

Application Reference Number:	2026/0018
Proposal Description:	Reduce two lowest north east facing limbs from Ash tree T1 by 2m within TPO 4/2001.
Location:	32 Lockwood Gardens, Hoylandswaine, Sheffield, S36 7LN.

Recommendation:

Approve subject to conditions

Site Description

The application site relates to 32 Lockwood Gardens, Hoylandswaine, Sheffield, S36 7LN. The site is located in a predominantly residential area however is surrounded by farmland to all sides. The area is only accessible via road links with the closest A road being the A628 which leads to the Barnsley Town Centre. Hoylandswaine is located north of Penistone town centre and west of Barnsley.

Planning History

No recent or relevant applications.

Proposed Development

The applicant has proposed to Reduce two lowest northeast facing limbs from Ash tree T1 by 2m within TPO 4/2001, located at 32 Lockwood Gardens, Hoylandswaine, Sheffield, S36 7LN.

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

Consultations

Trees – No objections, subject to the following condition:

- Not less than five working days' notice of the date of the proposed work shall be given in writing to the Local Planning Authority and the tree surgery shall be carried out to the standards set out in BS3998.

Representations

No representations have been received

Assessment

The main issues for consideration are as follows:

- TPO Trees.

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Trees

The Council's Tree Officer is required to be consulted upon in regard to this application as they are able to give professional advice to the information that has been submitted. The Tree Officer has made the following comments in regard to the application:

“The tree is a large mature Ash located in a prominent location adjacent to Hamper Lane which is a well-used track/path. The tree therefore has high amenity value.

The two limbs it is proposed to shorten back by 2m are long and ponderous and grow out over the garden of the applicant's property. The works proposed will reduce the leverage on the extended limbs and bring them back into the regular canopy line. The works are appropriate and will not prove detrimental to the tree and therefore there is no objection to the works proposed from an arboricultural perspective.

Note: Assessments of tree condition and safety are based on a simple visual inspection from ground level. Comments should not be taken as a definitive assessment of tree health, as this should be carried out by a suitably qualified arboriculturist, possibly including a high-level

inspection. The applicant should be reminded of the owner's legal responsibilities to ensure that trees are regularly inspected and maintained in a safe condition.”

The Tree Officer therefore has no objections to the scheme, subject to the conditions outlined above in the consultations section of the report. Substantial weight has been given to this section in regard to planning weight.

Planning Balance and Conclusion

The information that has been submitted to the LPA is sufficient to justify the loss of a TPO tree and prune others at the site. The Council’s Tree Officer has given their professional advice on the scheme and has not objected to the scheme. In light of the information above the proposal is recommended for approval subject to conditions.

Recommendation

Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant’s and/or any objector’s right to respect for his private and family life, his home and his correspondence.