

# CITY OF BRADFORD

## TOWN AND COUNTRY PLANNING ACT, 1947

### TREE PRESERVATION ORDER

WELL SPRINGS LEYLANDS LANE, BRADFORD

THE LORD MAYOR, ALDERMEN AND CITIZENS OF THE CITY OF BRADFORD (in this Order called "the authority") in pursuance of the powers conferred in that behalf by Section 28 of the Town and Country Planning Act, 1947, and subject to the provisions of Section 13 of the Forestry Act, 1951, hereby make the following Order:—

1. In this Order—

"the Act" means the Town and Country Planning Act, 1947;

"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; a 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 Minister" means the Minister of Housing and Local Government.

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, lop, or willfully destroy or cause or permit the cutting down, topping, lopping or willful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees ~~specified in the First Schedule~~ therein specified, the position of which trees ~~or groups of trees~~ is defined in the manner indicated in the said First Schedule (on the map annexed hereto ~~to this Order~~).

~~Where any map or plan is referred to in this Order as being the map or plan of the authority, 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. (1) 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 interests 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:

(2) 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 interests of good forestry; or
- (b) in the case of trees other than trees comprised in woodlands, that the trees have an outstanding or special amenity value.

6.—(1) Where consent is granted under this Order to fell any part of a woodland 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 Minister 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 provisions of this Order 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;
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, desining, removal of brushwood, lop and top; and
- (e) protective measures against fire.

NOTE.—If it is desired to fell any of the trees included in this Order whether included as trees, groups of trees or woodlands and the trees are trees for the felling of which a licence is required under the Forestry Act, 1951, application must be made not to the authority for consent under this Order but to the Forestry Commissioners for a licence under that Act. (See Forestry Act, 1951, Section 13 (1)).

7. 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.

8. Subject to the provisions of this Order, any person who has suffered damage or has incurred expenditure in consequence of any refusal 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 damage or expenditure:

Provided that no compensation shall be payable in respect of damage suffered or expenditure incurred 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.

9.—In assessing compensation payable under the last preceding Article or under Section 28 of the Act as applied by this Order account shall be taken of:

- (a) any compensation or contribution which has been paid in respect of the same trees under the terms of this or any other Tree Preservation Order under Section 28 of the Act or under the terms of any Interim Preservation Order made under Section 8 of the Town and 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.

10.—(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 at the offices of the authority addressed to the Town Clerk or by sending it by prepaid 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 of the Minister, as the case may be, or where an appeal has been made to the Minister against the decision of the authority, from the date of the decision of the Minister on the appeal.

11.—Any question of disputed compensation shall be determined in accordance with the provisions of Section 110 of the Act.

12.—Any person contravening the provisions of this Order is guilty of an offence under subsection (6) of Section 28 of the Act and liable on summary conviction to a fine not exceeding fifty pounds; and if in the case of a continuing offence the contravention is continued after conviction he is guilty of a further offence thereunder and liable on summary conviction to an additional fine not exceeding forty shillings for every day on which the contravention is so continued.

FIRST SCHEDULE  
Individual Trees

(Encircled black, coloured <sup>Pink</sup> red and numbered on plan <sup>the map</sup> at Grid. Ref. 137352)

<u>No. on map</u>	<u>Description</u>	<u>Location</u>
T1	Sycamore	By Leyland's Lane
T2	Sycamore	do.
T3	Ash	do.
T4	Sycamore	do.
T5	Ash	do.
T6	Chestnut	do.
T7	Beech	do.
T8	Beech	do.
T9	Beech	do.
T10	Ash	West Side
T11	Elm	do.
T12	Elm	do.
T13	Elm	do.
T14	Elm	do.
T15	Elm	do.
T16	Elm	do.
T17	Elm	do.
T18	Elm	do.
T19	Chestnut	Near House
T20	Sycamore	Drive
T21	Sycamore	do.
T22	Beech	Front Lawn
T23	Elm	do.

Group of Trees

(Within a broken black line and coloured pink on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
G1	Group consisting <del>per</del> <sup>of</sup> 27 <del>similarly</del> sycamore, 26 elm, 6 beech, 3 chestnut, 2 birch and 1 laburnum	West side of Wall Springs Garden
G2	Group consisting <del>per</del> <sup>of</sup> 4 sycamore, 4 thorn, 3 birch, 3 pine and 1 each of chestnut, beech and willow	North east corner of Wall Springs Garden

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
63	Row of 7 sycamore	East of tennis courts
64	Group consisting particularly of 3 sycamore, 2 chestnut and 1 each of pine, birch and beech	South south-east of tennis courts

WOODLANDS

NO NE

#### SECOND SCHEDULE

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

- (1) to the cutting down, topping or lopping of any tree that is dying or dead or has become dangerous;
- (2) to the cutting down, topping or lopping of any tree—
  - (a) in compliance with an obligation imposed by or under an Act of Parliament;
  - (b) in pursuance of the power conferred on the Postmaster General by virtue of Section 5 of the Telegraph (Construction) Act, 1908;
  - (c) in pursuance of the powers conferred by Section 31 of the Regulation of Railways Act, 1959;
  - (d) for the purpose of preventing or abating a nuisance;
  - (e) in the case of a statutory undertaker 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, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
  - (f) by or at the request of an Electricity Board within the meaning of the Electricity Act, 1947, where such tree obstructs the construction by the Board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act, 1919 and the Electric Lighting Act, 1883 or interferes or would interfere with the maintenance or working of any such line.
- (g) where immediately required for the purpose of carrying out development authorised by a 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.

### THIRD SCHEDULE

Provisions of Part III of the Act as adapted and modified to apply to this Order.

**15.—Reference of applications to the Minister.** (1) The Minister may give directions to the authority requiring that any application for consent under the Order, or all such applications of any class specified in the directions, shall be referred to the Minister instead of being dealt with by the authority, and any such application shall be so referred accordingly.

(2) Where an application for consent under the Order is referred to the Minister under this section, the provisions of Articles 4 and 5 of the Order shall apply in relation to the determination of the application by the Minister as they apply in relation to the determination of such applications by the Authority:

Provided that before determining any such application the Minister shall, if either the applicant or the authority so desire, afford to them an opportunity of appearing before and being heard by a person appointed by the Minister for the purpose.

(3) The decision of the Minister on all applications referred to him under this section shall be final.

**16.—Appeals to the Minister.** (1) Where application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions or where any certificate or direction is given by the authority, then if the applicant is aggrieved by their decision on the application, or by any such certificate, or if the person directed is aggrieved by the direction, the applicant or that person, as the case may be, may, by notice in writing served within 28 days from the receipt of notification of their decision, certificate or direction, or such longer period as the Minister may allow, appeal to the Minister.

(2) When an appeal is brought under this section from a decision, certificate or direction of the authority, the Minister may allow or dismiss the appeal or may reverse or vary any part of the decision of the authority, whether or not the appeal relates in that part, or may cancel any certificate or cancel or vary any direction, and may deal with an application as if it had been made to him in the first instance, and the provisions of the last foregoing section shall apply, subject to any necessary modifications in relation to the determination of an application by the Minister on appeal under this section as they apply in relation to the determination by the Minister of an application referred to him under that section.

(3) Unless within two months from the date of receipt of an application for consent under the Order, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either—

(a) give notice to the applicant of their decision on the application; or

(b) give notice to him that the application has been referred to the Minister in accordance with the directions given by him under the last foregoing section:

the provisions of subsection (1) of this section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the expiration of the said period of two months or the extended period agreed upon as aforesaid, as the case may be.

**21.—Revocation or modification of consent under the Order.** (1) Subject to the provisions of this section if it appears to the authority that it is expedient that any consent under the Order granted on an application made in that behalf should be revoked or modified, they may by order revoke or modify the consent to such extent as appears to them to be expedient as aforesaid:

Provided that no such order shall take effect unless it is confirmed by the Minister, and the Minister may confirm any order submitted to him for the purpose either without modification or subject to such modifications as he considers expedient.

(2) Where an authority submit an order to the Minister for his confirmation under this section, that authority shall furnish the Minister with a statement of their reason for making the order and shall serve notice of the making of the order on the owner of the land, and on any other person who in their opinion will be affected by the order, and if within the period of 28 days from the service thereof any person on whom the notice is served so requires, the Minister shall, before confirming the order, afford to him and to the authority an opportunity of appearing before and being heard by a person appointed by the Minister for that purpose.

(3) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed:

Provided that the revocation or modification of consent shall not affect so much of those operations as has been carried out before the date on which the order was confirmed as aforesaid.

(4) Where a notice has been served in accordance with the provisions of sub-section (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 Minister under sub-section (1) of this Section.

22.—Supplementary provisions as to revocation and modification. (1) Where any person is affected by an order under the last foregoing Section, or by a notice served on him under sub-section (2) of the foregoing Section in a case where the order is not confirmed, then, if on a claim made to the authority within the time and in the manner prescribed by Article 10 of the Order it is shown that he has incurred expenditure in carrying out work which is rendered abortive by the revocation, or modification, or stay of operations, as the case may be, or has otherwise suffered loss or damage which is directly attributable to the revocation, modification or stay of operations, the authority shall pay to that person compensation in respect of that expenditure, loss or damage.

(2) For the purposes of this Section any expenditure incurred on matters preparatory to acting on the consent shall be deemed to be included in the expenditure incurred in carrying out that work, but except as aforesaid, no compensation shall be paid under this Section in respect of any work carried out in the period after the making of the Order and before the grant of consent which is revoked or modified, or in respect of any other loss or damage (not being loss or damage consisting of the depreciation in value of any interest in land) arising out of anything done or omitted to be done during that period.

18  
GIVEN under the Common Seal of  
THE LORD MAYOR, ALDERMEN and  
CITIZENS OF THE CITY OF BRADFORD  
this **twenty fourth** day of  
**June** in the year  
nineteen hundred and **sixty**

E. ROBINSON  
Lord Mayor

HENRY PATTEN  
TOWN CLERK

L.S.

P.8137

The Minister of Housing and Local Government hereby confirms the foregoing Order subject to the modifications shown in red ink thereon

Given under the official seal of the  
Minister of Housing and Local Government  
this nineteenth day of January nineteen  
hundred and sixty one

M.P.B. BELL

Assistant Secretary,  
Ministry of Housing and Local Government

L.S.

Dated 24th June, 19 60.

18

TOWN AND COUNTRY PLANNING ACT, 1947

CITY OF BRADFORD

WELL SPRINGS

TREE PRESERVATION ORDER

relating to

Individual Trees and Groups of Trees at Well Springs, Leylands Lane, in the City of Bradford.

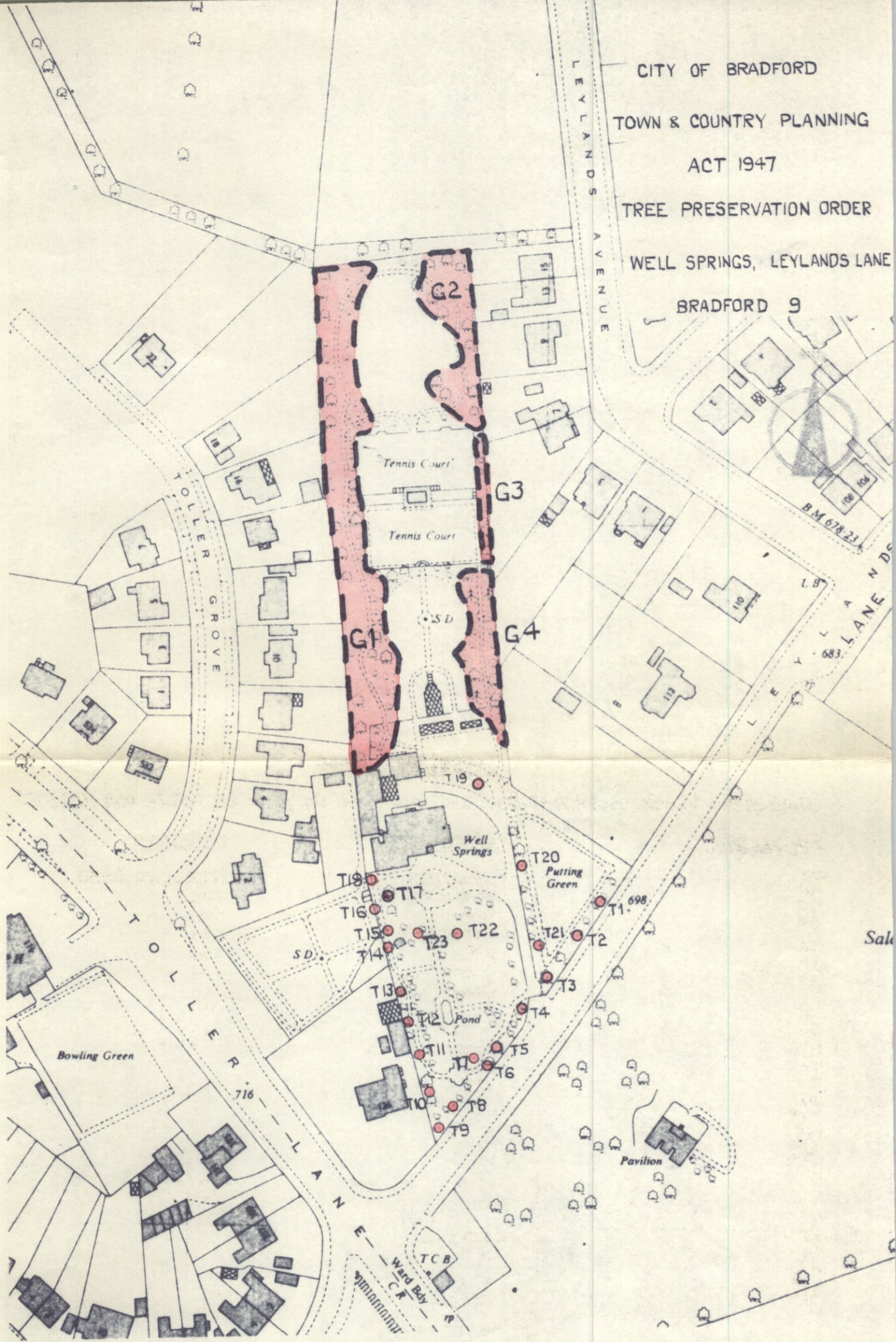
HENRY PATTEN,  
TOWN CLERK,  
BRADFORD.

Well Springs

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 TOWN & COUNTRY PLANNING  
 ACT 1947  
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 WELL SPRINGS, LEYLANDS LANE  
 BRADFORD 9



BASED ON THE SURVEY MAP  
 WITH THE SANCTION OF THE CONTROLLER  
 GENERAL STATIONERY OFFICE

SCALE: 1/1250 or  
 104.16 FEET TO ONE INCH

S. G. WARDLEY, B.Sc., M.I.C.E.  
 CITY ENGINEER and SURVEYOR  
 TOWN HALL, BRADFORD  
 DRG. No 876/19