

Memo

Legal and Democratic Services

To: For Circulation See Below

Development & Regulatory Law Team
City Hall
Bradford
West Yorkshire
BD1 1HY
DX11758 BRADFORD -1

Ref:

From: C E Barrott
Legal Officer
Development & Regulatory Law Team

Date: 19 February 2015

Tel: (01274) 434751
Fax: (01274) 434242
My Ref: LEG/DEV/CEB/72689
Email: carole.barrott@bradford.gov.uk

**TOWN AND COUNTRY PLANNING ACT 1990
THE LAND AT THE AIREDALE HEIFER PUBLIC HOUSE BRADFORD ROAD
SANDBEDS KEIGHLEY
TREE PRESERVATION ORDER 2015**

The above Tree Preservation Order was made on 19th February 2015.

I attach a copy of the Order and I should be obliged if you would place it on deposit for public inspection at your office until 2nd April 2015.

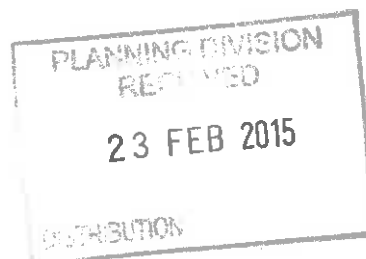
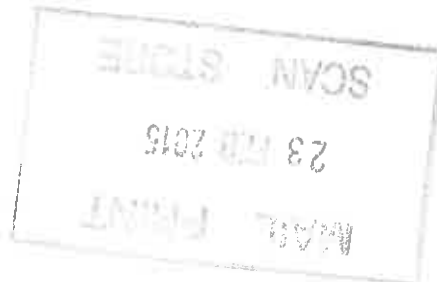
C.E. Barrott

C E Barrott

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Customer Services Reception
Ground Floor
City Hall

Department of Regeneration
Planning Customer Services Reception
Jacobs Well



G:\DEVELOPMENT\STDS\TP05.DOT (Revised September 2007)

IMPORTANT THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF MAKING A TREE PRESERVATION ORDER**

**THE LAND AT THE AIREDALE HEIFER PUBLIC HOUSE BRADFORD ROAD
SANDBEDS KEIGHLEY**

TREE PRESERVATION ORDER 2015

THIS IS A FORMAL NOTICE to let you know that on 19th February 2015 the Council made the above Tree Preservation Order.

A copy of the order is enclosed. In simple terms, no one is allowed to cut down, top or lop without the Council's permission any of the trees described in the 1st Schedule of the Order and shown on the map.

The Council made the order because it is required to safeguard a group of trees of significant amenity value which are visible from Bradford Road. The trees are under threat of being felled under planning application 15/00439/FUL and the removal of the trees would be detrimental to visual amenity. The order is made to ensure the continuity of tree cover is controlled in accordance with good management and to protect those treescapes which are considered significant.

The order came into force, on a temporary basis, on 19th February 2015 and will remain in force for six months. During this time the Council will decide whether the order should be given permanent status.

People affected by the order have a right to object or make comments on any of the trees or woodlands covered before a decision is made on whether the order should be made permanent.

If you would like to make any objections or comments, please make sure the Council receives them in writing by 26th March 2015. Your comments must meet regulation 6 of the Town and Country Planning (Tree Preservation)(England) Regulations 2012 (a copy is attached). Please send your comments to the City Solicitor at the address stated below. The Council will carefully consider all objections and comments before deciding whether to make the order permanent.

The Council will write to you again when a decision has been made. In the meantime, if you would like any more information or have any questions about this notice, please contact Mr Simon Keenan, Tree Officer, Department of Regeneration, Trees Section, 3rd Floor, Jacobs Well, Manchester Road, Bradford BD1 5RW. Tel: 01274 434297.

Dated: 19th February 2015

Assistant City Solicitor
Legal and Democratic Services
City of Bradford Metropolitan District Council
City Hall
Bradford BD1 1HY

TOWN AND COUNTRY PLANNING ACT 1990

THE LAND AT THE AIREDALE HEIFER PUBLIC HOUSE BRADFORD ROAD SANDBEDS KEIGHLEY

TREE PRESERVATION ORDER 2015

The City of Bradford Metropolitan District 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 the land at The Airedale Heifer Public House Bradford Road, Sandbeds, Keighley Tree Preservation Order 2015

Interpretation

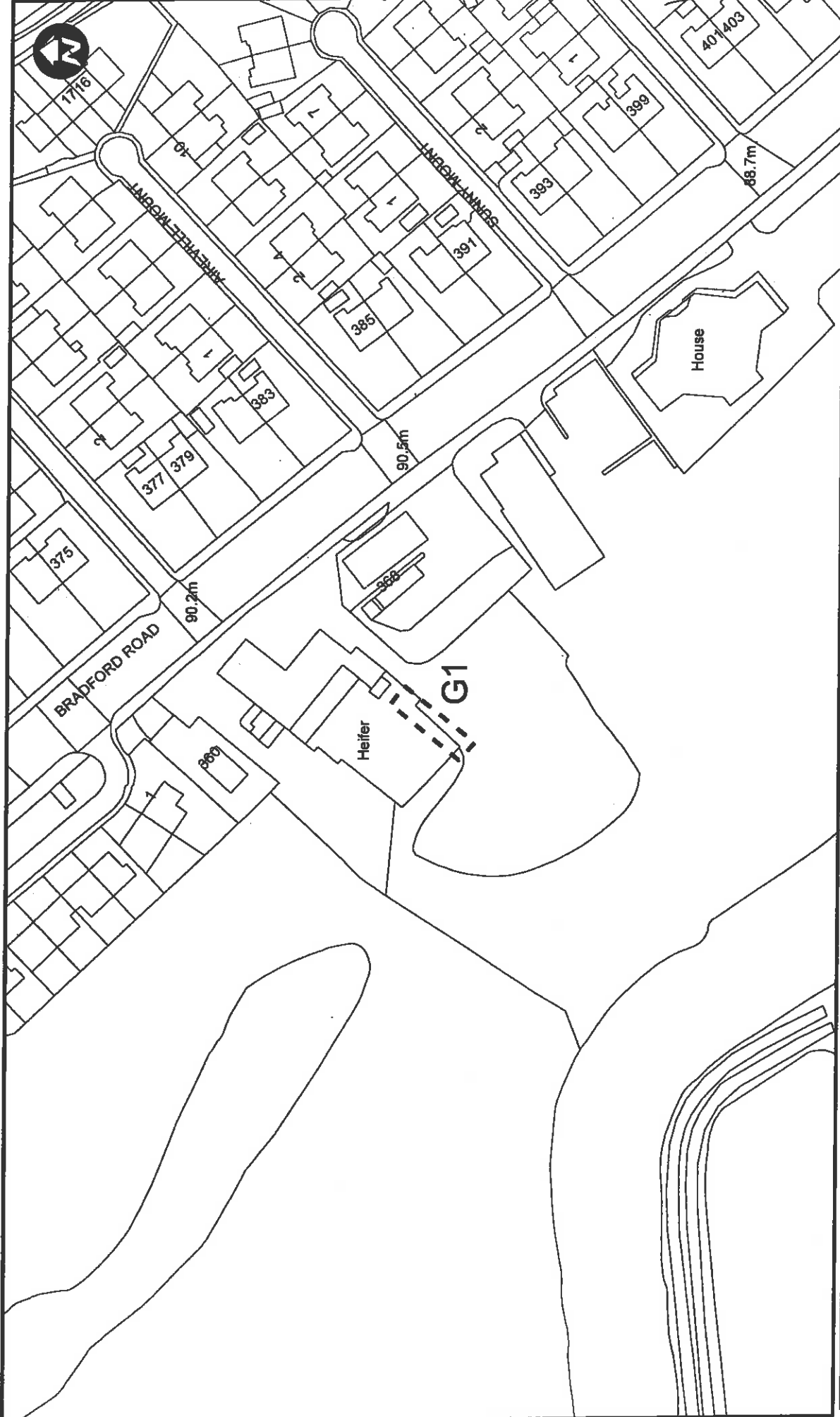
2. (1) In this Order "the authority" means City of Bradford Metropolitan District Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning Act (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 exception 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

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OS Ref : SE0941
 Reproduced from the Ordnance Survey map with
 the sanction of HM Stationary Office
 Crown Copyright reserved
 LA076120

Scale 1:1250

TREE PRESERVATION ORDER
 LAND AT AIREDALE HEIFER
 BRADFORD ROAD
 SANDBEDS

DEPARTMENT OF REGENERATION & CULTURE
 Jacobs Well
 Bradford
 BD1 5RW

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 planed 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 take effect as from the time when the tree is planted.

Dated this 19th day of February 2015.

EXECUTED AS A DEED by affixing
THE COMMON SEAL of **THE CITY**
OF BRADFORD METROPOLITAN
DISTRICT COUNCIL in the presence of:-



96807

Authorised by the Assistant City Solicitor

CONFIRMATION OF ORDER

This Order was confirmed by the City of Bradford Metropolitan District Council without modification on the day of

OR

The Order was confirmed by the City of Bradford Metropolitan District Council subject to the modification indicated by on the day of

EXECUTED AS A DEED by affixing
THE COMMON SEAL of **THE CITY**
OF BRADFORD METROPOLITAN
DISTRICT COUNCIL in the presence of:-

Authorised by the Assistant City Solicitor

DECISION NOT TO CONFIRM

A decision not to confirm this Order was taken by the City of Bradford Metropolitan District Council on the day of

EXECUTED AS A DEED by affixing
THE COMMON SEAL of **THE CITY**
OF BRADFORD METROPOLITAN
DISTRICT COUNCIL in the presence of:-

Authorised by the Assistant City Solicitor

VARIATION OF ORDER

This Order was varied by the City of Bradford Metropolitan District Council on the
day of by a variation order under reference number
a copy of which is attached.

EXECUTED AS A DEED by affixing
THE COMMON SEAL of **THE CITY**
OF BRADFORD METROPOLITAN
DISTRICT COUNCIL in the presence of:-

Authorised by the Assistant City Solicitor

REVOCATION OF ORDER

This Order was revoked by the City of Bradford Metropolitan District Council on
the day of

EXECUTED AS A DEED by affixing
THE COMMON SEAL of **THE CITY**
OF BRADFORD METROPOLITAN
DISTRICT COUNCIL in the presence of:-

Authorised by the Assistant City Solicitor

SCHEDULE
Specification of Trees

Trees specified individually

(encircled in black on the map)

Reference on map	Description	Situation

Trees specified by reference to an area

(within a dotted black line on the map)

Reference on map	Description	Situation

Groups of trees

(within a broken black line on the map)

Reference on map	Description	Situation
G1	3 SYCAMORE	409014 441456

Woodlands

(within a continuous black line on the map)

Reference on map	Description	Situation