that cumulatively help to give the conservation area a sense of place. These small items should be preserved. Specific features of note include stone boundary walls and gate piers, old lamp columns, street name signs and post boxes.



Gate to No. 10 Park Lane

Character areas

7.19 The Broomhall Conservation Area can be divided into four separate character areas each with its own characteristics defined by date of historic form and layout, and current and past uses and activities. Areas 1 and 2 comprise the original 'Broomhall Park', a gated Victorian development. The areas are:

- 1 *Collegiate Crescent and Broomhall Road;*
- 2 *Victoria Road and Broomhall Place;*
- 3 *Clarkehouse Road, Broomgrove Crescent & Park Lane (north);*
- 4 *Broomgrove Road.*

1 *Collegiate Crescent and Broomhall Road*

7.20 The almost semi-circular crescent formed by Collegiate Crescent is the most distinctive feature of the conservation area. Laid out in the 1830s, the earliest houses in the road are Nos. 2-4 and 6-8, two pairs of classical semi-detached double-fronted houses. The eastern, end of the crescent has a completely different character and appearance to the southern end. The former is well tree'd and tranquil, mostly residential, with a historic ambience. The latter is dominated by modern university buildings and the busy footfall of students. There is a lodge at each end of Collegiate Crescent, the eastern lodge has two storeys and was built slightly later than the other lodges.

7.21 The crescent, lined on either side with Victorian villas, curves from its junction with Wharnccliffe Road, rises gently to Park Road and descends to join Ecclesall Road, a noisy arterial road into Sheffield centre. Buildings are set back from the road. An especially fine grouping on the west side is composed of nos 32 to 40 which are mostly Gothic in style with barge-boards and bay windows with tracery.



No. 36 Collegiate Crescent

7.22 The grade II listed Collegiate School, now the main building of the university, stands amongst modern buildings of the 1960s and later. It was originally a single-storey building but the central block has been raised. On Ecclesall Road stands Collegiate Hall (1837), also probably by Weightman, flanked by tall stone former halls of residence with a commanding presence overlooking Ecclesall Road.

7.23 From the east, the start of Broomhall Road is marked by a listed single storey stone lodge with hipped slate roof. The eastern part of the road is lined with large Victorian houses and Broom Hall itself which, because of its orientation and screening by boundary trees keeps its 16th century origins out of view. Proceeding westwards beyond Park Lane historic character and appearance is almost lost along the western half of the road because of modern university buildings and Oakburn Court.

Positives:

- *Picturesque streetscene with quiet ambience;*
- *Broom Hall and adjacent open space;*
- *Red ER VII pillar box in Collegiate Crescent*
- *Good example of stone paved drive at no. 22 Collegiate Crescent;*
- *Stone gate piers and walls;*
- *Historic floorscape at Penrhyn;*
- *Historic lamp posts;*
- *Numerous trees and other greenery.*

Negatives:

- *Obtrusive highway works at junction of Collegiate Crescent and Wharncliff Road;*
- *Loss of former garden space to car parking;*
- *Grit bins and telephone equipment boxes have attracted graffiti.*

2 Victoria Road and Broomhall Place

7.24 Victoria Road was laid out in 1855, slightly later than Collegiate Crescent and Broomhall Road. The road curves and descends from Broomhall Road to join Collegiate Crescent opposite a modern university building. Nos. 1-3 and 5-7 are described in the Pevsner Architectural Guide as the finest in the road. Proceeding downhill and westward, the lower end of the road contains dwellings that are smaller and less prestigious than those in Broomhall Road. Though set back from the road, the houses follow a uniform building line and, on the south side, stand close together.

7.25 Although the houses are unified by their architecture and uniform set-back, there is much embellishment of individual properties with playful stone and timber detailing. Tennis courts at the east end enable unimpeded southward views. The area is residential and has a quiet suburban atmosphere.



No. 4 Park Lane

7.26 Broomhall Place is a cul-de-sac. On the east side stands a neo-Georgian council development that is a poor substitute for the early 19th century buildings that stood there until the 1980s.

Positives:

- *Cohesive architectural character of Victoria Road;*
- *Retention of many original front boundary walls and gate piers;*
- *Trees, hedges and other greenery.*

Negatives:

- *Loss of front gardens at, for instance, nos.17 and 33;*
- *Loss of gate pillar at no. 25;*
- *No. 18a/b is unoccupied.*

3 *Clarkehouse Road, Broomgrove Crescent and Park Lane (north)*

7.27 Clarkehouse Road is a busy road leading to Sheffield centre. The northern side of the road lies within Broomhill Conservation Area. Within the Broomhill Conservation Area, there are three listed buildings on the south side and six buildings of townscape merit. Southbourne, converted from a large stucco villa of 1819, has unusual extensions of the early 1900s in “a quite convincing Neo-Regency with broad eaves and bowed bays” (Pevsner).

7.28 The Aunt Sally public house was the former home of the Newton family (Sheffield Master Cutlers 1844). It was built c. 1832 and is one of the first buildings to be built along this stretch of Clarkehouse Road. At the western end, nos. 61-67 Broomgrove Terrace are a group of four Italianate houses c.1844 with shared doorcases.



Broomhall Cottage, No. 16 Park Lane

7.29 Broomgrove Crescent, Antrim Avenue and Park Crescent are short spurs that contain a small number of historic houses. A footpath leads from Park Crescent to Gloucester Crescent through a small area of woodland. Park Road lies on the line of an early route off Clarkehouse Road. It widens considerably outside the lodge that marked one of the entrances to Broomhall Park estate.

Positives:

- *Historic character and appearance of Clarkehouse Road (north side in adjoining Broomhill Conservation Area);*
- *Open space south of Aunt Sally which attracts a large amount of wildlife;*
- *Open space between some University owned properties including Southbourne;*
- *Historic lamp posts and sewer gas lamp;*

Negatives:

- *Noise and pollution along Clarkehouse Road;*
- *Ugly single garage and neglected site south of Southbourne.*

4 Broomgrove Road

7.30 Broomgrove Road is straight. Developed from the 1830s, it contains some big villas in both stone and brick. No 13 is the outstanding house, a Neoclassical villa of c.1830 with a three-bay ashlar façade and Greek Doric porch. Unlike many of the other roads in the conservation area, there is little historic floorscape but a few cast-iron lighting columns remain. Modern developments on either side of the road dilute the historic character of the road as do the many parked cars.

Positive:

- *Historic buildings;*
- *Trees.*

Negatives:

- *High proportion of modern development;*
- *Loss of gardens to car parking.*



Looking east along eastern length of Collegiate Crescent

8.0 Issues

8.1 This section contains a brief summary of the strengths and weaknesses of the Broomhall Conservation Area together with recommendation, if any, for changes to the current conservation area boundary. Strengths and weaknesses, together with other more specific 'positives' and 'negatives' that were identified during the appraisal process, form the basis of a separate document, known as the Broomhall Conservation Area Management Proposals. The Management Proposals set objectives for addressing the issues arising from this appraisal and make recommendations for possible improvements and the avoidance of harmful change.

Strengths

- *Special historic character and appearance (see summary);*
- *An unusually high proportion of architecturally and historically interesting buildings, few of which have been listed but some of which are more than commonplace examples of late Victorian architecture;*
- *Spacious, low density suburb;*
- *Access to services and shops on Ecclesall Road;*
- *Economic and social benefits arising from the presence of Sheffield Hallam University;*
- *Pleasant well treed environment.*



No. 5 Collegiate Crescent

Weaknesses

- *Loss of original architectural details such as doors, windows and roof material. (Many of the unlisted, and some of the listed, buildings in the conservation have been adversely affected by the use of inappropriate modern materials or details such as the replacement of original timber sash windows with uPVC or aluminium, the loss of original timber front doors and the replacement of stone slate or Welsh slate roofs with concrete tiles);*
- *New university developments and Oakburn Court spoil the historic core of the planned 1840s estate;*
- *Obtrusive rooflights in the front roofslope of some historic buildings;*
- *Adverse effects of the pressure for car parking;*
- *Replacement of front gardens by parking spaces;*
- *Inappropriate and potentially damaging 'strap' pointing of stone walls.*

Broomhall Conservation Area boundary review

8.2 It is recommended that no changes are made to the existing conservation area boundary.

Bibliography

Pevsner Architectural Guide – Sheffield, Ruth Harman and John Minns, Yale University Press 2004.

A Walk around the Broomhall Estate, Victorian Society, 1983

Streetnames of Sheffield, Peter Harvey, Sheaf Publishing 2001.

The Making of Sheffield, Melvyn Jones, Wharncliffe Books 2004.

Old Sheffield Town, J Edward Vickers, Hallamshire press, 2001.

Maps: Gosling (1736), Fairbanks (1771, 1795, 1797, 1808), J. Tayler (1832), Ordnance Survey (1855), W.White (1863), Ordnance Survey (1893, 1894, 1903).

www.picturesheffield.com

List of photographs

Photograph 1 No. 24 Broomhall Road

Photograph 2 No. 6 Broomhall Road

Photograph 3 No.32 Victoria Road

Photograph 4 Collegiate Hall (central section), Ecclesall Road

Photograph 5 Nos. 4 and 6 Antrim Avenue

Photograph 6 No. 34 Collegiate Crescent

Photograph 7 Broomgrove House, Broomgrove Road

Photograph 8 No. 8 Broomhall Road (Broom Hall)

Photograph 9 View westwards along Victoria Road

Photograph 10 No. 32 Collegiate Crescent

Photograph 11 Modern Hallam University building, Broomhall Roadbuilding

Photograph 12 Nos. 6 and 8 Collegiate Crescent

Photograph 13 Nos. 3 Park Crescent

Photograph 14 Sandon Lodge, Collegiate Crescent

Photograph 15 Lodge, No. 2 Broomhall Road

Photograph 16 Looking north up Broomgrove Road

Photograph 17 Natural stone paving along drive to No. 9 Collegiate Crescent

Photograph 18 Gate to No. 10 Park Lane

Photograph 19 No. 36 Collegiate Crescent

Photograph 20 No. 4 Park Lane

Photograph 21 Broomhall Cottage, No. 16 Park Lane

Photograph 22 Looking east along eastern length of Collegiate Crescent

Photograph 23 No. 5 Collegiate Crescent

Useful contacts and addresses

For information on listed buildings and conservation areas:

Urban Design and Conservation Team
Sheffield City Council,
Howden House,
1 Union Street,
Sheffield S1 2SH.
Tel: 0114 273 5804

www.sheffield.gov.uk/in-your-area/planning-and-city-development/urban-design--conservation

For an excellent range of technical advice leaflets:

The Society for the Protection of Ancient Buildings (SPAB),
37 Spital Square, LONDON E1 6DY Tel: 020 7377 1644

The Georgian Group,
6 Fitzroy Square, LONDON W1T 5DX Tel: 0207529 8920

The Victorian Society,
1 Priory Gardens, Bedford Park, LONDON W4 1TT Tel: 0208994 1019

The Twentieth Century Society,
70 Cowcross Street, LONDON EC1M 6EJ Tel: 020 7250 3857

For information on the status and interpretation of the statutory Development Plan and supplementary planning guidance:

Forward and Area Planning Team
Sheffield City Council,
Howden House,
1 Union Street,
Sheffield S1 2SH.
Tel: 0114 273 4157

For further information relating to listed buildings and conservation areas:

English Heritage
37 Tanner Row
York
YO1 6WP
Tel: 01904 601901

Summary of Consultation Undertaken

A consultation draft of this document was subject to a period of consultation between 2nd July and 21st September 2007. All local residents in the conservation area were sent details of where they could view the document with a survey form asking for their comments. The public were also invited to a half-day roadshow held at Broomhill Methodist Church on 11th September where they could discuss the Appraisal and Management Proposals with officers from the Council's Urban Design and Conservation Team. Local members and local community groups were also consulted as part of the process. 56 comments were received on the draft appraisal and after being revised in light of the comments received, it was adopted by Sheffield City Council on 17th December 2007.

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SHEFFIELD CITY COUNCIL

Planning & Highways Committee Report

Report of: Head of Planning

Date: June 20th 2023

Subject: Ranfall, 15 Ranmoor Park Road, Sheffield, S10 3GX

Author of Report: Vanessa Lyons, Community Tree Officer (Planning).

Summary: To seek confirmation of Tree Preservation Order No. 468

Reasons for Recommendation

To protect trees of visual amenity value to the locality

Recommendation

Tree Preservation Order No.468 should be confirmed unmodified.

Background Papers:

- A) Tree Preservation Order No.468 and map attached.
- B) Tree Evaluation Method for Preservation Orders (TEMPO) assessment attached.
- C) Images of the trees
- D) Ranmoor Conservation Area Statement of Special Interest
- E) Objections

Category of Report: OPEN

Tree Preservation Order No. 468

TREE PRESERVATION ORDER NO. 468

1.0 PURPOSE

1.1 To seek confirmation of Tree Preservation Order No.468

2.0 BACKGROUND

- 2.1 Tree Preservation Order No.468 ('the Order') was made on the 19th of January 2023 to protect a lime tree which stands within the curtilage of Ranfall, 15 Ranmoor Park Road. Standing within the Ranmoor Conservation Area, the tree is already protected to a limited extent by Section 211 of the Town and Country Planning Act 1990. A copy of the Order, with its accompanying map, is attached as Appendix A.
- 2.2 On the 29th of November 2022 the Council received a section 211 (reference 22/04282/TCA) giving notice of the removal of a lime tree at Ranfall, 15 Ranmoor Park Road. Ranfall is a complex of apartments created by the subdivision, and addition of dwellings to a large house, originally built in 1871. Although most of the grounds around Ranfall serve as communal areas, the lime tree is situated within a section of the grounds that serves as a private garden to apartment number 1. The section 211 notice, which contained no reference as to why the tree was to be removed, was submitted by a property management company on behalf of the owner of apartment 1.
- 2.3 The tree was subsequently inspected by Vanessa Lyons, Community Tree Officer on the 5th of January 2023. The inspection revealed a mature lime of large stature, being approximately 25m in height, with a diameter of 102cm (this equating to a circumference of 3.2m).The presence of ivy which extends into the canopy prevented an inspection of the main branch unions, however no major outward defects were noted on the visible parts of the tree and the overall health and condition of the tree was noted as being good. The canopy contained some deadwood, but of an amount and size which is usual for the species. The tree had been pruned in the past, to address issues of encroachment to the house. Images of the tree can be seen at Appendix C.
- 2.4 The tree is located to the south of the dwelling, adjacent to a summer house which was a later addition to the apartment, consent for the structure having been granted in 2006. During the visit, the owner of apartment 1 was present, and he stated that he wished to remove the tree due to issues of shade and seasonal debris which affected the summerhouse. Concern was also expressed regarding potential proximity of the tree's roots to the sewer, which runs through the front of the property, though no evidence of any damage was presented.

- 2.5 While estimation of a tree's age from the size of its stem is an inexact science, the girth of the tree suggests an approximate age of around 100 years for a tree of this species. It was therefore part of any gardens which accompanied the house before it was sub-divided into flats. The Ranmoor Conservation Area Statement of Special Interest, which can be found at Appendix D, states that landscape design and historic planting of private gardens makes an important contribution to the special character of the Conservation Area, referencing villas which, like Ranfall, are south facing, overlooking terraces and lawns planted with trees and shrubs. It is the opinion of the assessing officer that the tree therefore contributes to the special nature of the conservation area, and that despite its relatively limited public visibility, its good condition, age and long potential retention span makes its removal due to issues of shade undesirable.
- 2.6 A Tree Evaluation Method for Preservation Orders (TEMPO) assessment was conducted on the 5th of January 2023 and the lime tree was scored with 18 points, which indicated that a TPO was defensible. Having regard to this score, it was therefore deemed expedient in the interests of amenity to make the tree subject to an Order. A copy of the TEMPO assessment can be found at Appendix B.
- 2.7 On the 12th of January 2022 an application for consent under a Tree Preservation Order was submitted by the property management company acting on behalf of Ranfall residents. The application (reference 23/00101/TPO) sought consent to prune the tree by 30%, for reasons of shading of the summer house, veranda, and top balcony of the apartments on the east side of Ranfall House. Consent was granted, as healthy and structurally sound trees of this species are judged as capable of tolerating crown reductions of 30% of leaf volume. The works were therefore seen as reasonable, and the pruning a compromise, which would see the tree retained, but some amelioration of shading achieved.
- 2.8 The Council issued its decision notice giving consent to the work on 7th March 2023. The decision notice specifically states that the Council consents to a 30% canopy reduction equating to no more than a 12% reduction of overall branch length. The decision notice also states this work should be carried out in accordance with British Standard 3998 (Tree work – Recommendations, published by BSI).
- 2.9 BS 3998 states that a 30% reduction is not, as is sometimes assumed by the public, a reduction of overall tree height by 30% but instead is equivalent to an approx. 12% reduction in overall branch length (i.e., radial distance). A 30% reduction in overall tree height is a level of pruning which would amount to destruction of the tree as an amenity. This clarification was added, as the quality of information that was provided with the application suggested that arboricultural advice had not informed the process, and it was therefore deemed prudent to remove any possible ambiguity regarding the level of pruning for which consent was being given.

2.10 Following the decision notice being issued, communication was received from a resident of a neighbouring property, expressing concern that the TPO would prevent maintenance of the tree, which had dropped branches in his garden. The TPO does not prevent maintenance, rather it requires that work which is not exempt is made subject to an application for consent. With regards the dropping of branches, the photo provided with the email showed a dead branch. The shedding of deadwood is a normal occurrence for a tree, and an exception in the 2012 TPO regulations allows for the removal of dead branches from a tree without prior notice or consent.

2.11 Objections.

Two objections were received, both outside of the statutory 28-day time frame. One was from an arboricultural consultant engaged on behalf of the property company who manage Ranfall. A second was submitted by the director of Ranfall Residents Limited. Though outside of the 28-day time frame, the inclusion of both has been permitted and copies of both can be seen at Appendix E.

A summary of the main points is as below:

- There are 13 properties immediately surrounding the tree, the majority being opposed to the TPO, the tree causing stress to those in the immediate vicinity and being barely visible to those further away.
- The tree extends too close to Ranfall House numbers 1-5 and 40 Ranmoor Crescent
- It sheds branches and debris and poses a risk.
- The tree drops sticky residue and casts shade.
- there is no public position from which it can be fully seen.
- It has no particular value to wildlife or historical association that elevates its amenity value.
- The reasons given for its protection amount to no more than it being partially visible and it being alive.

2.12 In response:

The tree was inspected by a council arboricultural officer, and an arboricultural consultant engaged by the property management agency. Neither party reported evidence of a defect which would determine the tree as posing a hazard. It is assumed that the shedding of branches refers to deadwood, a natural occurrence, for which there is a straightforward remedy (i.e., their removal).

2.13 The assertion that the tree is too close to adjacent buildings is an opinion. The tree has space with which to grow to its full size over the course of an estimated 100 years of existence, and not come into contact with the fabric of Ranfall. Were it to do so, an application seeking consent to prune the tree to mitigate said contact would be deemed as reasonable.

2.14 It is accepted that the tree is of limited public visibility, offers no special habitat and cannot be stated to be historically significant. However, the tree is in good condition, of long potential retention span, of some public visibility, and can be considered as contributing to the character of the conservation area. These are all elements of amenity that government guidance ("Tree Preservation

Orders and Trees in Conservation Areas”) requires be considered when assessing the amenity of a tree and its suitability for protection. In considering these elements, the tree was found to provide sufficient amenity for its retention and it was therefore considered expedient in the interests of amenity to protect the tree by making the Order.

- 2.15 Removal on the grounds of shade and seasonal debris, despite being seen as undesirable, do not provide sufficient reasons as to why a tree should not be protected by way of TPO nor would they provide a landowner with a reason to remove a tree protected by a TPO if they are a minor inconvenience (and not an actionable nuisance).

3.0 VISUAL AMENITY ASSESSMENT

Visibility: A mature lime of approximately 25 m height of limited public view, visible from within the grounds of Ranfall by multiple occupants.

Condition: A tree in good condition with no major visible defects.

Retention span: At an estimated 100 years of age the tree has a potential retention span of a further 40-100 years.

Contribution to the conservation area: Lacking public open space, the gardens of Ranmoor are considered as making an important contribution to the conservation area. The tree is old and forms an important element of a garden described as being typical of said character of the conservation area, forming part of a lawn bounded by shrubs and trees, overlooked by a terrace and a south facing villa.

Expediency: Immediate. The tree was subject to a section 211 notice which stated the intention to remove the tree.

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 trees detailed in Tree Preservation Order No.468 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 The test for confirmation is whether it would be expedient in the interests of amenity to do so (the same test for making the order in the first instance). Neither 'amenity' or 'expedient' are defined in law. The government guidance (Tree Preservation Orders and trees in conservation areas') is also clear on this point. Members are however asked to note that what is expedient is described by the guidance primarily in terms of risk and it is not necessary for this risk to be immediate. The guidance does not state that an obligation to maintain a tree could prove so onerous so as to make it inexpedient to make or confirm a TPO.
- 7.5 Members are not being asked to consider whether to grant consent for the carrying out of works to the tree; there is no such application before them. The Council has already determined an application for consent per the process described at paragraphs 2.7 to 2.9 of this report. Consent was granted (albeit conditionally). There is a statutory right to appeal that decision – even a decision where consent is given – within 28 days of the decision being made. This right was not exercised.
- 7.6 Instead, two objections to the Order were subsequently received, both being made outside of the Council's stated objection period. The Council chose to accept the objections in the circumstances. The Council may only confirm the Order after considering any representations made in respect of it. If the Order is confirmed, its existence does not prevent further applications for works.
- 7.8 Paragraph 90 of the government's guidance states that an authority is advised, when considering an application for consent to works to a protected tree, to assess the likely impact on the amenity value of the tree or woodland and the impact of the proposal on the amenity of the area. The authority is further advised to consider, in light of this assessment, whether or not the proposal is justified "having regard to the reasons and additional information put forward in support of it". This paragraph appears to suggest that there may be scope to take into account other factors such as maintenance – it is however only applicable where an application for consent to carry out works has been made and the amenity impact of those works is deemed acceptable.

7.8 Any decision in respect of consent may subsequently be appealed via the Planning Inspectorate. This route represents the appropriate recourse where there is dissatisfaction with the Council's decision as to whether and how works may be carried out to a protected tree.

8.0 RECOMMENDATION

8.1 Recommend Provisional Tree Preservation Order No.468 be confirmed.

Michael Johnson, Head of Planning,

June 20th 2023

Appendix A. Tree Preservation Order No. and map

Tree Preservation Order
Town and Country Planning Act 1990
The Tree Preservation Order No 468 (2023)
15 Ranmoor Park Road, Sheffield S10 3GX

The Sheffield City Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as Tree Preservation Order No 468 (2023) – 15 Ranmoor Park Road, Sheffield S10 3GX.

Interpretation

2. (1) In this Order "the authority" means the Sheffield City Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated 19TH JANUARY 2023

EXECUTED AS A DEED)
By Sheffield City Council)
whose common seal was)
hereunto affixed in the presence of)


DUTY AUTHORISED SIGNATORY



SCHEDULE

Specification of trees

Trees specified individually

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Lime (<i>Tilia</i> sp)	SK 31831 86372

Trees specified by reference to an area

(within a dotted red line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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Groups of trees




(within a solid red line on the map)

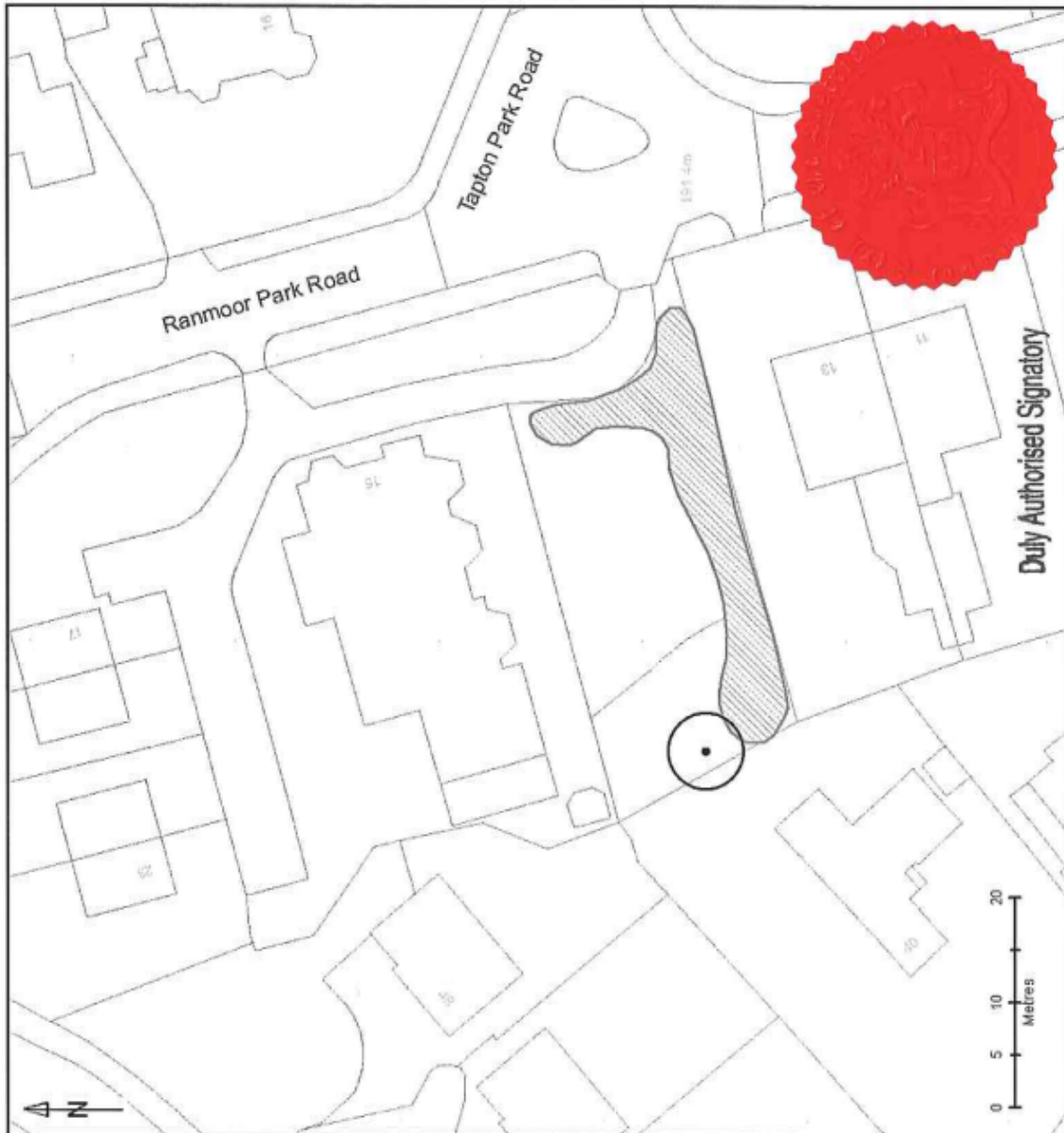
<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
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Woodlands

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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Sheffield City Council Parks & Countryside Service	Sheffield City Council 
TREE PRESERVATION ORDER No. 468	
Drawing No. A4/808/468	
Site address Ranfall, 15 Ranmoor Park Road, Sheffield, S10 3GX	
Scale: 1:500 @ A4	
Drawn by MB	Date: 06/01/2023
 Trees specified individually (circled in black on the plan)  Trees which are not included in the TPO T1 Lime (<i>Tilia sp</i>) (Tree directly adjacent to the western corner of property number 1) Trees specified by reference to an area – None Trees specified by reference to a group – None Trees specified by reference to a woodland – None	
	SK 31831 86372
	Measurements shown approximately



23.1867.4659

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- 4) Large trees, or medium trees clearly visible to the public Suitable
- 3) Medium trees, or large trees with limited view only Suitable
- 2) Young, small, or medium/large trees visible only with difficulty Barely suitable
- 1) Trees not visible to the public, regardless of size Probably unsuitable

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes

2. Tree not exceptional, though of better quality than would merit 1 point (indifferent form)

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes

5 Section 211 notice reference 22/04282/TCA to fell

Part 3: Decision guide

- Any 0 Do not apply TPO
- 1-6 TPO indefensible
- 7-11 Does not merit TPO
- 12-15 TPO defensible
- 16+ Definitely merits TPO

Add Scores for Total:

18

Decision:

Definitely merits TPO

Appendix C. Images of the tree



Photograph of the tree taken looking towards number 1 Ranfall, the edge of which is just out of shot to the right.



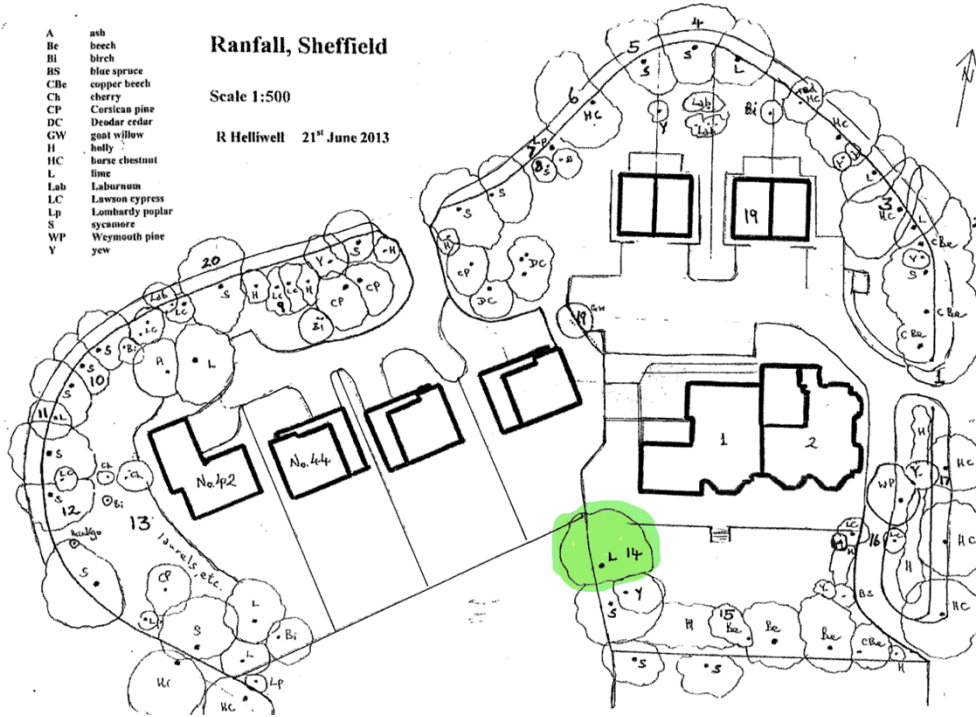
Image taken from Google Streetview, of the view of the tree from Ranmoor Crescent.

- A ash
- Be beech
- Bl birch
- BS blue spruce
- CBe copper beech
- Ch cherry
- CP Corsican pine
- DC Deciduar cedar
- CW goat willow
- H holly
- HC horse chestnut
- L lime
- Lab Laburnum
- LC Lawson cypress
- Lp Lombardy poplar
- S sycamore
- WP Weymouth pine
- Y yew

Ranfall, Sheffield

Scale 1:500

R Helliwell 21st June 2013



Location of the tree relative to the original house at Ranfall (now apartments number 1 and 2)

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RANMOOR CONSERVATION AREA
**STATEMENT OF
SPECIAL INTEREST**



HEAD OF PLANNING TRANSPORT AND HIGHWAYS
DIRECTORATE OF DEVELOPMENT, ENVIRONMENT AND LEISURE
SHEFFIELD CITY COUNCIL



RANMOOR CONSERVATION AREA

STATEMENT OF SPECIAL INTEREST

INTRODUCTION

This statement was written using guidance contained within PPG15 and English Heritage's guidance on conservation area appraisals. Its purpose is to confirm and explain the special architectural and historic interest of Ranmoor Conservation Area, as protected by the Planning (Listed Buildings and Conservation Areas) Act 1990. Ranmoor Conservation Area was first designated in November 1973. This statement, endorsed by the City Centre and West Planning and Highways Area Board on 8 February 1999, represents the first formal review of the area since 1973. The 1999 review has resulted in boundary amendments, including three extensions.

LOCATION AND SETTING

Ranmoor is located on the south-facing slope of the valley of the Porter Brook, a tributary of the River Sheaf, two and a half miles west of Sheffield city centre. The main road to Ranmoor is Fulwood Road, which contours along the valley side from Broomhill to Fulwood. The historic heart of Ranmoor is centred around Ranmoor Road and its junction with Fulwood Road. The conservation area lies on sloping land, rising from around 420 feet above sea level on Riverdale Road to around 814 feet at the top of Ivy Park Road. This hillside forms part of the ridge which extends from the city centre in the east, to Redmires Moor in the west. The underlying geology is sandstone, overlaid with clay.

HISTORIC DEVELOPMENT

Origins

The earliest available maps of the area, dating from the 18th century, name the settlement as Rand Moor. This place name simply means "edge of the moor", referring to the geographical location of the settlement. Up until the mid 19th century Rand Moor was no more than a cluster of cottages along Ranmoor Road. Evidence for the agricultural origins of the area is found on early maps which show the pattern of small fields, woodland and thinly scattered cottages and farms. This landscape would have been similar to the existing farmland of the Mayfield Valley. There are no records of archaeological finds or sites within the area, although future development may present opportunities for archaeologists to find out more about the early origins of Ranmoor.

Mid-19th century to early 20th century

As well as agriculture, and in common with other outlying areas of Sheffield, there was some small-scale industry in the area. The 1850 O.S. map shows several sandstone quarries and a cutlery works called Rand Moor Works, the latter near the top of the present Storth Lane. Several place names have survived from the early history of the area including Storth, Snaithing Lane and Smiths Wood. Some of the roads and lanes run along the route of early tracks and lanes; the 1850 O.S. map marks Darwin Lane, Ranmoor Road, part of Fulwood Road, Snaithing Lane, Ranmoor Cliffe Road (formerly called Cross Pool Road) and Hangingwater Lane (formerly called Jenkin Lane). The earliest evidence for planned residential development in Rand Moor is Cliff Terrace, which is shown on the 1850 map.

By the second half of the 19th century, Sheffield's importance as a centre for steel production and the expansion of edge tool and cutlery manufacturing had generated sufficient wealth to support a growing number of successful entrepreneurs and industrialists. This affluent class chose to use their wealth to move to the cleaner air of west Sheffield, away from the increasingly crowded and polluted city centre and industrial east end. The 1890 OS map shows the fields of Rand Moor replaced by residential development. A pattern of new streets of generous width had been developed, the fields subdivided into building plots and these developed for generous-sized detached and semi-detached villas. Land societies played an important part in Ranmoor's development during the late 19th century; Carsick Hill Land Society and Storth Land Society laid out estates of regular-sized plots and regulated the boundaries and the size of houses and gardens. Many plots were not immediately built upon, some remained undeveloped until the mid 20th century and others were assembled to create larger plots for one owner.

The place name Rand Moor was replaced by the present name Ranmoor during the late 19th century. By 1890 the small community at the bottom of Ranmoor Road had grown into a suburban centre. To meet the needs of the growing population, new services and facilities were developed. St John's Church was built in 1879. On Fulwood Road, a parade of shops and the Ranmoor Inn first appear on the 1890 O.S.map, the latter to supplement the services offered by the early 19th century Bull's Head Inn (formerly the Highland Lad). The terraced housing of Marr Terrace dates from the 1880s, when it was called Market Place. These houses were occupied by a working population, providing services for the middle classes, and including gardeners, coachmen and dressmakers. Some major public buildings from this period have been demolished; further up Ranmoor Road, the site of the Wesleyan Methodist Church and School is now occupied by housing and blocks of flats have been built on the site of the Methodist Ranmoor College, on Fulwood Road.

The largest of Ranmoor's Victorian villas had mostly been built by 1890, among them some of Sheffield's grandest homes. Oakbrook, Storth Oaks, Thornbury, Tipton Park and Moordale are among the best examples, built for leading figures in the city's industrial and business establishment. Medium-sized detached or semi-detached villas were built for the middle classes; vacant plots continued to be developed during the early 1900s. A particular feature of Ranmoor is the development of spacious, well-planted grounds, usually in proportion to the size of the house, to protect the privacy and express the status of the owners. The transformation of the area from a landscape of fields and woodland, to a sought-after residential suburb, was largely complete by the First World War.

Post First World War.

During the 20th century, the residential character of Ranmoor has been slightly changed by the conversion of the largest villas to non-residential uses. Ranmoor is no longer an exclusively residential suburb. Of the largest villas, Oakbrook is part of Notre Dame School, Storth Oaks is a drug rehabilitation centre, Ranmoor Hall is in office use, Moordale has been offices and is due to be converted to a public house and Thornbury is a private hospital. Some of the medium-sized villas have been converted to nursing homes, offices or divided into flats. Ranmoor still supports a parade of shops and two pubs, as well as several restaurants.

TOWNSCAPE

Grain and density

Ranmoor is notable for the low density of its built development. This is reflected in a pattern of medium or large houses, most set in spacious grounds. The grain of the area is fairly homogenous, with evenly spaced houses built on a network of residential streets. This is largely due to the Land Society influence. There are a few exceptions to this; notably the triangular area between Marr Terrace, Ranmoor Road and Fulwood Road. Here, the earlier 19th century housing on the old Ranmoor Road is denser and the houses smaller than typical turn-of-the-century development elsewhere. Also of a high density is later 19th century terraced housing along the south side of Riverdale Road and on the north side of Fulwood Road, between the Bull's Head and the Ranmoor Road junction, built-up with terraced houses and the shops.

The early 20th century low-density villa development gave way to higher density semi-detached housing during the inter-war period, as along Hangingwater Road. Speculative housing developers have exploited the potential of some sites in Ranmoor during the post-war era, particularly by infill development of flats and houses built within the grounds of large villas or cleared sites. Recent new housing has generally been at a higher density than historic development in Ranmoor. In particular, the grain of the Conservation Area has been disrupted by infill housing on Gladstone Road, Tapton Park Road and Storth Lane.

Recent new housing which has fitted the historic pattern and grain of Ranmoor's character includes the five detached houses on Riverdale Drive, off Riverdale Road. There is limited scope for new housing development in Ranmoor, provided this does not harm the historic character of the area by increasing the density and disrupting the grain of the area or by poor quality design. There is also scope for quality contemporary design, following the historic pattern of architect-designed homes for private clients which has helped give Ranmoor its distinctive character.

Street pattern

The key road through the area is Fulwood Road, with Gladstone Road, Snaithing Lane and Graham Road the most important secondary streets. Historically, Ranmoor Road is one of the earliest key roads, but this is now partly one-way because of its narrowness. Few of Ranmoor's streets have early origins; the majority date from 19th century planned developments. Historic footpaths, shown on the 1850 O.S. map following field boundaries, have now mostly been replaced by roads. An important survival is the setted gennell or alley running from Ranmoor Cliffe Road to Ranmoor Road and continuing down to Fulwood Road, to the west of Marr Terrace. This footway is evocative of an age when working people walked from home to work and is still used as a pedestrian shortcut.

The line of the 1830s conduit is also an important linear feature in the historic townscape. Constructed by the Sheffield Corporation Water Works, the conduit carried water from the Redmires Reservoirs to the reservoir at Crookes. Originally open, it was piped and mostly covered in 1909, but the line is still evident where it follows the contours and has been incorporated into property boundaries, for example between Clumber Road and Ivy Park Road. An open section remains along the south side of Tetney Road.

Building materials

The most common facing material in Ranmoor is sandstone, normally roughly dressed and laid in regular courses. Sandstone was locally quarried and is the prevailing vernacular

building material in the upland area of Sheffield, but it was also used throughout the 19th century for prestige buildings, such as villas and churches. The use of finely cut ashlar stone is generally restricted to architectural details. Up until around 1900, Welsh slate was the prevailing roof material on most housing in Ranmoor, a building material transported by canal and rail. Earlier vernacular buildings would have used locally produced riven stone slates, but this material is now rare in Ranmoor. Snaithing Farm is an important example of a stone-roofed building.

During the early 1900s, national architectural styles included the fashionable Arts and Crafts, often interpreted as mock Tudor, in which the use of half-timbered gables, rendering and clay roof tiles was popular. Good examples of villas using these materials can be seen in Tylecote at 7 Gladstone Road and the Canton Orchard at 337 Fulwood Road. Red brick is unusual in Ranmoor, but being cheaper than stone was used for the late 19th century workers housing on Marr Terrace and for the terrace on Riverdale Road and at numbers 7 to 25 Ranmoor Road. Brick was in more general use during the inter-war years, and for the later post-war infill developments.

Sandstone is also the most characteristic material for garden boundaries. Stone garden walls are one of Ranmoor's most important features and partly define the streetscene. Constructed of coursed, roughly dressed stone with weathered copings and interrupted by stone gate piers of varying and sometimes elaborate design, garden walls are a key part of the local vernacular. They also announce the residents' social standing. Boulders of local stone, cleared during building construction, have been characteristically used in Ranmoor for rockeries, to define drives and terraces.

Gardens and open spaces

Due to the large average size of plots in Ranmoor, the landscape design and historic planting of private gardens makes an important contribution to the special character of the Conservation Area. Some of the best examples of late Victorian villa gardens in Sheffield are to be found in Ranmoor; the most unaltered historic gardens are included in the City Council's Gazeteer of Historic Parks and Gardens. Thornbury Hospital has one of the best examples of a private Victorian garden in Sheffield; it was designed by Robert Marnock for the cutler Frederick Mappin.

The short period of Ranmoor's development from the late 19th century and the historic affluence of the area has resulted in a very distinctive pattern of gardens and planting. Late Victorian and Edwardian garden design in the western suburbs used plants resistant to pollution, which afforded privacy and were suited to local acidic soil conditions. This has produced a distinctive mix of shrub and tree planting with evergreens such as holly, yew, laurel and conifer most often used. A typical late Victorian streetscene in Ranmoor, for example on Gladstone Road, is dominated by good quality stone walls and gate piers with evergreen planting behind.

Views of the villas themselves are framed by trees and glimpsed up curving drives bounded by gritstone rockeries and more evergreen shrubs. The largest villas, such as Oakbrook, were designed to face south, overlooking terraces and lawns bounded by shrubs and trees. Some gardens contain well-designed garden buildings and other features, such as terraces, steps and ponds, which contribute to the character of the area. This landscape of historic gardens has survived well in Ranmoor and has been little altered.

Ranmoor has very little public open space. It is predominately an area of privately owned plots. Important semi-public open spaces in the townscape include the churchyard around St John's Church and the grounds of Notre Dame School. The area contains no public parks. There is very little undeveloped land in the conservation area. There are important pockets of woodland including at the junction of Belgrave Road and Snaithing Park Road, Ranmoor Cliff and woodland along the course of Oak Brook within the grounds of Notre Dame and west of Thornbury. These woodlands are significant ecologically and as informal landscape elements are reminders of the rural origins of this part of Sheffield. They contribute positively to the character of the conservation area. Highway trees are an important part of Ranmoor's townscape and are particularly associated with planned streets such as Whitworth Road, Ranmoor Crescent and Ranmoor Park Road.

Topography and views

The hilly topography of Sheffield adds to the interest and character of the conservation area by giving distant views across the Porter Valley. These views visually connect Ranmoor to the surrounding area. Particularly attractive views of Ranmoor can be enjoyed from the south side of the valley, from parts of Greystones and Ecclesall. From a distance Ranmoor appears as a heavily wooded area, punctuated by only a few prominent buildings, including St John's Church, the largest villas and some infill development.

ARCHITECTURAL QUALITY

Buildings that contribute to the character of Ranmoor

Ranmoor developed as Sheffield's most affluent western suburb. The houses built for the middle classes and the villas of some of the City's most influential Victorian figures are the key elements in Ranmoor's special architectural and historic interest. Sheffield's key architectural practices were commissioned to work in the area. The resultant range of architectural styles and forms expresses the period, wealth and fashions which shaped Ranmoor. The earliest buildings in the area are those that pre-date its development as a residential suburb; some cottages and small houses on Ranmoor Road and Snaithing Farm. Most of the buildings that make a positive contribution to the area's character date from a fairly narrow timespan between 1860 and 1914.

The key buildings in the area are the Grade II* listed St John's Church and the largest villas, but there are many medium-sized houses which whilst not outstanding, are typical of Ranmoor and important to its overall character.

The attached plan shows listed buildings and also those unlisted buildings which make a positive contribution to the special character of the conservation area. This document refers to some examples of particular periods or types of building, but does not mention all buildings of interest, marked on the plan.

Building forms and details

Most houses in the area are two to three storeys high, with the upper storey partly in the roof. The vertical scale of most villas is emphasised by the use of raised plinths, tall sash windows and high floor-to-ceiling heights. The latter generally increase with the status of the villa. Victorian architectural devices were used to express different parts of the villa; the principal rooms are often given bay windows and dominate elevations. Kitchens and service rooms are always on rear elevations and often under lower roofs. Staircases are expressed by large windows, sometimes decorated with stained glass. Over-scaled porches, door surrounds and stone steps emphasise the entrances. Victorian and

Edwardian elevations in Ranmoor are rich in modelling, using deep reveals, projecting features and carved stone details.

Up until the mid-19th century, all houses were built of coursed local sandstone, under slated pitched roofs and these houses, such as those on Ranmoor Road and Cliff Terrace are simply detailed in the Georgian tradition. Later in the century, red brick is used for workers' terraced housing and render, timber-framing and clay tiles appear on villas. Although some villas are partially hidden by trees, their roofs are often visible from the street. Ranmoor's lively roofscape results from the use of articulated roofs, steep gables and dormer windows, tall chimneys, crested ridges and finials, elaborate timber barge boards or stone -coped verges and bracketed eaves.

Architectural styles

Gothic was the preferred style for churches and some mansions during the second half of the 19th century. St John's is Sheffield's finest example of a suburban Victorian church, built between 1879 and 1887, to designs by E.M.Gibbs. Riverdale House and its lodge, built for C.H.Firth in 1873, are the best examples of domestic gothic in Ranmoor. Many smaller villas in Ranmoor adopted a loosely gothic style using steep roofs with barge boards, tall chimneys and stone mullioned sashes. Streets with good examples of typical villas include Gladstone Road.

Classical and Italianate architectural styles are also evident in Ranmoor. The best example is Oakbrook, built around 1860 for Mark Firth the steel magnate, to designs by Flockton and Son. Designed in a rich Italianate style, the villa amply expresses Firth's social standing and wealth. Other villas which use classical details include Thornbury, designed by M.E.Hadfield in 1864. The later 19th and early 20th century brought the influence of Arts and Crafts architecture and design to Ranmoor. In particular, the local architect W.J.Hale designed two attractive stone houses in the area; Tainby on Snaithing Lane for himself in 1909 and Rydal on Snaithing Park Road. There are also good examples of houses using render, timber-framing, stone and clay tiles, in an Arts and Crafts tradition, such as Pembury on Ivy Park Road, built in 1927 for a managing director of Mappin and Webb. Smaller examples include 7 Gladstone Road and 45 Ranmoor Cliffe Road.

Minor buildings

Whilst villas and houses are the main building type in Ranmoor, many smaller ancillary buildings are also important in the townscape and contribute to the area's architectural interest. Amongst these, entrance lodges are the most prominent and visible. The largest villas are sited in the midst of large gardens and approached via long drives. Lodges guarded and announced the entrance to these mini estates, together with often elaborate gates. Good examples of lodges include those at Riverdale House, Thornbury and Carsick Grange. Lodges are of historic interest where the main house has been demolished; for example the lodge to the now lost Tapton Grange on Tapton Park Road. Coach houses, stable blocks and garden buildings also contribute to the architectural interest and character of the area and reflect the original residents' means and life style.

Some items of street furniture are of interest, such as the listed cast-iron electricity transformer on the corner of Belgrave Road and Storth Lane. The late 19th century bridge carrying Stumperlowe Crescent Road over Storth Lane is a listed structure. This attractive cast-iron bridge, with stone steps, is best appreciated from Storth Lane.

Recent development

Although most of late Victorian Ranmoor remains largely intact, some 20th century infill development has been harmful to its character. Some villas have been demolished, for example Tapton Grange - to make way for student flats. Others have been surrounded by new housing, for example at Stortholme on Gladstone Road. In some cases the harmful effects of unsympathetic development have been offset by the retention of some original landscaping, as at Riverdale House. The original 23 acres of Mark Firth's Oakbrook estate have been eroded by new school buildings, playing fields and new housing in the walled garden. Change of use of many villas to office, nursing home or to multiple occupancy use has also taken its toll on the settings of the houses and their gardens. Late Victorian Ranmoor Hall survives, but the grounds have been badly affected by car parks and new offices. Small-scale infill has often been more successful in retaining the character of the area. This has been possible where new houses are of a similar scale to those adjacent and where plots have been developed at the prevailing density, as on Whitworth Road and Clumber Road since the last war.

SUMMARY

Ranmoor's special architectural and historic interest is principally derived from its significance as the city's foremost Victorian residential suburb. The high quality of buildings and townscape in Ranmoor expresses the considerable wealth of its early residents, who moved here in search of clean air and space. The suburb is historically associated with some of Sheffield's greatest industrialists, such as Mark Firth. Ranmoor is therefore a lasting legacy of the heyday of the city's steel industry, during the late 19th and early 20th century.

**For further advice or information please contact the Conservation Officers at
Planning, Transport and Highways, The Town Hall, Sheffield S1 2HH.
Telephone 0114 273 4223**

David Curtis, Acting Head of Planning, Transport and Highways.
March 2000.



Richard Cannon,
Legal Services Officer,
Sheffield City Council,
Town Hall,
Sheffield, S1 2HH.

January 31st 2023.

Dear Sir,

Objection to Tree Preservation Order No. 468 (2023),
15 Ranmoor Park Road, Sheffield, S10 3GX.

Please accept this letter as an objection to the above Tree Preservation Order (TPO), which was served on January 19th 2023. This was in response to a Section 211 Notice served (by Edmund Winder Watts Limited) via the Planning Portal on November 29th 2022.

The Order protects a single Lime tree, in the centre of a group of adjoining gardens. The tree belongs to the residents of Ranfall, which is a large house, converted to apartments about 25 years ago, having formerly been used as nurses accommodation by the Health Service. In addition to the conversion, other houses were built in the grounds of the building, although I'm not entirely sure when. It's likely that some, accessed from Ranmoor Crescent to the west, predate the conversion of Ranfall.

The reason given for serving the TPO is that it *"offers amenity to the local area, being of a significant size, partially visible from a number of surrounding roads and residences, and a good example of its species."* It goes on to state that the species *"is long-lived and situated in a garden with ample space to grow, and has potential to offer amenity to the area for many years to come."* Finally *"the tree contributes to the character of the Ranmoor Conservation Area."*

The Rules regarding the serving of a TPO can be seen here:

<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

Although this URL is titled "guidance" it is not merely guidance, it can be looked upon as the Secretary-of-State's opinion on what the Law means. In Planning terms the Guidance has the same "weight" as the National Planning Policy Framework. The Law is contained in the Town and Country Planning Act (section 198) and doesn't define tree, or give any guidance on what sort of tree should be protected. Hence the need for the Guidance.

The Guidance does tell us what a local planning authority (LPA) has to do before it deprives a tree owner of the right to treat his or her tree as he or she sees fit, and contains (at paragraph 7) the useful advice that *"Orders should be used to protect selected trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public."*

The Guidance, in paragraphs 8 & 9, tells us what might add to a tree's suitability for protection, and usefully makes the unequivocal statement that *"Public visibility alone will not be sufficient to warrant an Order."*



My reasons for regarding this TPO as unnecessary are as follows:

The tree as noted in the Tree Officer's report is partially visible from surrounding roads. I think it is fair to point out that it is only really visible from a short length of Ranmoor Crescent, and then only over other buildings. I think a more reasonable statement would be "one side of the top of the tree can be glimpsed while driving up (northwards) Ranmoor Crescent." Mostly the tree is hidden from view by other trees and houses.



Photograph 1.

Photograph 1 is a view of the tree taken from the south west, on Ranmoor Crescent. I think this shows the tree to be a very minor component of the local landscape.

NB. All these photos have been digitally brightened. The weather was dull at the time of my visit.

Photograph 2 is a view of the tree from the west, a little further up the road from the last photo-taking position.



Photograph 2.



Photograph 3.

Photograph 3 is view of the tree taken looking south from Ranmoor Crescent. This was the only view I could find from the north, despite Ranmoor Crescent's rather meandering route through the neighbourhood.

Photograph 4 is a view of the tree as seen from the Lawn in front of Ranfall. I have to say, the lawn was something of a black-hole, being shaded by several other trees, which could also be said to be outgrowing their positions.



Photograph 4.

Although it can be seen from other residences, it's likely that many of those other residences' inhabitants are not particularly enamoured of the tree and also consider it as a minor component of the landscape.

I have been told that the tree is only a few metres from a sewer that traverses the front garden, and also that the dry-stone wall that divides this site from the neighbouring houses to the west, is only a metre from the tree and has had to be rebuilt.

I accept that the tree is a reasonable example of the species, although I wouldn't call it "good." As can be seen in photo 4 its crown is not completely symmetrical due to growing in competition with other trees. I suspect that most dendrophiles who might have the tree drawn to their attention, would recognise it as a Lime, but not regard it as a particularly representative example of the species. It's not an outstanding example of the species and nor is it so unusual that it stands out. I would also point out that that the species is generally regarded as undesirable. Alan Mitchell (author of *Trees of Britain and Northern Europe* by Alan Mitchell. Collins Pocket Guide, second edition. 1988. (reprinted 2001.)) states "*it is the*

common Lime for streets and long avenues and is the worst tree known for either purpose. It does achieve a great height and lives long but its roots are invasive, it sprouts around its base, it is infested by greenfly, is often badly mis-shapen and has no autumn colours. In places it carries huge bunches of mistletoe among its own sprouty burrs."

It is hard to measure its height accurately but it is approximately 25 metres tall and barely a dozen metres from the closest part of the building. It's a similar distance from the nearest property on Ranmoor Crescent and not very far from the houses to the west of Ranfall. It's also directly south of the Ranfall west wing and must cast considerable shade on the terrace between the building and the tree.

The Tree Officer's observation that the tree has ample of space to grow is really a matter of opinion; self-evidently the Ranfall residents think the tree has already outgrown its position, and permission has already been granted for it to be pruned and made smaller. Also, as mentioned above, the front lawn at Ranfall is severely shaded by this tree and others.

I should note here that pruning the tree to make it smaller is made extremely difficult by the TPO. By definition an LPA when granting permission (under the TPO) for pruning work must comply with what is regarded as best practice, which is *British Standard 3998 (2010) Tree Work - Recommendations*. Under the strictures of BS3998, the Tree Officer has specified acceptable pruning work that amounts to no more than a 12% reduction in the tree's height and spread. Work like this is very difficult to accomplish and is therefore expensive. It also requires repeating frequently, which means even more expense. (Winder Watts have already made an application to prune the tree and the pruning specification quoted here is from the permission letter. SCC ref 23/00101/TPO)

The Government Guidance (at paragraph 8) requires LPAs to develop "structured systems of amenity valuation" to help explain to tree owners why their trees justify protection. I note that no such amenity valuation has been proffered in this case. The Guidance lists things that might add to a tree's amenity value, historic association for example. This means a tree planted to commemorate some event or other, or perhaps by some significant person; I don't think this is the case here. (I've found no information about the Ranfall. It's not a listed building and doesn't appear to have any association with notable local figures. Also I found no mention of Ranfall in the Conservation Area Appraisal.)

Overall, while none of the reasons given for serving the TPO are actually wrong, I consider the attributes listed do not amount to meaning the tree's removal would have a significant negative impact. It therefore does not have sufficient amenity value to justify protection with a Tree Preservation Order.

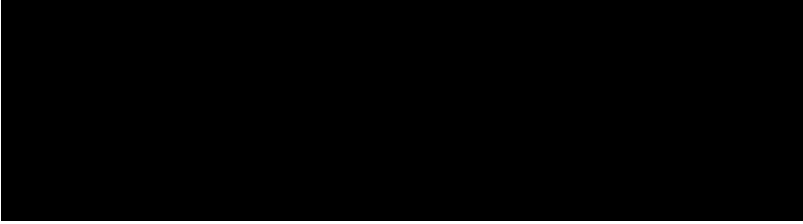
Conclusions.

1. Although this tree is large there is no public position from which it can be fully seen. At best it is only glimpsed from a small number of public locations.
2. Common Lime is, as its name suggests, not rare and lacks attractive characteristics. It has no particular value to wildlife that elevates its biodiversity value.
3. There is no obvious sign that the tree is a remnant of a planned landscape or has any historical association that might elevate its amenity value.

4. The reasons given for its protection amount to no more than it being partially visible and it being alive, which is insufficient justification for protection.
5. This tree does not justify any sort of veneration or statutory protection, and its management or removal should be the decision of the owners.

I trust you will reconsider this Order.

Yours faithfully,



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**Richard Cannon
Legal Services Department
Legal & Governance
Sheffield City Council
Town Hall
Pinstone Street
Sheffield S1 2HH**

12th April 2023

Sent by Post & Email

Dear Mr Cannon,

Ref: LS/RC/5990464

Tree Preservation Order No. 468 – 15 Ranmoor Park Road, Sheffield S10 3 GX

Having only recently been made aware of the formal TPO following a chance conversation with my neighbour at No. 40 Ranmoor Crescent, I would like to add further objection to this order.

I appreciate that it is now outside the 28-day period, however, given the fact that I did not receive your letter before the expiry date, some flexibility on the notice period would be appreciated. As the notice letter was not addressed to a named individual it was delivered to the main house where it remained in a pile of letters to past tenants of the apartments above my property. It was only after speaking to my neighbour on the 7th of April that I went in search of the formal notice letter. For your information the entrance and mailbox to my property on the ground floor is totally separate to the communal hallway and entrance to the apartments above. To my knowledge no other resident at Ranfall received any formal notice of the TPO giving the required rite of objection.

As a director of Ranfall Residents Limited, I would like to formally raise objection to the TPO on behalf of all Ranfall Residents surrounding the Lime Tree. Based on the plan accompanying the formal notice there are just 13 properties immediately surrounding the lime tree [Ranfall House Apt's 1,2,3,4 & 5, Ranmoor Park Road 13,16,17,19,21,23, Ranmoor Crescent 40 & 48] the overwhelming majority being deeply opposed to the TPO. Given the basic premise of the TPO is to preserve the tree for its amenity value and the benefit of the local community, I feel this should be challenged in this case. It should not be assumed the tree is of value to the majority of the local community. In actual fact the tree causes significant stress to most residents in its immediate vicinity and is barely visible to those beyond the immediately surrounding properties.

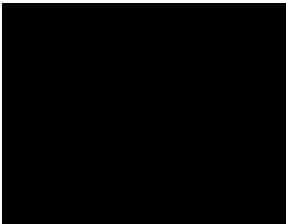
**Ranfall Residents Limited
Ranfall House
15 Ranmoor Park Road
Sheffield S10 3GX**

The lime tree canopy now extends far too close to No. 15 Ranmoor Park Road (Ranfall House Apt's 1-5) and No. 40 Ranmoor Crescent. With increasing frequent, higher category storms, the tree sheds large branches and debris into the surrounding gardens, posing a serious health and safety risk. Furthermore, the tree poses a risk to both properties and the summerhouse in its shadow.

Maybe a less serious complaint but nevertheless significant nuisance to our residents is the season long shedding of seed pods and sticky residue over the surrounding gardens making them unpleasant to use. Once the canopy is in full leaf, both gardens are completely shaded restricting light, further limiting potential use and enjoyment of the gardens by our residents.

We would be grateful of your formal response and consideration of removing of the deeply unpopular TPO.

Yours sincerely



**Director
Ranfall Residents Limited**



**Ranfall House
15 Ranmoor Park Road
Ranmoor
Sheffield
S10 3GX**





SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: The Head of Planning

Date: 20 June 2023

Subject: RECORD OF PLANNING APPEALS
SUBMISSIONS & DECISIONS

Author of Report: Abby Hartley

Summary:

List of all newly submitted planning appeals and decisions received, together with a brief summary of the Inspector's reason for the decision

Reasons for Recommendations

Recommendations:

To Note

Background Papers:

Category of Report: OPEN

1.0 RECORD OF PLANNING APPEALS SUBMISSIONS AND DECISIONS

This report provides a schedule of all newly submitted planning appeals and decisions received, together with a brief summary of the Secretary of State's reasons for the decisions.

2.0 NEW APPEALS RECEIVED

(i) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the installation of 12 to 14 no. Photo Voltaic (PV) panels on roof, and Electric Vehicle (EV) charging point to parking bay at 28 Alexandra Gardens, Sheffield, S11 9DW (Case No: 22/04524/FUL).

(ii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the erection of a single-storey rear extension - the extension will be 6 metres from the rear of the original dwellinghouse, ridge height no more than 3.52 metres and height to the eaves of 2.42 metres at 196 Bannerdale Road, Sheffield, S7 2DT (Case No: 22/04150/HPN).

(iii) An appeal and application for an award of costs has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the partial demolition of and alterations to existing dwelling including: the erection of a two/three storey extension (with glazed link, rooftop terrace and undercroft storage); erection of garden studio (detached); revised parking arrangements; and associated landscaping at 70 Riverdale Road, Sheffield, S10 3FD (Case No: 22/03675/FUL).

(iv) An appeal and application for an award of costs has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the demolition of barn (retrospective) and erection of 1 no. dwellinghouse with associated landscaping and access at Lower Butterthwaite Farm, 125 Butterthwaite Lane, Sheffield, S35 9WA (Case No: 22/01409/FUL).

(v) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the erection of a 3 x storey extension at roof top level to existing building to form 6 x 2 bedroomed apartments and 18 x 1 bed apartments at site of former Eon Works, Earl Street, Sheffield, S1 4PY (Case No: 21/04888/FUL).

3.0 APPEALS DECISIONS – DISMISSED

(i) To report that an appeal against the delegated decision of the Council to refuse planning permission for 1 no. internally illuminated free standing pylon sign 6.5m high and 1 no. internally illuminated free standing monument sign 2.38m high at Burger King, Sevenairs Road, Sheffield, S20 1NZ (Case No: 22/03861/ADV) has been dismissed.

Officer Comment:-

The Inspector considered the main issue to be the effect of the proposals on the amenity of the area.

He noted the character of the area was mixed, with commercial signage evident but in a low key and subdued form with little advertising on Sevenairs Road.

He considered the 6.5m pylon sign would be unduly prominent because of its height and position, at odds with the character and appearance of Sevenairs Road and would be harmful to the amenity of the area.

In terms of the 2.4m monument sign, he considered this somewhat detached from the commercial property and a discordant feature in amongst trees, hedging and grass verges such that it would be harmful to the amenity of the area.

The appeal was therefore dismissed.

(ii) To report that an appeal against the delegated decision of the Council to refuse planning permission for the installation of single wall mounted portrait internally illuminated 16-sheet LED advertising display panel (2.8m x 1.92m) at Devonshire Chippy, 280 Ecclesall Road, Sheffield, S11 8PE (Case No: 22/03070/HOARD) has been dismissed.

Officer Comment:-

The Inspector considered the main issue to be the effect of the proposal on the amenity of the area.

He noted the busy commercial nature of the location, with signage predominantly contained within shop fronts at fascia level or in projecting form. In contrast the appeal proposal was for a large format LED panel with changing display on an exposed side gable wall.

Notwithstanding the wide array of advertisements on the road such forms of advertising are not common, and he felt it due to its highly visible location, size and method of illumination, it would appear unduly prominent and have an adverse effect on amenity and dismissed the appeal.

(iii) To report that an appeal against the delegated decision of the Council to

refuse planning permission for the erection of an open-sided extension with roof to existing unit for use as storage area and additional open-sided storage unit with roof on existing hardstanding (Resubmission of 21/03947/FUL) at Redcar Brook Company Ltd, Warehouse and Office 80m west of Fern Glen, Hathersage Road, Sheffield, S17 3AB (Case No: 22/02815/FUL) has been dismissed.

Officer Comment:-

The Inspector considered the main issues to be:-

- a) Whether the development would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework and any relevant development plan policies; and
- b) Whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the proposal.

In respect of a) they noted the NPPF establishes the construction of new buildings in the Green Belt is inappropriate by definition, with an exception for extensions to existing buildings where they are not disproportionate. The Inspector rejected the appellant's assertion that the Council's guideline 33% increase (contained in Householder Supplementary Planning Guidance) was relevant and affirmed that the assessment of 'disproportionate' is a matter of planning judgement. The Inspector concluded that a 119sqm (619 cubic metre) addition to a 165sqm building (it's original footprint) would not represent a disproportionate addition and did not meet the exception under para 149c) of the NPPF.

As para 149g) allows for partial or complete redevelopment of previously developed land where it would not have a greater impact on the openness of the Green Belt than the existing development, the Inspector considered this and reasoned that given the proposal involved buildings where there are currently none, spatially this would inevitably have an impact on openness. Visually, the open character and visibility of the site from Hathersage Road led to a conclusion that the proposal would lead to a clear increase in built form on the site and its simple form would not mitigate its visual impact.

Overall on a) the Inspector concluded the development was inappropriate in the terms of para 149 of the NPPF and did not meet any of the exceptions.

With regard to b) they gave some limited weight to the (screening) benefits of new planting contained within the proposals, and the ability to impose a condition removing open storage at the site. They gave moderate weight to the economic benefits of the growth of the business but dismissed comparisons with other examples presented by the appellant.

In considering the limited benefits against the substantial weight that must be afforded to inappropriate development in the Green Belt the Inspector found these did not outweigh that harm such that there was conflict with the Green

Belt policies in the Framework, the Sheffield UDP Policies GE1, GE2, GE3, and GE8, and the Sheffield Core Strategy Policy CS71.

The appeal was dismissed on this basis.

(iv) To report that an appeal against the delegated decision of the Council to refuse planning permission for the erection of 15.0m Phase 9 monopole, associated cabinets and ancillary works (Application for determination if approval required for siting and appearance) at land at Broomfield Lane and opposite Bracken Moor Lane, Sheffield, S36 2AQ (Case No: 22/01884/TEL) has been dismissed.

Officer Comment:-

The Inspector considered the main issue to be the effect of the development on the character and appearance of the area.

The Inspector considered that the mast has the appearance of a structure more often seen in commercial or industrial area and would be harmful to the local context of sports pitches and agricultural fields. The mast would appear dominant in the locality and would create unwelcome clutter that would be harmful to the character and appearance of the area.

The Inspector considered that there was a need for the proposal and that it would have economic and social benefits. However, he indicated the need to strike a balance between impact and need and concluded that in this instance the need and benefits did not outweigh the harm to the character and appearance of the area.

4.0 APPEALS DECISIONS – ALLOWED

(i) To report that an appeal against the Committee decision of the Council to refuse planning permission for the continuation of use of land as car sales forecourt and vehicle storage area (sui generis), including retention of portable building and container (retrospective application), resurfacing works, and erection of a 2.1 metres high acoustic fence along the south-west edge of the designated storage area and car sales forecourt at 268 Handsworth Road and land to the rear of 270, Sheffield, S13 9BX (Case No: 22/01397/FUL) has been allowed.

The application for an award of costs has been refused.

Officer Comment:-

Substantive Appeal Decision

The Inspector considered the main issue to be the effect of the development on the living conditions of the occupiers of the neighbouring residential properties, with particular regard for privacy of first floor windows.

He noted that the site backed onto rear gardens of residential properties on Parsley Hay Gardens which are relatively short and along with the dwellings are set at a lower level than the appeal site, the edge of which has a clay bund and steep bank which falls away towards the dwellings. He noted the boundaries were formed by close boarded fencing and vegetation.

He acknowledged that residents feel the car sales and vehicle storage use results in overlooking into bedroom windows from staff and customers. He viewed the site from the rear garden and bedroom window of no.20 Parsley Hay Gardens and was able to see the windows of no's 18 and 20 from the appeal site. He was also able to view the site from the garden of no.16 and could see said garden from the appeal site. He considered overlooking was exacerbated by standing on the bund (a raised vantage point).

He noted the proposed fence would be located in a position that would take vehicles further from the dwellings and prevent access to the bund, would markedly limit views to the first-floor windows of 18 and 20 Parsley Hay Gardens, and severely limit the ability to view the gardens of no's 14 and 16.

He considered that whilst the fence would be very tall it would be a significant distance from dwellings and would not reduce outlook or impact on light. As such he concluded that subject to the provision of the fence living conditions would not be significantly harmed.

Although not part of the Council's reason for refusal, residents had raised concerns about noise impact. He noted the noise levels contained within submissions, that residents experience suggested greater harm than stated and that the subjective nature of noise impact means there is not a simple relationship between noise data and experience.

Nonetheless he noted the proposed fence would reduce noise levels significantly such that residents would be likely to experience a significant reduction in noise levels. That being the case he was satisfied there would be no significant harm to living conditions of residents in terms of noise.

He therefore allowed the appeal, imposing conditions in respect of the provision and retention of the fence, limitations on hours of use, drainage and marking out of 'running lanes' within the site.

Costs Claim Decision

The Inspector noted advice in para 49 of the national Planning Practice Guidance which makes clear Local Planning Authorities are at risk of an award of costs if they unreasonably delay or prevent development that should be permitted or fail to produce evidence to support a refusal.

The appellant claimed costs on the basis that the Council issued an unsubstantiated refusal contrary to the recommendation of its planning officers.

The Inspector noted the Council's reasons for refusal concentrated on privacy loss for neighbouring dwellings, and that Members had visited the appeal site before reaching that conclusion, noting the presence of the boundary treatment and separation that led the Inspector to conclude the proposal was acceptable.

He confirmed that members were entitled to take a different view having had the benefit of the visit and being aware of an officer recommended requirement to retain the screen fencing meaning they had considered alternative outcomes.

He concluded that Members judgement was exercised reasonably, the reason for refusal was not unsubstantiated, and did not find that unreasonable behaviour and wasted expense on behalf of the appellant had been demonstrated.

5.0 CIL APPEALS DECISIONS

Nothing to report.

6.0 NEW ENFORCEMENT APPEALS

(i) An appeal has been submitted to the Secretary of State against the Enforcement Notice served in respect of the breach of planning control as alleged in the Notice which is the unauthorised erection of a front dormer extension at 121 Norton Lane, Sheffield, S8 8GX (Our ref: 22/00383/ENUHD Planning Inspectorate ref: APP/J4423/C/22/3312495).

(ii) An appeal has been submitted to the Secretary of State against the Enforcement Notice served in respect of the breach of planning control as alleged in the Notice which is the unauthorised erection of a front dormer roof extension at 35 Calvert Road, Sheffield, S9 5EU (Our ref: 22/00176/ENUHD Planning Inspectorate ref: APP/J4423/C/22/3312922).

(iii) An appeal has been submitted to the Secretary of State against the Enforcement Notice served in respect of the breach of planning control as alleged in the Notice which is the unauthorised erection of an enclosed canopy structure on concrete and brick base at 411 - 415 Staniforth Road, Sheffield, S9 3FQ (Our ref: 21/00346/ENUD Planning Inspectorate ref: APP/J4423/C/22/3312962).

(iv) An appeal has been submitted to the Secretary of State against the Enforcement Notice served in respect of the breach of planning control as alleged in the Notice which is the unauthorised undertaking of operational development being the provision of 9 air conditioning units attached to the north facing elevation of the building at first floor level at 1 Ecclesall Road South, Sheffield, S11 9PA (Our ref: 21/00130/ENUD Planning Inspectorate ref: APP/J4423/C/22/3299518).

(v) An appeal has been submitted to the Secretary of State against the Enforcement Notice served in respect of the breach of planning control as alleged in the Notice which is the unauthorised to the front of the Land: the erection of a wooden pergola, fencing, two storage containers clad with timber including over hanging canopies (operating as "chaska grill" and "chaska chai"), the provision of decking enclosed by timber balustrading, the erection of timber frames supporting festoon lighting, and the provision of an extraction flue; and to the rear of the Land, a marquee has been erected at 261 Staniforth Road, Sheffield, S9 3FP (Our ref: 20/00335/ENUD Planning Inspectorate Ref: APP/J4423/C/23/3321591)

(vi) An appeal has been submitted to the Secretary of State against the Enforcement Notice served in respect of the breach of planning control as alleged in the Notice which is the unauthorised erection of a canopy to the side of the premises at 990 Abbeydale Road, Sheffield, S7 2QF (Our ref: 20/00333/ENUD Planning Inspectorate ref: APP/J4423/C/23/3317254).

7.0 ENFORCEMENT APPEALS DISMISSED

Nothing to report.

8.0 ENFORCEMENT APPEALS ALLOWED

Nothing to report.

9.0 RECOMMENDATIONS

That the report be noted.

Michael Johnson
Head of Planning

20 June 2023