

TOWN AND COUNTRY PLANNING ACT 1990

**CITY OF LEEDS TREE PRESERVATION ORDER (NO.25) 2014
(FORMER FORENSIC SCIENCE LAB
SANDBECK WAY WETHERBY LS22)**

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.25) 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 22 day of December 2014

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

Name: NICOLA MURPHY

Signature: 


Job Title: SECTION HEAD



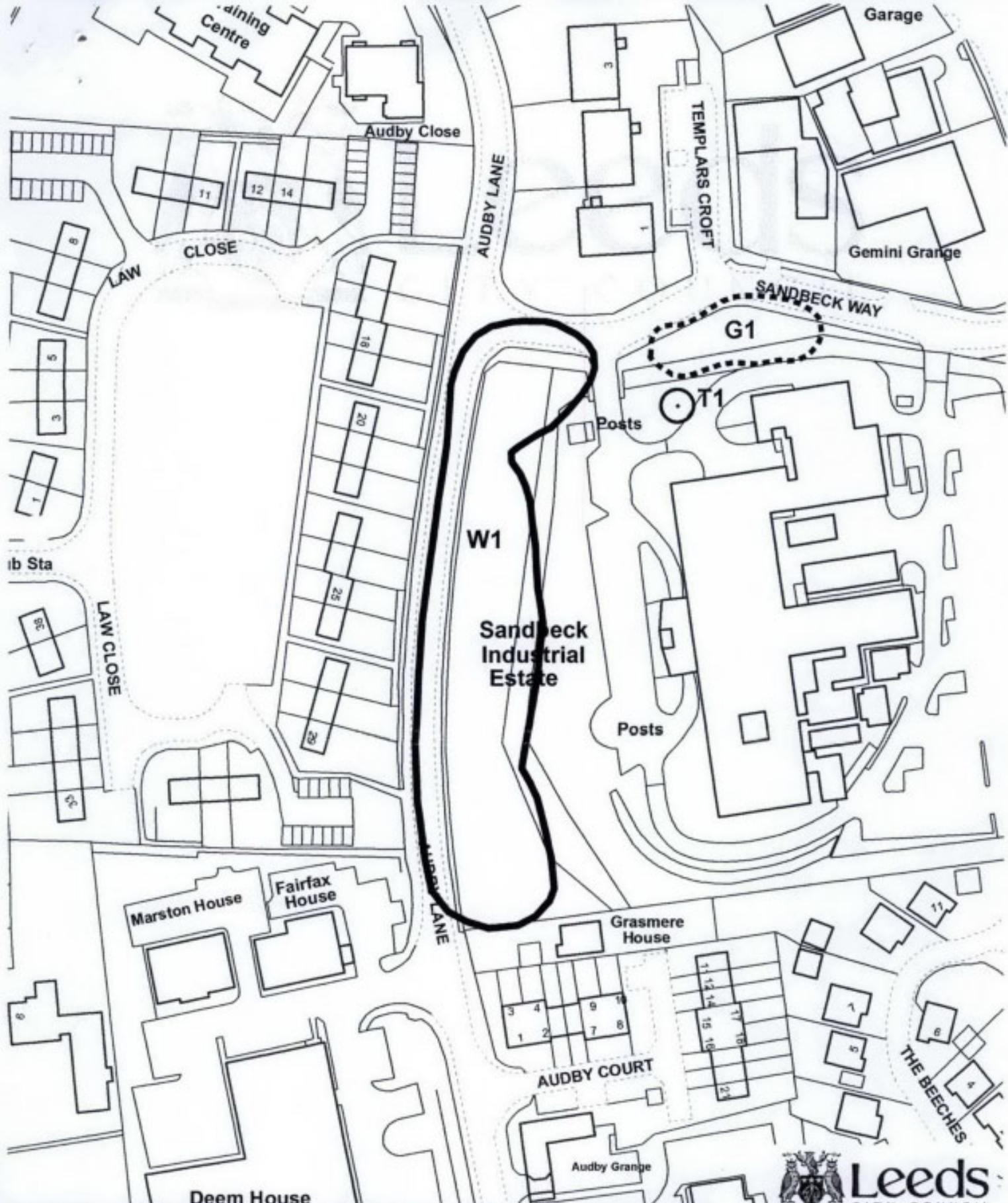
Seal No. 92536

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.25) 2014

FORMER FORENSIC SCIENCE LAB,
 SANDBECK WAY,
 WETHERBY,
 LS22 7DN

Prepared By..... KJW
 Checked By..... RL
 Scale..... 1/1250
 Date..... 13/11/2014
 O.S. Grid Reference.... SE 4048
 North..... 

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T1	Oak	On land within the grounds of the former Forensic Science Laboratory Sandbeck Way Wetherby

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

NONE

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

Reference on map	Description	Situation
G1	2 Beech, 3 Cherry, 2 Maple, 2 Horse-Chestnut	On land within the grounds of the former Forensic Science Laboratory Sandbeck Way Wetherby

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
W1	Mixed coniferous and broad leaved consisting mainly of Ash, Beech, Lime. Chestnut and Thorn	On land within the grounds of the former Forensic Science Laboratory Sandbeck Way Wetherby

TREE PRESERVATION ORDER AMENITY EVALUATION CHECKLIST



TPO 25/2014

Inspection Date Inspecting Officer

Site Address

A REASON FOR MAKING THIS TREE PRESERVATION ORDER;

Mark Box

1 Development Control

Yes No

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

5 Strategic or Other

Yes No

Comment

B SOURCE

Mark Box
Yes

No

1 Tree Officer

2 Public

3 Chief Officer

4 Committee

5 Council Member

Yes

no

6 Other

specify

C BACKGROUND FILE CHECK

Mark Box

1 Any existing TPOs on or adjacent to the site/land?

Yes

No

2 Is the site;

In a conservation area?

Adjacent to a conservation area?

3 Any of the following on or adjacent to the site;

Listed Building

Nature conservation interests

Recent or current planning Applications

Scheduled monuments

Forestry Commission interests

4 Are any of the trees situated on;

Crown Land?

NHS Land?

LCC owned land?

D LANDSCAPE APPRAISAL

1 Trees / Site Photographed

2 Landscape Function of Trees;

Avenue / Focal Point

Screen (noise/vision)

Physical Buffer

Rarity / Historic associations

Feature of intrinsic beauty

3 Visual Prominence;

	Yes	No
Visible to conurbation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
or Visible to neighbourhood / locale	<input checked="" type="checkbox"/>	<input type="checkbox"/>
or Site and Immediate surroundings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
or Site only	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4 Species Suitability for Site:

	Mark box	
	Yes	No
Particularly suitable	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fairly suitable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unsuitable	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5 Presence of Other Trees in Locality of Site;

High percentage tree cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Medium percentage tree cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Low percentage tree cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6 Condition ;

Good	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dangerous	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comment on general condition if several or numerous trees involved;
 The majority of trees appear sound. Given total no. some require deadwooding/minor remedial works.

6 Assessment of Importance as a Wildlife Habitat

Comment Volume of trees in WH may be significant locally as habitat/roost food source.

E EXEMPTIONS

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

- | | Yes | No |
|---|--------------------------|-------------------------------------|
| Highways Act 1980, Electricity Act 1989, Civil Aviation Act 1982 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other statutory undertaker's operational land on or adjacent to the site. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Tree(s) dead, dying or dangerous. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Mark Box
Yes or No

F COMPENSATION

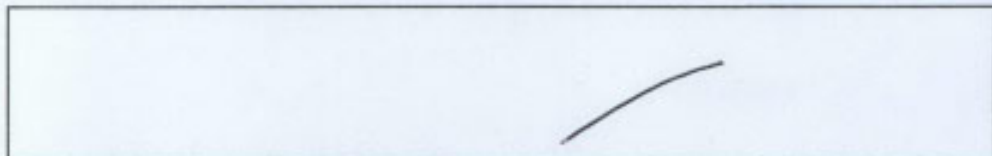
1 Is there any obvious evidence that the trees are causing actionable nuisance?

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?

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| Individual tree(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group(s) of trees | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Areas (Only in an emergency TPO for detailed modification at a later date) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Woodland | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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;

Development proposals appear to threaten trees.

J SUMMARY;

Mark Box
Yes or No

- 1 Would the loss of the tree(s) have a significant impact on the local environment?
- 2 Will a reasonable degree of public benefit accrue from the making of this Order?
- 3 Is an order expedient in the circumstances?

Yes No

Signed.....

R. D. Dyer

Date.....

11th November 2014

Title.....

Tree Officer



LEEDS
CITY COUNCIL

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.) 2013/4

Former Forensic Science Laboratories,
Sandbeck Way, Wetherby LS22 7DN

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.

PP RR
Chief Planning Officer

Date 11th November 2014