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Dated 26th January 19 73

TOWN AND COUNTRY PLANNING
ACT, 1971

959.
CITY OF BRADFORD

TREE PRESERVATION
ORDER

relating to

772 Leeds Road, Thackley

6/LW

G. C. MOORE,
TOWN CLERK,

CITY OF BRADFORD

TOWN AND COUNTRY PLANNING ACT 1971

TREE PRESERVATION ORDER

THE BRADFORD CITY COUNCIL (in this Order called "the authority") in pursuance of the powers conferred in that behalf by Section 60 of the Town and Country Planning Act, 1971, and subject to the provisions of the Forestry Act, 1967 hereby make the following Order:—

1. In this Order—

"the Act" means the Town and Country Planning Act, 1971;

"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 Secretary of State for the Environment.

2. Subject to the provisions of the 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 wilfully destroy or cause or permit the cutting down, topping, lopping or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the First Schedule on the map annexed hereto

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 interest 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 conditions is in the interests of good forestry; or

(b) in the case of trees other than the 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 other than consent for silvicultural thinning 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 Parts III and IV 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 and the Act, 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, draining, removal of brushwood, lop and top; and

(e) protective Measures against fire.

7. On imposing any conditions requiring the replacement of any tree under Article 4 of this Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a river authority or a drainage board restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the river authority or drainage board under those byelaws and the condition or direction shall have effect accordingly.

8. The provisions set out in the Third Schedule to this Order, being provisions of the Act adapted and modified for the purposes of this Order shall apply in relation thereto.

9. Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal including revocation or modification 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 loss.

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

10. In assessing compensation payable under the last preceding Article Account shall be taken of:

- (a) any compensation or contribution which has been paid whether to the claimant or any other person in respect of the same trees under the terms of this or any other Tree Preservation Order under Section 60 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.

11.—(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 Clerk thereof 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 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.

12. Any question of disputed compensation shall be determined in accordance with the provisions of Section 179 of the Act.

13. Any person contravening the provisions of this Order is guilty of an offence under section 102 of the Act.

If a person in contravention of the Order cuts down or wilfully destroys a tree, or tops or lops a tree in such a manner as to be likely, to destroy it, he shall be guilty of an offence and liable on summary conviction to a fine not exceeding £250 or twice the sum which appears to the Court to be the value of the tree, whichever is the greater.

*14.

15. ~~14~~ This Order may be cited as the **City of Bradford (Leeds Road, Thackley)** Tree Preservation Order, 197 3

*14 The provisions of section 61 of the Town and Country Planning Act, 1971, shall apply to this Order and the Order shall take effect on the Twenty sixth day of January 1973.

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

None

GROUPS OF TREES

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

NUMBER ON MAP

DESCRIPTION

G2

Groups of trees comprising 5 sycamore, 5 ash, 1 elm and 1 chestnut

G3

Row of trees comprising 13 sycamore, 2 birch, 2 elm, 1 chestnut

G4

Row comprising 8 sycamore, 1 elm, 1 lime, 1 birch, 1 lilac

SECOND SCHEDULE

This order shall not apply so as to require the consent of the authority to

- (1) the cutting down of any tree on land which is subject to a forestry dedication covenant where
 - (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
 - (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.
- (2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under the approved woodlands scheme.
- (3) the cutting down, topping or lopping of a tree
 - (a) which is dying or dead or has become dangerous;
 - (b) in compliance with an obligation imposed by or under an Act of Parliament;
 - (c) for the purpose of preventing or abating a nuisance;
 - (d) in pursuance of the power conferred on the Postmaster General by virtue of section 5 of the Telegraph (Construction) Act, 1908;
 - (e) by or at the request of
 - (i) 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;
 - (ii) 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, 1882 or interferes or would interfere with the maintenance or working of any such line; or
 - (iii) a river authority established under the Water Resources Act, 1963 or a drainage board constituted or treated as having been constituted under the Land Drainage Act, 1930 where the tree interferes or would interfere with the exercise of any of the functions of such river authority or drainage board in relation to the maintenance improvement or constructions of water courses or of drainage works;
 - (f) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Parts III and IV of the Act, or deemed to have been so granted for any of the purposes of that Part;
 - (g) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden.

THIRD SCHEDULE

Provisions of the following parts of the Town and Country Planning Act, 1971 as adapted and modified to apply to this Order. Reference of applications to the Minister.

35.—(1) The Minister may give directions to the authority requiring applications for consent under the Order, to be referred to him instead of being dealt with by the authority.

35.—(2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

35.—(3) Any application in respect of which a direction under this section has effect shall be referred to the Minister accordingly.

35.—(4) 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 to an application which falls to be determined by the authority.

35.—(5) Before determining an application referred to him under this section the Minister shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose.

35.—(6) The decision of the Minister on any application referred to him under this section shall be final.

36.—(1) Where an 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, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Minister. Appeals against decisions.

36.—(2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Minister may allow.

36.—(4) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Minister, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

36.—(5) Before determining an appeal under this section other than an appeal referred to a Planning Inquiry Commission under Section 48 of the Act, or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose.

36.—(7) The decision of the Minister on any appeal under this section shall be final.

37.—Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either— Appeal in default of decision.

(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 directions given under Section 35 of this Act.

the provisions of the last preceding 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 end of the said period of two months, or at the end of the said extended period, as the case may be.

45.—(1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by order revoke or modify the consent to such extent as they consider expedient. Power to revoke or modify the consent under the order.

45.—(2) Except as provided in Section 46 of the Act and order under this section shall not take effect unless it is confirmed by the Minister; and the Minister may confirm any such order submitted to him either without modification or subject to such modifications as he considers expedient.

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

45.—(4) 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 effect so much of those operations as has been previously carried out.

46.—(1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under section 45 about revoking or modifying any consent granted on an application made under tree preservation order but have not submitted such Order to the Minister for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

46.—(2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Minister that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose and (b) the period not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Minister, such Order may take effect by virtue of this section and without being confirmed by the Minister.

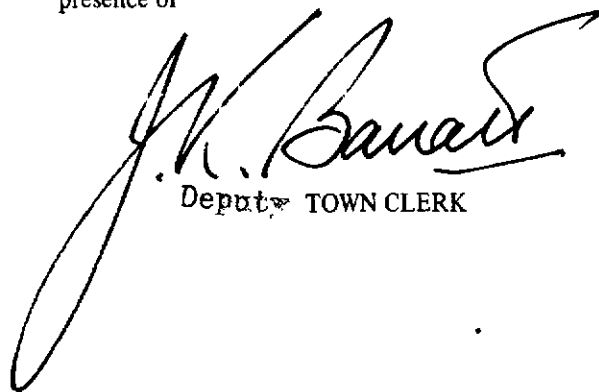
46.—(3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.

46.—(4) The authority shall send a copy of any advertisements published under subsection (2) above to the Minister, not more than 3 days after the publication.

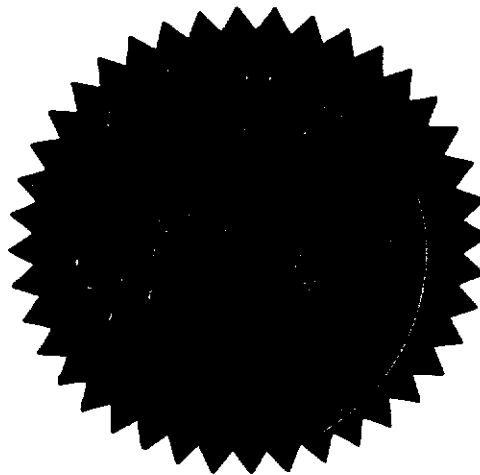
46.—(5) If within the period referred to in subsection (2) (a) above no person claiming to be affected by such Order has given notice to the Minister as aforesaid and the Minister has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2) (b) of this section take effect by virtue of this section and without being confirmed by the Minister as required by section 45 (2) of the Act.

46.—(6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Minister under Part III of the Act, or under Part IV or Part V thereof; nor does it apply to an order modifying any conditions to which a planning permission is subject by virtue of section 41 or 42 of the Act.

THE CORPORATE COMMON SEAL
of the said City of Bradford was
hereunto affixed this 26th day of
January 1973 in the
presence of



Deputy TOWN CLERK



Confirmed by the Bradford City
Council as an unopposed Order
on Second day of May 1973

TOWN & COUNTRY PLANNING ACT, 1971PROPOSED TREE PRESERVATION ORDER
772, LEEDS ROAD, THACKLEY.FIRST SCHEDULE TO THE TREE PRESERVATION ORDER.

Trees specified individually - None.

GROUPS OF TREES (shown with a broken black line and coloured pink)

<u>Number</u>	<u>Description</u>
G2	Groups of trees comprising 5 sycamore, 5 ash, 1 elm and 1 chestnut
G3	Row of trees comprising 13 sycamore, 2 birch, 2 elm, 1 chestnut
G4	Row comprising 8 sycamore, 1 elm, 1 lime, 1 birch, 1 lilac.

STATEMENT OF REASONS FOR THE TREE PRESERVATION ORDER

The trees detailed in the preservation order are all fairly mature and make a considerable contribution to the amenity of the area. An outline planning application, No. 40800 for housing development on the whole site was recently refused and a further outline application for part of the site containing Group 4 was approved. It is considered that as development pressure is now on this site a Tree Preservation Order should be imposed in order to secure the retention of the trees and the amenity they afford.

Ownership & Occupation

On the 26th. July 1972 the whole site was in the ownership of R. Wilkinson, 'Five Gables', Leeds Road, Thackley, Bradford. As far as is known he is also the sole occupier at present.

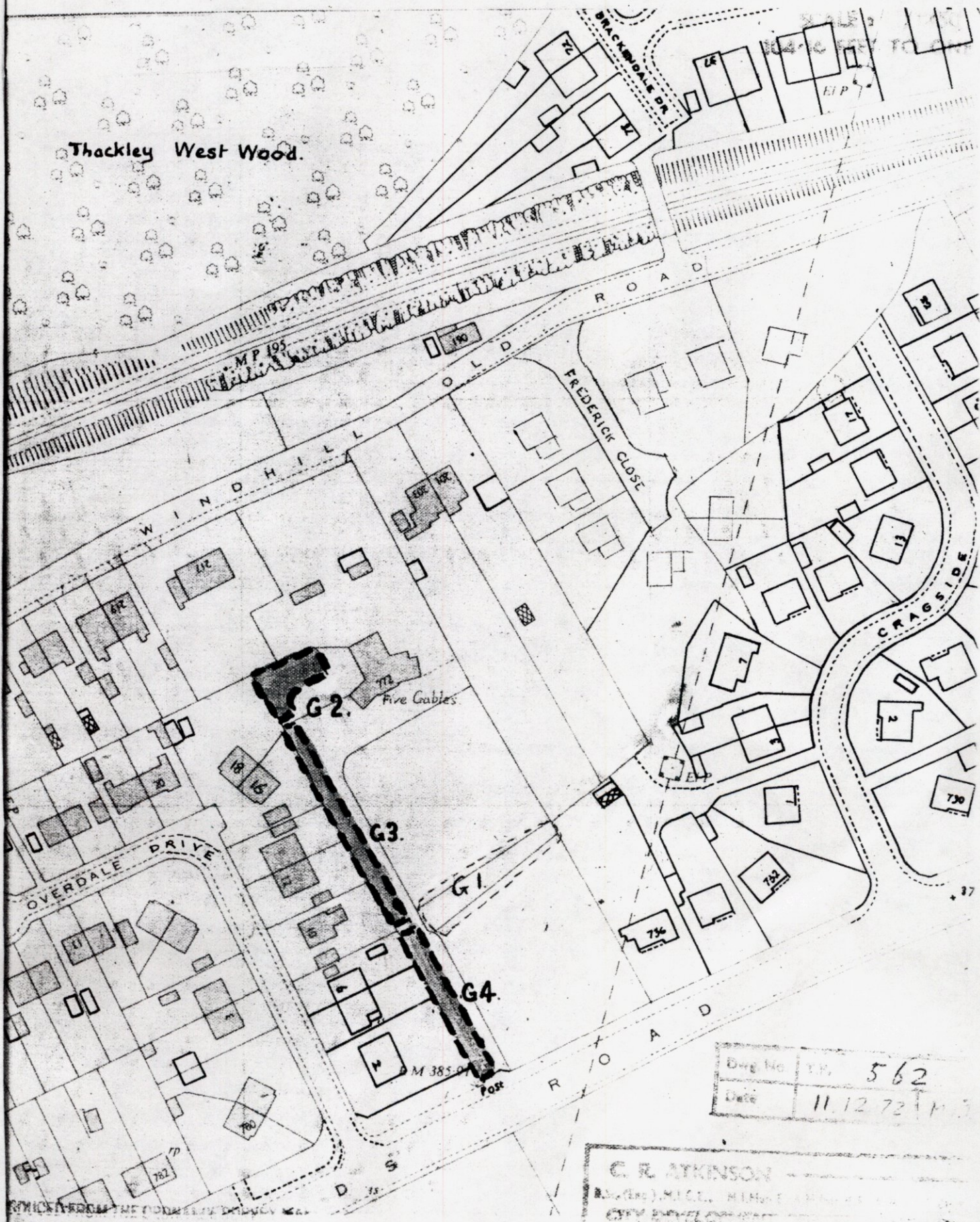
Section 16, Civic Amenities Act, 1967 = Section 61 TCPA 1971.

Section 16 of the Civic Amenities Act is to be applied to the effect that the order will be operative from the date of its service for six months or until confirmed by the Minister.

(N.B. The group of trees G1 is preserved under a previous order No. 300.28).

Made 26.1.73.
Confirmed 8.73?

CITY OF BRADFORD, TOWN & COUNTRY PLANNING ACT 1971, TREE PRESERVATION ORDER, 772 LEEDS ROAD, THACKLEY.



Dwg No	T.P.	562
Date		11.12.72

C. E. ATKINSON
 (INCORPORATED) ARCHITECTS & PLANNERS
 CITY DEVELOPMENT DEPARTMENT

THE SANCTION OF THE