

TOWN AND COUNTRY PLANNING ACT 1990

CITY OF LEEDS TREE PRESERVATION ORDER (NO.8) 2015 (ROCHFORD COURT, PEPPER LANE HUNSLET 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.8) 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 30 day of June 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)

Seal No. 9338

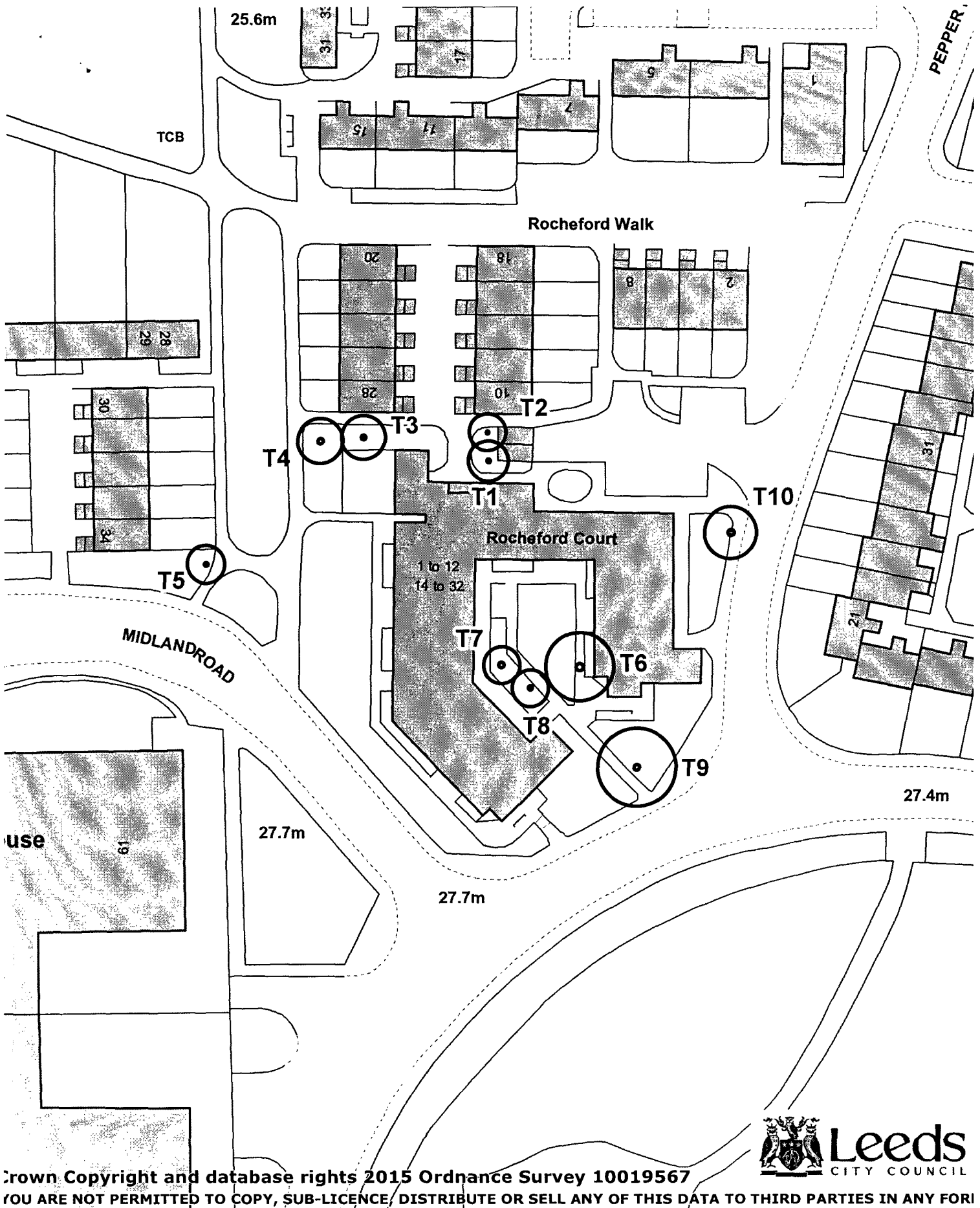
CONFIRMATION OF ORDER

This order was confirmed by
LEEDS CITY COUNCIL
without modification
this 13 day of October 2015

Name: UJESH

Signature: 

Job Title: TEAM LEADER



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

CITY OF LEEDS TREE PRESERVATION ORDER

(No.08) 2015

Rochford Court,
Pepper Lane,
Hunslet,
Leeds

Prepared By..... KJW
 Checked By..... RL
 Scale..... 1/750
 Date..... 26/06/2015
 O.S. Grid Reference.... SE 3131
 North.....



PRODUCED BY LEEDS CITY COUNCIL

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T1	Whitebeam	On land in the grounds of Rochford Court, Pepper Lane, Hunslet
T2	Whitebeam	As above
T3	Northern Maple	As above
T4	Northern Maple	As above
T5	Lime	As above
T6	Silver Maple	As above
T7	Wild Service Tree	As above
T8	Rowan	As above
T9	London Plane	As above
T10	Whitebeam	As above

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

I SUPPLEMENTARY INFORMATION

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

The site is to be developed and will
leave the control of the Council.
The Trees will complement the development

J SUMMARY;

Mark Box
Yes or No

Yes 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?

Signed..... *R D Lloyd*

Date..... *26/6/15*

Title..... *Tree Officer*



LEEDS
CITY COUNCIL

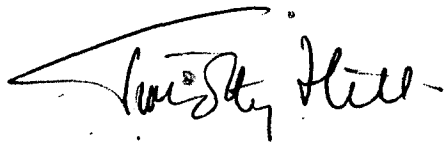
Sustainable Development Unit
Development Department
The Leonardo Building
2 Rossington Street
Leeds LS2 8HD

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

CITY OF LEEDS TREE PRESERVATION ORDER (No.) 2015

Roche ford Court Pepper Lane
Hunslet

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 23rd June 2015 PP ADQ

TREE PRESERVATION ORDER AMENITY EVALUATION CHECKLIST



Inspection Date 24/6/15 Inspecting Officer R. LAPISH

Site Address Rocheford Court Pepper Lane Hunslet

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

Land is to be disposed of and will leave Council control

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 Case Officer / Landscape Team leader

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

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;

all previously Council managed. Minor, superficial
fire damage to one limb of Silver maple T6

6 Assessment of Importance as a Wildlife Habitat

Comment

Unlikely to be 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?

- | | 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? Yes No
(due to ultimate size/proximity to building etc.)

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 type="checkbox"/> | <input checked="" type="checkbox"/> |

H MANAGEMENT

Are the trees currently subject to regular good arboricultural or silvicultural maintenance? Yes No

** to date*