

TOWN AND COUNTRY PLANNING ACT 1990

CITY OF LEEDS TREE PRESERVATION ORDER (NO.17) 2014 (FORMER HOLBECK POLICE STATION, BURTON ROAD LEEDS)

Leeds 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 City of Leeds Tree Preservation Order (No.17) 2014

Interpretation

2. (1) In this Order “the authority” means the Leeds 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, 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

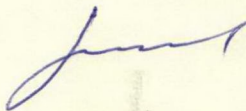
4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect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

Dated this 10 day of September 2014

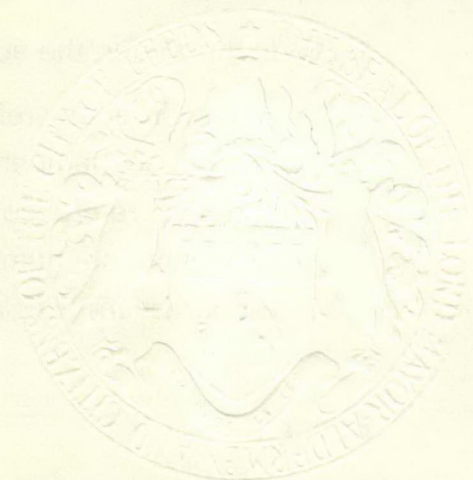
THE COMMON SEAL of
LEEDS CITY COUNCIL was
hereby affixed to this Order
in the presence of:

Name: Jason Field

Signature:



Job Title: Principal Legal Officer



Seal No. 92096

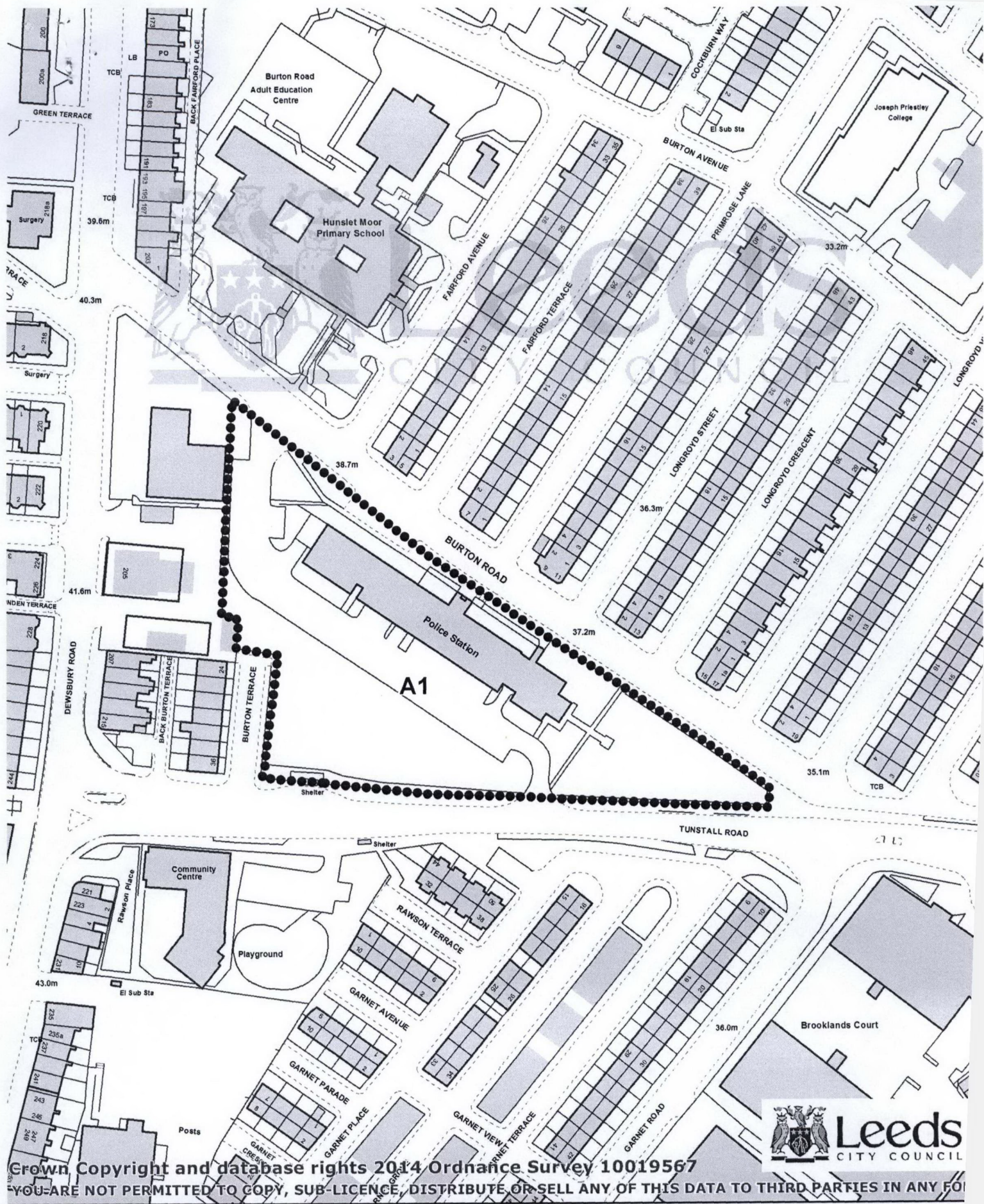
This Order was confirmed
by LEEDS CITY COUNCIL
without modification
this 9 day of March 2015

Name : NICOLA MURPHY

Signature:



Job Title : SECTION HEAD (LEGAL)



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**TOWN AND COUNTRY PLANNING ACT 1990
SECTION 198**

**CITY OF LEEDS TREE PRESERVATION ORDER
(No.17) 2014**

Former Holbeck Police Station
 Burton Road
 Holbeck
 Leeds

Prepared By..... JKS
 Checked By..... SW
 Scale..... 1/1500
 Date..... 04/09/2014
 O.S. Grid Reference.... SE 3031
 North.....

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

NONE

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

Reference on map	Description	Situation
A1	Mixed Deciduous	In the grounds of the former Holbeck Police Station, Burton Road Leeds

Groups of trees
(within a broken black line on the map)

NONE

Woodlands
(within a continuous black line on the map)

NONE

TREE PRESERVATION ORDER AMENITY EVALUATION CHECKLIST



Inspection Date 13/8/14 Inspecting Officer S. Waterson
 Site Address

A REASON FOR MAKING THIS TREE PRESERVATION ORDER;

1 Development Control

Mark Box
 Yes No

14/04457 29/7/14 Aldi Stores Ltd
 Application no. Date of Application Applicant

2 Conservation Area Notification to Fell/Prune

Yes No

 Application ref. Date notification received Expiry date

3 Emergency Action

Yes No

Comment

4 Request to Make TPO Received

Yes No

Comment member of public

5 Strategic or Other

Yes No

Comment

B SOURCE

Mark Box

- 1 Tree Officer
- 2 Public
- 3 Chief Officer
- 4 Committee
- 5 Council Member
- 6 Other

Yes No
 Yes No

specify

C BACKGROUND FILE CHECK

- 1 Any existing TPOs on or adjacent to the site/land? Yes No
- 2 Is the site; In a conservation area? Yes No
 Adjacent to a conservation area?
- 3 Any of the following on or adjacent to the site;
 Listed Building Yes No
 Nature conservation interests
 Recent or current planning Applications
 Scheduled monuments
 Forestry Commission interests
- 4 Are any of the trees situated on;
 Crown Land? Yes No *Understo to be frame crown land*
 NHS Land?
 LCC owned land?

D LANDSCAPE APPRAISAL

- 1 Trees / Site Photographed Yes No
- 2 Landscape Function of Trees;
 Avenue / Focal Point Yes No
 Screen (noise/vision)
 Physical Buffer
 Rarity / Historic associations
 Feature of intrinsic beauty
- 3 Visual Prominence;
 Visible to conurbation or Visible to neighbourhood / locale or Site and Immediate surroundings or Site only
 Yes No

4 Species Suitability for Site:

Particularly suitable

Yes No

Fairly suitable

Unsuitable

5 Presence of Other Trees in Locality of Site;

High percentage tree cover

Yes No

Medium percentage tree cover

Low percentage tree cover

6 Condition ;

Good

Yes No

Fair

Poor

Dangerous

Comment on general condition if several or numerous trees involved:

Majority of trees in good health,
with remainder in need of more significant
management.

6 Assessment of Importance as a Wildlife Habitat

Comment

Not significant.

E EXEMPTIONS

1 Are any of the following in existence which will exempt tree work/felling from the normal requirement to obtain LPA consent?

Highways Act 1980, Electricity Act 1989, Civil Aviation Act 1982

Yes No

Other statutory undertaker's operational land on or adjacent to the site.

Tree(s) dead, dying or dangerous.

F COMPENSATION

1 Is there any obvious evidence that the trees are causing actionable nuisance?

Yes No

2 Is there a likelihood that the trees will cause actionable nuisance in the future, reasonably foreseeable?
(due to ultimate size/proximity to building etc.)

Yes No

3 Comment on 1 and or 2

G DESIGNATIONS

1 Does the TPO merit the use of one or more of the following designations?

Individual tree(s)

Yes No

Group(s) of trees

Areas (Only in an emergency TPO for detailed modification at a later date)

Woodland

H MANAGEMENT

Are the trees currently subject to regular good arboricultural or
1. silvicultural maintenance?

Yes No

I SUPPLEMENTARY INFORMATION

1 Brief statement of any additional reasons for promoting this order;

considered prudent to safeguard trees whilst current development proposals under consideration and possibly beyond.

J SUMMARY;

1 Would the loss of the tree(s) have a significant impact on the local environment?

Mark Box
Yes No

2 Will a reasonable degree of public benefit accrue from the making of this Order?

3 Is an order expedient in the circumstances?

Signed..... *EWAK*

Date..... *3/9/14*

Title..... *Tree Officer*



Sustainable Development Unit
Development Department
The Leonardo Building
2 Rossington Street
Leeds LS2 8HD

Development Enquiry Centre, Tel: (0113) 247 8000
E-mail: landscape.planning@leeds.gov.uk
www.leeds.gov.uk/planning

CITY OF LEEDS TREE PRESERVATION ORDER (No. [?] ~~17~~) 201~~4~~

Former Holbeck Police Station Burton Road
Holbeck, Leeds

I, Phil Crabtree, Chief Planning Officer, in pursuance of powers delegated to me by LEEDS CITY COUNCIL, hereby determine that it is expedient in the interests of amenity to make a Tree Preservation Order under Section 198 of the Town and Country Planning Act 1990 in respect of those trees on land specified above and shown in the schedule and on the plan attached hereto.

Phil Crabtree

Chief Planning Officer