



PLANNING CONSULTATION RESPONSE

Application No	2026/0363
Proposal	Demolition of existing garages and erection of detached dwelling with detached garage and associated works.
Address	Land adjacent to 113 Hoyland Road, Hoyland Common, Barnsley.
Date of Consultation Reply	23/06/2026
Consultee	Edward Jowett (Tree Officer)

Consultation Assessment and Justification

There are three early mature Norway Maple trees located off site one of which (T1) overhangs into the site slightly and whose rooting area also encroaches. The location of the trees and their prominence to the street scene and position within a small area of Council owned public open space mean they have high amenity value.

I do have some concerns over the proximity of T1 to the proposal; the level of overhang is only minor and should not normally pose a significant constraint however the size and shape of the plot mean this could potentially be a significant issue. The proposed dwelling is being built tight up against the boundary of the site immediately adjacent to the existing footpath. The plans provided show that this means the proposed dwelling will impact directly on the Council owned tree both in terms of direct contact with the canopy of the tree and the minor encroachment into the rooting area. No arboricultural impact assessment or impacts plan have been provided to deal with this only the baseline tree survey.

The encroachment into the RPA is only minor and appears to be well within the limits of what could be tolerated by the tree without detriment; providing suitable foundations are used there should be no future issues for either the tree or dwelling. My main concern however is direct contact between the canopy and the proposed dwelling as ultimately any pruning works would only go back as far as the boundary/build line without permission to work on council owned land or the Councils tree team agreeing to do the works. This in itself may not be insurmountable particularly as it is the single story element of the proposed dwelling which would directly impact on the very bottom of the trees canopy, however I would have concerns over ongoing maintenance. The tree is still early mature and as such still has the potential for future growth and as such I would have concerns over ongoing maintenance and potential future conflicts and pressures on the Council as owners of the tree; particularly as proximity issues could not be resolved in the usual way by a property owner exercising their common law right to cut back to the boundary line as the dwelling sits right up to it. This would make it impossible to achieve clearance between the tree and the dwelling without the repeated and continuous involvement of the Council as the tree owners. I therefore have significant concerns regarding this becoming a management burden for the Councils tree teams and potentially becoming an area of conflict, leading to future pressure on the Council and the tree for significant works or even removal.

In order to resolve this I would ask that an arboricultural impact assessment be produced to deal with the direct impacts and how these would need to be managed and also liaise with the Councils tree team and the department who owns them to ascertain their thoughts on future management burden and potential conflicts.

	Defer for amends/further information*	
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*Delete as applicable

Consultation Suggested Conditions:



BARNSLEY

Metropolitan Borough Council

N/A

Consultation Informative(s):

N/A

Planning Obligations required:

N/A