



SHEFFIELD CITY COUNCIL

Planning & Highways Committee Report

Report of: Head of Planning

Date: 23rd May 2023

Subject: Tree Preservation Order No. 463
22 Wheel Lane, Grenoside, Sheffield, S35 8RN

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

Summary: To seek confirmation of Tree Preservation Order No. 463

Reasons for Recommendation

To protect a tree of visual amenity value to the locality

Recommendation

Tree Preservation Order No. 463 should be confirmed unmodified.

Background Papers:

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

Category of Report: OPEN

CITY GROWTH SERVICE

REPORT TO PLANNING & HIGHWAYS COMMITTEE

Tree Preservation Order No. 463

22 Wheel Lane, Grenoside, Sheffield, S35 8RN

TREE PRESERVATION ORDER NO. 463

1.0 PURPOSE

1.1 To seek confirmation of Tree Preservation Order No.463

2.0 BACKGROUND

2.1 Tree Preservation Order No.463 ('the Order') was made on the 2nd December 2022 protect a sycamore tree which stands within the boundary wall of 22 Wheel Lane. A copy of the Order, with its accompanying map, is attached as Appendix A.

2.2 T1 (as described in the Order) is positioned within the stone boundary wall flanking a shared driveway which links 22 and 24 Wheel Lane with the public highway. The tree is very visible from a public vantage point and forms a prominent part of the street scene. An image of the tree and its position relative to the highway can be seen at Appendix C.

2.3 In September 2022 the Council's planning department were contacted by a member of the public who requested that the tree be considered for protection. They stated that the tree, which is visually very prominent, was also of local significance, and to substantiate this they provided with their communication an historic map of the area which indicates that a tree has stood in this location from 1850 onwards (see Appendix D). Following from the removal of multiple other, nearby trees, they feared that this tree, which is not located within a Conservation Area and therefore has no other form of protection, may too be vulnerable to being removed, and that the loss of the tree would be of detriment to the amenity of the area.

2.4 From an assessment of the size and appearance of the sycamore, it is considered unlikely that the tree is old enough to be the same tree indicated on the 1850 map. It is, however, possible that this tree was planted as a replacement, standing as it does in the same location as the original, at what was once the entrance to a farm. When the farm was converted into the recent dwellings that now stand here, the sycamore was carefully retained and enclosed within the stone boundary wall. Therefore, it is recognised that the tree has local significance and stands as a reminder of the areas' rural past.

- 2.5 In response to the above, Vanessa Lyons inspected the tree and its surrounding environs on 10th October 2022 and conducted a Tree Evaluation Method for Preservation Orders (TEMPO) in respect of the tree, which can be found at Appendix B. The tree was scored with 12 points which indicated that a TPO was defensible according to the TEMPO criteria. Having regard to this score, it was deemed expedient in the interest of amenity to make an order.
- 2.6 Objections.

No duly made objections have been received.

3.0 VISUAL AMENITY ASSESSMENT

Visibility: A mature sycamore with high public visibility, being one of only two large, mature trees that stand on the southern side of Wheel Lane between the junction with Halifax Road and Creswick Lane.

Condition: Located within a stone wall, no 360-degree inspection of the tree was possible. However, from the vantage point of the highway, the tree appears healthy, with no notable outward defects. The tree has been heavily pruned (Google Streetview photographs indicate circa 2008) but has responded well with a vigorous canopy, although the overall form of the tree has been impaired.

Longevity: The tree has an estimated 20–40-year retention span, meaning it will provide good amenity to the local area for many years to come.

Other factors: The tree gained no additional points for other factors, though the location of the tree at the entrance to the old farm and its local significance is appreciated.

Expediency: Precautionary only. Local concern regarding removal of other trees in the area prompted a request that the Council protect the tree with a TPO due to its prominent location and local significance. The Council's officer investigated and verified the removal of other trees in proximity to the tree protected by the Order. The removal of other trees was deemed to indicate a potential for removal such that it was considered expedient to make the Order on a precautionary basis.

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.463 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.463 be confirmed.

Michael Johnson, Head of Planning,

23rd May 2023

Appendix A. Tree Preservation Order No. and map

Tree Preservation Order
Town and Country Planning Act 1990
The Tree Preservation Order No 463 (2022)
22 Wheel Lane, Grenoside, Sheffield, South Yorkshire S35 8RN

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 463 (2022) – 22 Wheel Lane, Grenoside, Sheffield, South Yorkshire S35 8RN

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 2nd DECEMBER 2022

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

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Sheffield City Council
Parks & Countryside
Service

TREE PRESERVATION ORDER
No. 463

Drawing No.
A4/B08/463

Site address

22 Wheel Lane, Grenoside,
Sheffield, South Yorkshire
S35 8RN

Scale:
1:500 @ A4

Drawn by MB Date: 21/11/2022



Trees specified individually
(circled in black on the plan)

T1 (Sycamore)(*Acer pseudoplatanus*)

(Tree located within boundary wall
to number 22)

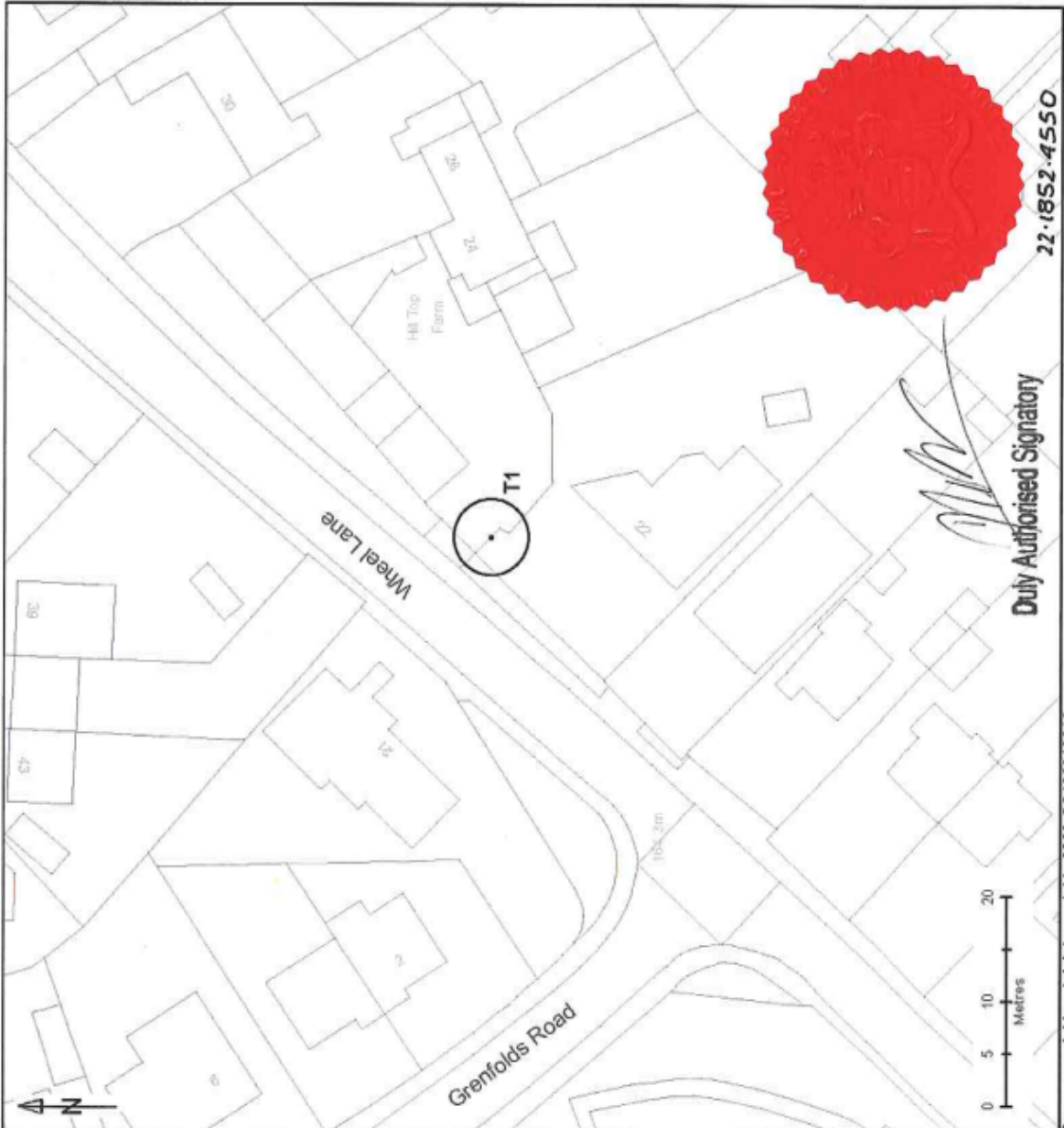
Trees specified by reference to an area – None

Trees specified by reference to a group – None

Trees specified by reference to a woodland – None

SK 33795 93607

Measurements shown approximately



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	Sycamore (Acer pseudoplatanus)	SK 33795 9360

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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Appendix B. Tree Evaluation Method for Preservation Orders (TEMPO) assessment

TREE EVALUATION METHOD FOR PRESERVATION
ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 10.10.22	Surveyor: Vanessa Lyons
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Tree details TPO Ref 463 Owner (if known):	Tree/Group T1 Location: Entrance of 22 Wheel Lane	Species: Sycamore
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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. Streetview indicates tree heavily pruned c 2008 and not since. Tree has responded well, though pruning has impaired form. Tree is situated within a stone wall (built around tree), which precluded inspection of base. No 360 degree view of

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.

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

Score & Notes

4

- 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

Score & Notes

1. Note: Historic map of area c 1850 shows a tree in this location. This (replacement) tree has local significance, standing where a tree has historically stood, and marking the entrance to the old farm. Tree was carefully retained and included in boundary wall when the farm became residential dwellings.

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

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

2 Perceived threat. Concern from third party regarding removal of other trees in the area. Request to TPO due to prominent location and local significance (see above)

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:

12

Decision:

TPO defensible

Appendix C. Images of the tree



Image of the tree looking northeast along Wheel Lane, taken October 10th, 2022.

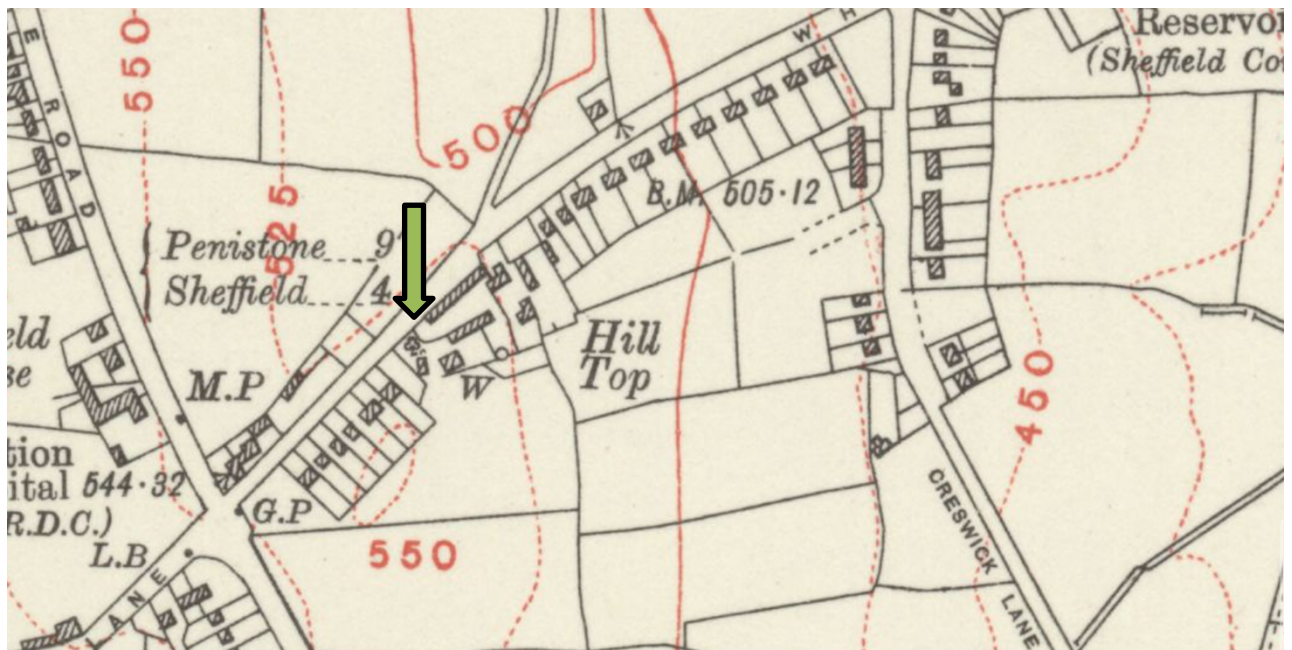


Image taken from Google Streetview showing the incorporation of the tree into the boundary wall.



Image of the tree taken from Google Streetview, looking southwest along Wheel Lane, and showing the prominence of the tree in the streetscape.

Appendix D. Excerpt from Map.



Excerpt from a map of the Grenoside Area, dated 1850, showing a tree at the entrance to Hilltop Farm. This likely marked a tree of significance to the area.

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