

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **CITY OF LEEDS TREE PRESERVATION ORDER (NO.5) 2015 (1A RENTON AVENUE GUISELEY LEEDS 20)**

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.5) 2015

#### **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 1 day of April 2015

**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 (LEGAL)

Case No. 92996

CONFIRMATION OF ORDER

This Order was confirmed  
by LEEDS CITY COUNCIL  
without modification

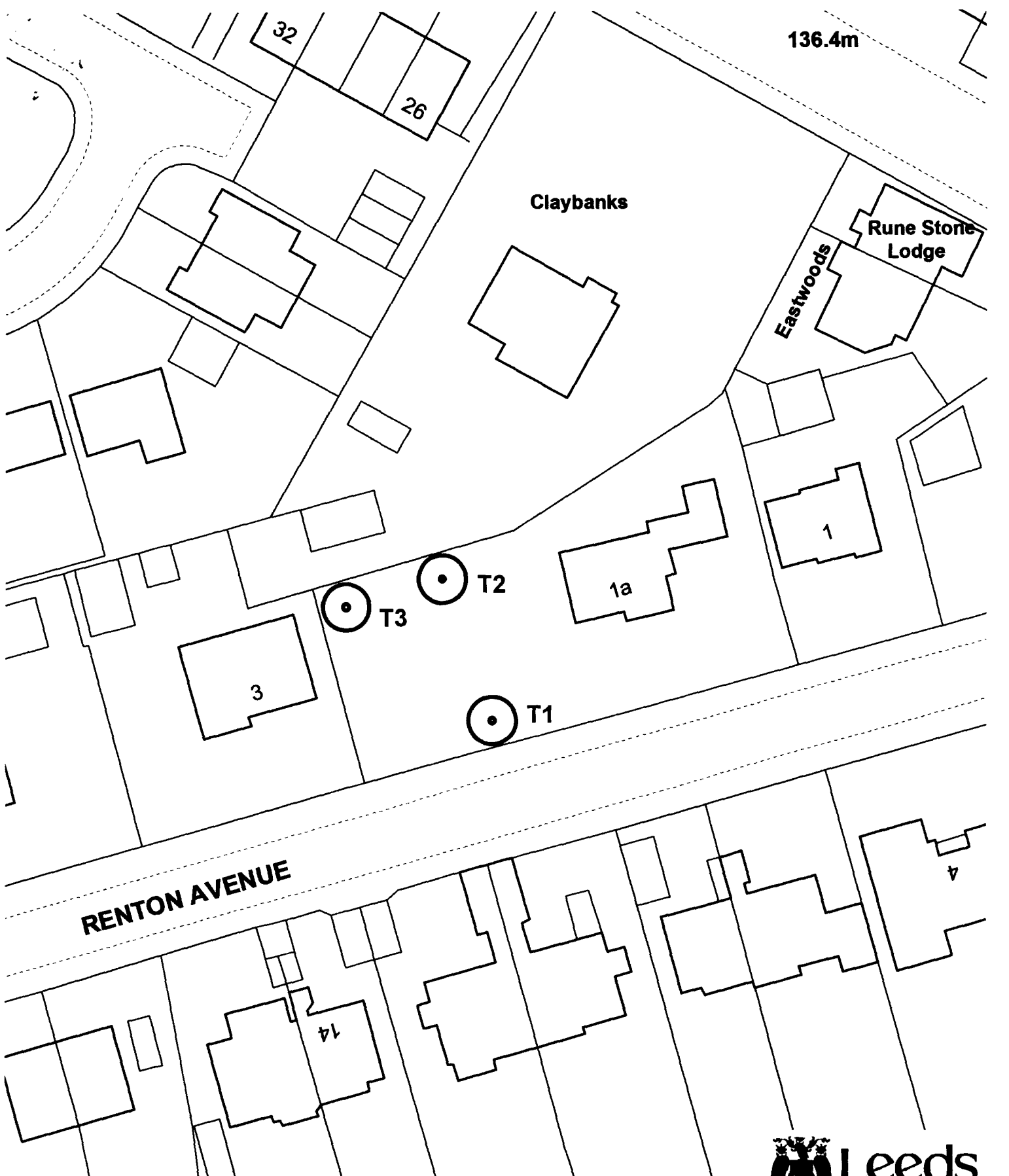
this 8 day of June 2015

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.5) 2015**

1A, Renton Avenue,  
 Guiseley,  
 LS20 8EE

Prepared By.....	KJW
Checked By.....	RD
Scale.....	1/500
Date.....	26/03/2015
O.S. Grid Reference....	SE 1842
North.....	
PRODUCED BY LEEDS CITY COUNCIL	

## SCHEDULE

### SPECIFICATION OF TREES

**Trees specified individually**  
(encircled in black on the map)

<b>Reference on map</b>	<b>Description</b>	<b>Situation</b>
T1	Mixed Deciduous	On land in the grounds of 1a Renton Avenue Guiseley Leeds 20
T2	Larch	On land in the grounds of 1a Renton Avenue Guiseley Leeds 20
T3	Dawn Redwood	On land in the grounds of 1a Renton Avenue Guiseley Leeds 20

**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)

**NONE**

**Woodlands**  
(within a continuous black line on the map)

**NONE**

# TREE PRESERVATION ORDER AMENITY EVALUATION CHECKLIST



Inspection Date 12/3/15    Inspecting Officer ROB DRACUP  
 Site Address 1A RENTON AVENUE, GUILFORD

**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**

15/01219/TR    7/3/15    Bweales  
 Application ref:                      Date notification received                      Expiry date

**3 Emergency Action**

Comment

**4 Request to Make TPO Received**

Comment *concerns raised by ward member and several members of public*

**5 Strategic or Other**

*via public access about scale of proposed removal.*

Comment

**B SOURCE**

Mark Box  
Yes                      No

- |   |               |                          |                          |
|---|---------------|--------------------------|--------------------------|
| 1 | Tree Officer  | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Public        | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Chief Officer | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Committee     | <input type="checkbox"/> | <input type="checkbox"/> |

5 Council Member      Yes      no  
     

6 Other           

specify

**C BACKGROUND FILE CHECK**

- |   |                                                    | Mark Box                            |                                     |
|---|----------------------------------------------------|-------------------------------------|-------------------------------------|
|   |                                                    | Yes                                 | No                                  |
| 1 | Any existing TPOs on or adjacent to the site/land? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2 | Is the site;                                       |                                     |                                     |
|   | In a conservation area?                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|   | Adjacent to a conservation area?                   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 3 | Any of the following on or adjacent to the site;   |                                     |                                     |
|   | Listed Building                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | Nature conservation interests                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | Recent or current planning Applications            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | Scheduled monuments                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | Forestry Commission interests                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4 | Are any of the trees situated on;                  |                                     |                                     |
|   | Crown Land?                                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | NHS Land?                                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | LCC owned land?                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**D LANDSCAPE APPRAISAL**

- |   |                                 |                                     |                                     |
|---|---------------------------------|-------------------------------------|-------------------------------------|
| 1 | Trees / Site Photographed       | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 2 | Landscape Function of Trees;    |                                     |                                     |
|   | <del>Aspect</del> / Focal Point | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|   | Screen (noise/vision)           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | Physical Buffer                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|   | Rarity / Historic associations  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | Feature of intrinsic beauty     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**3 Visual Prominence;**

**Yes No**

Visible to conurbation

or  
Visible to neighbourhood / locale

or  
Site and Immediate surroundings

or  
Site only

**4 Species Suitability for Site:**

Mark box

**Yes No**

Particularly suitable

Fairly suitable

Unsuitable

**5 Presence of Other Trees in Locality of Site;**

High percentage tree cover

Medium percentage tree cover

Low percentage tree cover

**6 Condition ;**

Good

Fair

Poor

Dangerous

Comment on general condition if several or numerous trees involved;

**6 Assessment of Importance as a Wildlife Habitat**

Comment

**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**

- |                                                                                                                                                                          | Yes                      | No                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| <b>1 Is there any obvious evidence that the trees are causing actionable nuisance?</b>                                                                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>2 Is there a likelihood that the trees will cause actionable nuisance in the future, reasonably foreseeable?</b><br>(due to ultimate size/proximity to building etc.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**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 type="checkbox"/> |
| Areas (Only in an emergency TPO for detailed modification at a later date) | <input type="checkbox"/>            | <input type="checkbox"/> |
| Woodland                                                                   | <input type="checkbox"/>            | <input type="checkbox"/> |

**H MANAGEMENT**

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

- | Yes                                 | No                       |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

I SUPPLEMENTARY INFORMATION

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

Conservation Area notification to remove every tree in garden. 3 proposed for TPO are best quality / most prominent with remainder unsuitable for protection.

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. M. Damp

Date 26/03/15

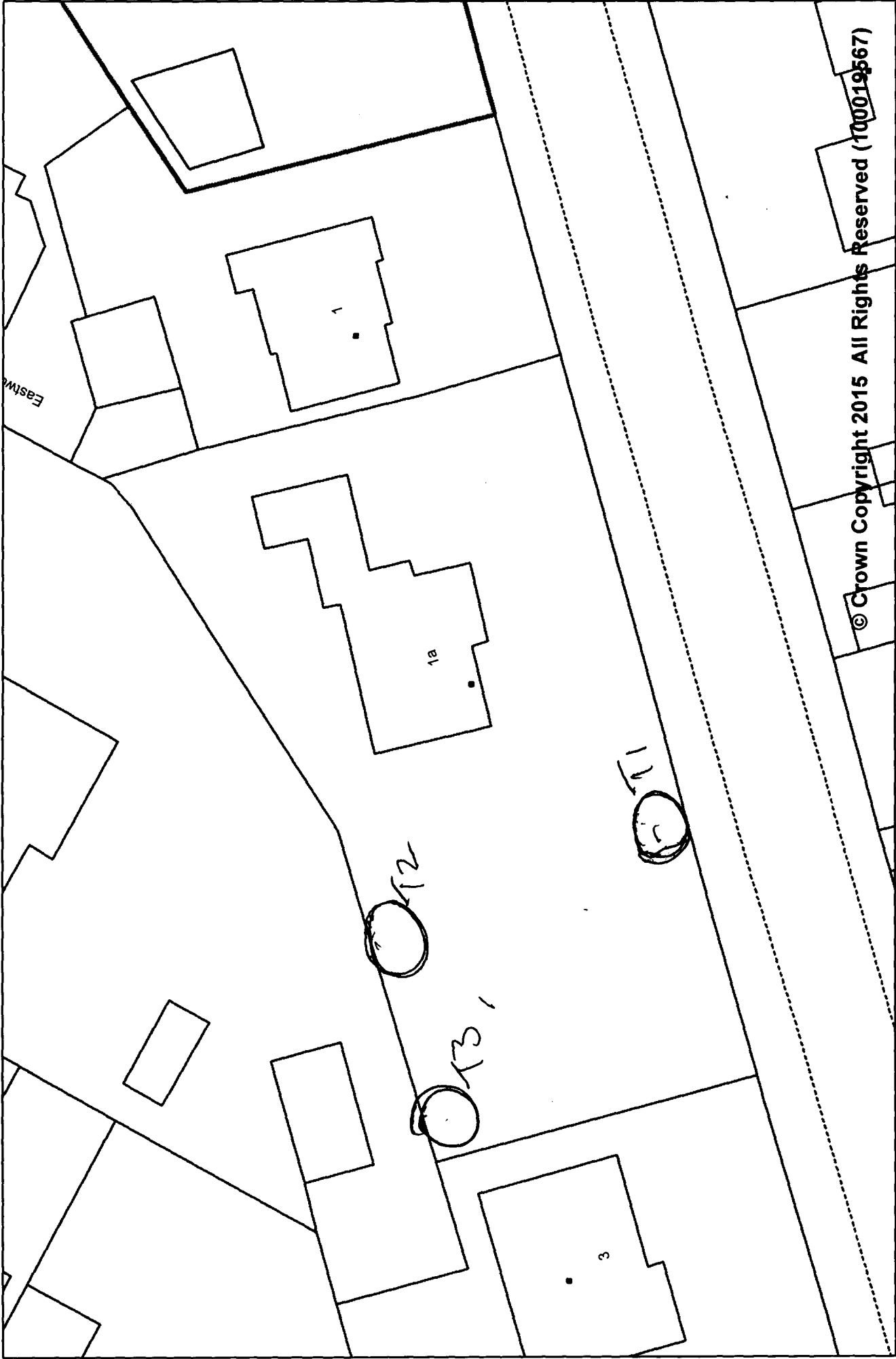
Title Tree Officer



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](mailto:landscape.planning@leeds.gov.uk)  
[www.leeds.gov.uk/planning](http://www.leeds.gov.uk/planning)



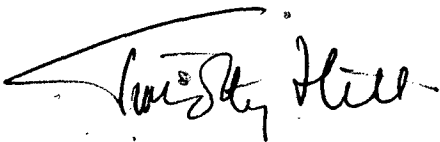
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CITY OF LEEDS TREE PRESERVATION ORDER (No. ) 2015

1A RENTON AVENUE, GULSECEY

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I, Tim Hill, 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.



Chief Planning Officer

Date

26/3/15