TOWN AND COUNTRY PLANNING ACT 1990

CITY OF LEEDS TREE PRESERVATION ORDER (NO 77) 1997
(1 STONEY LANE HORSFORTH)

The Leeds City Council in this Order called "the Authority", in pursuance of the powers conferred in that behalf by Sections 198, 199 and 201 of the Town and Country Planning Act 1990, and subject to the provisions of the Forestry Acts 1967 and 1979, hereby make the following Order:

1 In this Order:-

"The Act" means the Town and Country Planning Act 1990.

"Owner" means the owner in fee simple, either in possession, or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a Sub-Lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more, and a mortgagee in possession; and

"The Secretary of State" means the Secretary of State for the Environment.

2 Subject to the provisions of this Order, and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the Authority, and in accordance with the conditions, if any, imposed on such consent, cut down, top, uproot, lop, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3 An application for consent made to the Authority under Article 2 of this Order shall be in writing stating the reasons for making the application and shall, by reference if necessary to a plan, specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4 (i) Where an application for consent is made to the Authority under this Order, the Authority may grant such consent either unconditionally or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the Authority may think fit or may refuse consent;

Provided that where the application relates to any woodland specified in the First Schedule to this Order the Authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the Authority, it is necessary in the interest of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

(ii) The Authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the Authority thereon, any compensation awarded in consequence of such decision, and any directions as to replanting of woodlands, and every such register shall be available for inspection by the public at all reasonable hours.

5 Where the Authority refuse consent under this Order or grant such consent subject to conditions, they may, when refusing or granting consent, certify in respect of any trees for which they are so refusing or granting consent that they are satisfied:

(a) that the refusal or condition is in the interest of good forestry; or

(b) in the case of trees, other than trees comprised in a group of trees or in a woodland, that the trees have an outstanding or special amenity value; or

(c) in the case of trees which are comprised in a group of trees or in a woodland, that the group of trees or the woodland, as the case may be, has an outstanding or special amenity value;

but a certificate shall not be given in the case of trees falling within (c) above if the application in respect of them has been referred by the Forestry Commissioners under Section 15(1)(b) or 15(2)(a) of the Forestry Act 1967.

6 (1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning, then unless:

(a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act; or

(b) the Authority, with the approval of the Secretary of State, dispense with replanting;

the Authority shall give to the owner of the land on which that part of the woodland is situated, a direction in writing specifying the manner in which, and the time within which he shall replant such land and where such a direction is given and the part is felled, the owner shall, subject to the provision of this Order and Section 204 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to:

(a) species;

(b) number of trees per acre (hectare);

(c) the erection and maintenance of fencing necessary for protection of the replanting;

(d) the preparation of ground, draining, removal of brushwood, lop and top; and

(e) protective measures against fire.

7 On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the Authority shall, if such condition or direction relates to land in respect of which byelaws made by the National Rivers Authority, an internal drainage board, a water undertaker or sewerage undertaker (as defined in the Water Act 1989) or any other authority whose functions are now exercised by the above bodies, restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws, and that any condition or direction has effect subject to the requirements of the byelaws, and the condition or direction shall have effect accordingly.

8 The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9 Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions shall, if he makes a claim on the Authority within the time and in the manner prescribed by this Order, be entitled to recover from the Authority compensation in respect of such loss or damage.

Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10 In assessing compensation payable under the last preceding Article, account shall be taken of:

(a) any compensation or contribution which has been paid whether to the claimant or any other person in respect of the same trees under the terms of this or any other Tree Preservation Order under Section 198 of the Act, or under the terms of any Interim Preservation Order made under Section 8 of the Town & Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932; and

(b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.

11 (1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the Authority, such service to be effected by delivering the claim to the offices of the Authority addressed to the Executive Director (Legal Services) thereof, or by sending it by pre-paid post so addressed.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the Authority, or where an appeal has been made to the Secretary of State against the decision of the Authority, from the date of the decision of the Secretary of State on the appeal.

12 Any question of disputed compensation shall be determined in accordance with the provisions of Section 205 of the Act.

13 The provisions of Section 201 of the Act shall apply to this Order and the Order shall take effect on the 11th day of September 1997

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

No.on Map	Description	Situation
T1	Ash	On land in the grounds of 1 Stoney Lane, Horsforth.

TREES SPECIFIED BY REFERENCE TO AN AREA

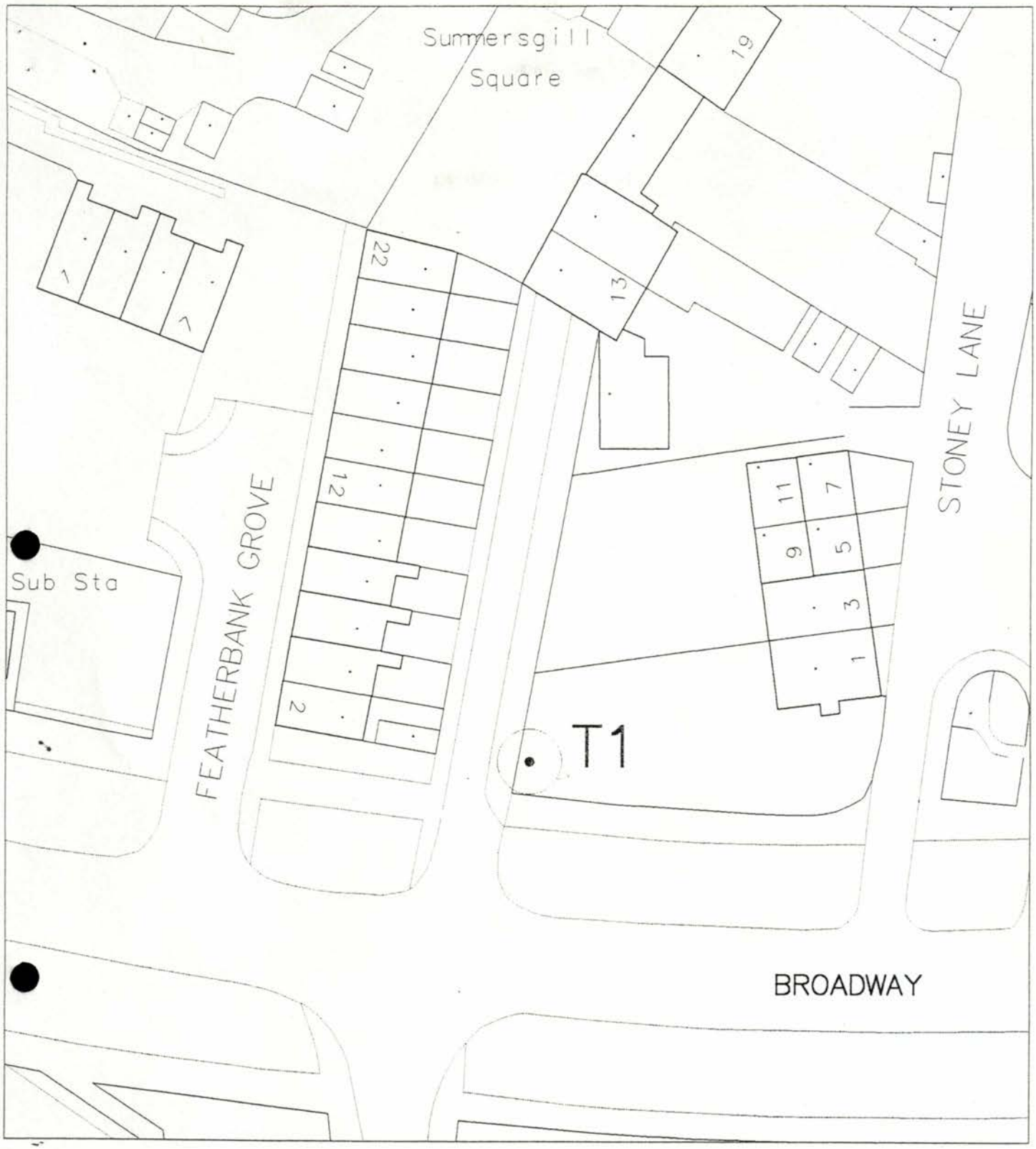
NONE

GROUPS OF TREES

NONE

WOODLANDS

NONE



TOWN & COUNTRY PLANNING ACT 1990

SECTION 198
CITY OF LEEDS TREE PRESERVATION ORDER
(No. 77) 1997

1 Stoney Lane,
Horsforth,
Leeds LS18.

LEEDS
CITY COUNCIL

PLAN NO. ..... GC 4899
PREPARED BY. ..... HMB
CHECKED BY. ..... PJK
SCALE. ..... 1 : 500
DATE. 08/09/97
GRID REF ..... SE 236376

DIRECTOR OF PLANNING
P.R. COOK. DIP TP MRTPI

BASED UPON THE ORDNANCE SURVEY'S DIGITAL DATA WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS
© CROWN COPYRIGHT RESERVED LEEDS CITY COUNCIL O.S. LICENCE No. - LA 07821 X

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the Authority to:

(1) the cutting down of any tree on land which is subject to a forestry dedication covenant where

(a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant, and at the time of the cutting down binding on the then owner of the land are fulfilled;

(b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed;

(2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under a grant scheme under Section 1 of the Forestry Act 1979 except a scheme which applies to a forestry dedication covenant;

(3) the cutting down, uprooting, topping or lopping of a tree

(a) by or at the request of the Post Office where the land on which the tree is situated is land which has been acquired for the purpose of the Post Office's undertaking, and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking; or the lopping in pursuance of the power conferred on any operator of a telecommunications code system by virtue of paragraph 19 of Schedule 2 to the Telecommunications Act 1984;

(b) by or at the request of

(i) a statutory undertaker or holder of a licence under Section 6(1) of the Electricity Act 1989 where the land on which the tree is situated is operational land as defined by the Act, and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking;

(ii) a licence holder within the meaning of Part I of the Electricity Act 1989, where such tree obstructs the construction by the licence holder of any electric line within the meaning of Part I of the said Act of 1989, or interferes or would interfere with the maintenance or working of any such line;

(iii) the National Rivers Authority, or an internal drainage board established under the Water Act 1989, where the tree interferes or would interfere with the exercise of any of the functions of such water authority or drainage board in relation to the maintenance, improvement or construction of water courses or of drainage works; or a water undertaker or sewerage undertaker appointed under Section 11 of the Water Act 1989 in relation to their duties as such undertakers; or

(iv) the Secretary of State for Defence, the Secretary of State for Transport, the Civil Aviation Authority, or in relation to any airport managed by a company to which any property, rights or liabilities have been transferred in pursuance of a scheme made under Section 1 or 15 of the Airports Act 1986, the person for the time being having the management of the airport, where, in the opinion of such Secretary of

State, Authority or person the tree obstructs the approach of aircraft to, or their departure from, any airport or hinders the safe and efficient use of aviation or defence technical installations;

(c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;

(d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden.

THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act 1990, as adapted and modified to apply to this Order.

75(1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the Authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested in it.

77(1) The Secretary of State may give directions to the Authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the Authority.

77(2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

77(3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

77(4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to such an application which falls to be determined by the Authority.

77(5) Before determining an application referred to him under this section, the Secretary of State shall, if either the applicant or the Authority wish, give each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

77(7) The decision of the Secretary of State on any application referred to him under this section shall be final.

78(1) Where an Authority -

(a) refuse an application for consent under the Order or grant it subject to conditions; or

(b) give any certificate or direction, on granting consent;

the applicant may by notice appeal to the Secretary of State.

78(2) A person who has made an application for consent under the Order may also appeal to the Secretary of State if the Authority have neither -

(a) given notice to the applicant of their decision on the application; nor

(b) given notice to him that the application has been referred to the Secretary of State in accordance with directions given under Section 77 above;

within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the Authority.

78(3) Any appeal under this section shall be made by notice in writing served within such time as is specified in subsection (4) below.

78(4) The service of such a notice must be within -

(a) 28 days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow; or

(b) in the case of an appeal under subsection (2), 28 days or such longer period as the Secretary of State may allow from the end of the period of two months or, as the case may be, the extended period agreed.

78(5) In relation to an appeal under subsection (2), it shall be assumed that the Authority decided to refuse the application in question.

79(1) On an appeal under Section 78, the Secretary of State may -

(a) allow or dismiss the appeal;

(b) reverse or vary any part of the decision of the Authority (whether the appeal relates to that part of it or not); or

(c) cancel any certificate or cancel or vary any direction;

and may deal with the application as if it had been to him in the first instance.

79(2) Before determining an appeal under Section 78, the Secretary of State shall, if either the appellant or the Authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

79(5) The decision of the Secretary of State on such an appeal shall be final.

97(1) If it appears to the Authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the Authority may by Order revoke or modify the consent to such extent as they consider expedient.

97(3) The power conferred by this section may be exercised at any time before the operations for which consent has been given have been completed.

97(4) The revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

98(1) Except as provided in Section 99, an Order under Section 97 shall not take effect unless it is confirmed by the Secretary of State.

98(2) Where an Authority submit such an Order to the Secretary of

State for confirmation, they shall provide the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the statement on -

(a) the owner of the land affected;

(b) the occupier of the land affected; and

(c) any other person who in their opinion will be affected by the Order.

98(3) The notice shall specify the period within which any person on whom it is served may require the Secretary of State to give him an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

98(4) If within that period such a person so requires, before the Secretary of State confirms the Order he shall give such an opportunity both to him and to the Local Planning Authority.

98(5) The period referred to in subsection (3) shall be 28 days from the service of the notice.

98(6) The Secretary of State may confirm an Order submitted to him under this section either without modification or subject to such modifications as he considers expedient.

98(7) Where a notice has been served in accordance with the provisions of subsection (2) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under this section.

99(1) This section applies where -

(a) the Authority have made an Order under Section 97 above; and

(b) the owner and occupier of the land and all persons who in the Authority's opinion will be affected by the Order have notified the Authority in writing that they do not object to it.

99(2) Where this section applies, instead of submitting the Order to the Secretary of State for confirmation the Authority shall advertise the fact that the Order has been made and the advertisement must specify -

(a) the period within which persons affected by the Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose; and

(b) the period at the expiration of which, if no such notice is given to the Secretary of State, the Order may take effect by virtue of this section without being confirmed by the Secretary of State.

99(3) The Authority shall also serve notice to the same effect on the persons mentioned in subsection (1)(b).

99(4) The period referred to in subsection (2)(a) must be not less than 28 days from the date the advertisement first appears.

99(5) The period referred to in subsection (2)(b) must be not less than 14 days from the expiration of the period referred to in subsection (2)(a).

99(6) The Authority shall send a copy of any advertisement published under subsection (2) to the Secretary of State not more than three days after the publication.

99(7) If -

(a) no person claiming to be affected by the Order has given notice to the Secretary of State under subsection (2)(a) within the period referred to in that subsection; and

(b) the Secretary of State has not directed within that period that the Order be submitted to him for confirmation;

the Order shall take effect at the expiry of the period referred to in subsection (2)(b) without being confirmed by the Secretary of State as required by Section 98(1).

99(8) This section does not apply to an Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, Part VII or Part VIII of the Act.

THE COMMON SEAL of LEEDS CITY COUNCIL
was hereunto affixed this 11th
day of September 1997
in the presence of

Executive Director
(Legal Services)

Seal No. 57041