

**CITY OF LEEDS TREE PRESERVATION ORDER (NO.14) 2022
[TPO 2022_14] (LAND TO THE EASTERN BOUNDARY OF 16 CRESKELD
LANE, BRAMHOPE, LEEDS, LS16 9EX)**

Leeds City Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 makes the following Order—

Citation

1. This Order may be cited as City of Leeds Tree Preservation Order (No.14) 2022: [TPO2022_14]

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

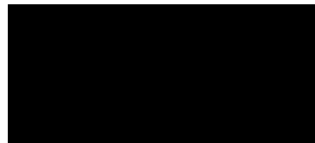
4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 8 day of September 2022

THE COMMON SEAL of
LEEDS CITY COUNCIL was
hereby affixed to this Order
in the presence of:

Name:

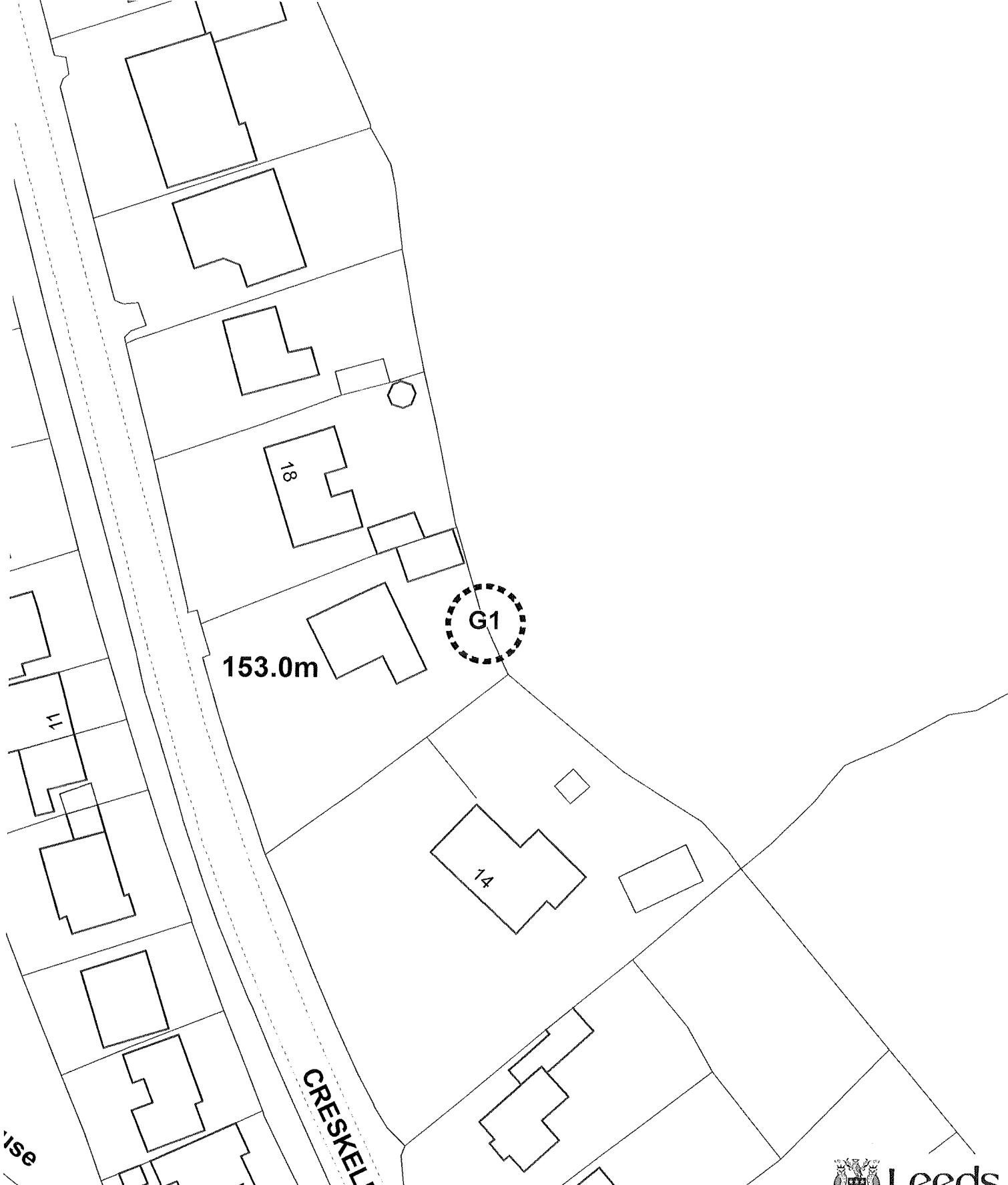
Signature:



Job Title:

Gregg Shevill
General Property Team Leader
Legal Services

Seal No. 104907




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

**CITY OF LEEDS TREE PRESERVATION ORDER
 (No.14) 2022
 16, Creskeld Lane,
 Bramhope,
 Leeds LS16 9EX**

Prepared By..... KJW
 Checked By..... TR
 Scale..... 1:750
 Date..... 13/09/2022
 O.S. Grid Reference.... SE2542
 North..... 
 PRODUCED BY LEEDS CITY COUNCIL

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

NONE

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)

Reference on map	Description	Situation
G1	2 Common Oak Trees	On land to the eastern boundary of 16 Creskeld Lane, Bramhope, Leeds, LS16 9EX

Woodlands
(within a continuous black line on the map)

NONE

**TOWN AND COUNTRY PLANNING ACT 1990
CITY OF LEEDS TREE PRESERVATION ORDER
(NO.14) 2022 [TPO2022_14]
(LAND TO THE EASTERN BOUNDARY OF 16
CRESKELD LANE, BRAMHOPE, LEEDS, LS16 9EX)**

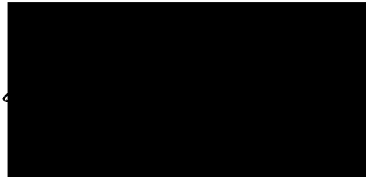
CONFIRMATION OF ORDER

The above named Order was confirmed by
Leeds City Council without modification

on the 11 day of October 2022

Name:

Signature:

A large black rectangular redaction box covering the signature area.

Job Title:

*Gregg Shovill
General Property Team Leader
Legal Services*

From: [Redacted]
Sent on: 16 September 2022 15:27:30
To: [Redacted]
CC: [Redacted]
Subject: RE: A76/JL/TPO 13 & 14 2022
Attachments: TPO 14 2022 16 Creskeld Lane Bramhope.pdf, image002.png, image003.png, image004.gif

He o [Redacted]

Please note that that the previous copy of the Order that circulated, included an incorrect Order Map.

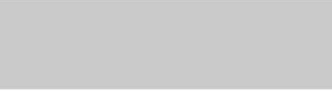
I have attached a corrected version of the Order to refer to instead, from which it can be seen that the group of two oak trees to which the Order relates, are located at the back of the garden to 16 Creskeld Lane. Myer Home's map may need to be aware of other Order in the capacity of adjoining landowner, given that the trees overhang your site.

I hope this clears up any confusion caused.

Kind Regards

Many thanks

[Redacted]
Senior Legal Officer
Development Team, Legal Services
Leeds City Council
4th Floor West, Civic Hall
Cavendish Street
Leeds LS1 1UR
DX715299 Leeds 33



From: [Redacted]
Sent: 12 September 2022 13:53
To: [Redacted]
Cc: [Redacted]
Subject: A76/JL/TPO 13 & 14 2022

Good afternoon Joe

We have received the 2 no TPO orders for our site at Bramhope (attached). We have overlaid with our topographic cadastre and you will see that TP02 (bottom right hand corner of the plan) relates to no tree. The tree to the north of this is covered with TP01 (T4 A2) however we are wondering if the location indicated should be for the T3 B1 Oak?

Many Thanks

[Redacted]
Lapwing House, Peebles Avenue, Calder Park, Wakefield, WF2 7UA



Meer Homes Limited Registered in Scotland - SC255429
2 Lochs de Vew, Edinborough Park, Edinborough, EH 2 9DH

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Readman, Thomas

From: [REDACTED]
Sent: 09 September 2022 15:49
To: [REDACTED]
Cc: Department of Planning; L and PSS; [REDACTED] Landscape Planning
Subject: RE: TPO request - 16 Creskeld Lane
Attachments: TPO 14 2022 16 Creskeld Lane Bramhope.pdf

Hi [REDACTED]

Thank you for your instructions

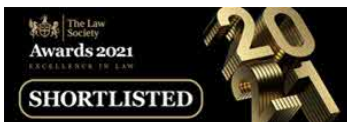
I attach a scan of the Order that was made yesterday and went out today.

Kind Regards

[REDACTED]
Development Team, Legal Services
Leeds City Council
4TH Floor West, Civic Hall
Calverley Street
Leeds LS1 1UR

DX715299 Leeds 33

Lexcel
Legal Practice Quality Mark
Law Society Accredited



From: [REDACTED]
Sent: 07 September 2022 08:26
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: TPO request - 16 Creskeld Lane

Hi

Find attached TPO documents

[Redacted]
Plans and Policies Group
Data Team - GIS
City Development Directorate
9th Floor East, Merrion House
110 Merrion Centre
Leeds
LS2 8BB

From: [Redacted]
Sent: 06 September 2022 15:26
To: [Redacted]
Subject: TPO request - 16 Creskeld Lane

Hi all,

Please see attached documents for a new preservation order at 16 Creskeld Lane [Redacted]

Thanks

[Redacted]

Foster4Leeds

By fostering through the council's Foster4Leeds team, you can help children in Leeds remain in their local area and help reduce the amount of money that the council spends on using independent fostering agencies. Find out more about fostering with us [here](#).

**CITY OF LEEDS TREE PRESERVATION ORDER (NO.14) 2022
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Dated this 8 day of September 2022

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in the presence of:

Name:

Signature:



Job Title:

Gregg Shevill
General Property Team Leader
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Seal No. 104907



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

CITY OF LEEDS TREE PRESERVATION ORDER

(No.14) 2022

16, Creskeld Lane,
 Bramhope,
 Leeds LS16 9EX

Prepared By..... KJW
 Checked By..... TR
 Scale..... 1:750
 Date..... 07/09/2022
 O.S. Grid Reference.... SE2542
 North.....



PRODUCED BY LEEDS CITY COUNCIL

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Woodlands
(within a continuous black line on the map)

NONE



RECORDED DELIVERY

Miller Homes Limited
Miller House,
2 Lochside View,
EDINBURGH EH12 9DH.

Legal Services
Civic Hall
Leeds LS1 1UR

Contact: [REDACTED]
Tel: [REDACTED]
Email: [REDACTED]
DX No: 715299 Leeds 33
Our Ref: A76/JL / TPO 14 2022
Your Ref:

Date: 8 September 2022

Dear Sirs

**CITY OF LEEDS TREE PRESERVATION ORDER (NO.14) 2022
[TPO 2022_14] (LAND TO THE EASTERN BOUNDARY OF 16 CRESKELD LANE,
BRAMHOPE, LEEDS, LS16 9EX)**

Please note that Leeds City Council has made the above Order, which affects a tree on land in your ownership. A copy of the said Order, together with a formal Notice, is enclosed for your attention.

The Order has been made to protect trees which contributes to public amenity.

The effect of the Order is that if, at any time from the date shown on the Notice onward, any person wishing to carry out work which would affect a protected tree must first apply for and obtain the Council's written consent. This applies equally to operations which may affect the root system, such as any changes in ground level, surfacing or building work within the tree canopy spread area, as well as any pruning work to the tree branch work.

In circumstances, you may consider it advisable to notify the occupiers of those properties situated in close proximity to the protected tree, of the existence of the Order.

If you wish to receive a copy of the Council's amenity evaluation, please let me know.

Consent for any future works must be sought from the Development Department (Sustainable Development Unit), Merrion House, 110 Merrion Centre, Leeds LS2 8BB

<http://www.planningportal.gov.uk/planning/planninginspectorate>

<https://www.leeds.gov.uk/planning/conservation-protection-and-heritage/tree-works-and-preservation>

I would be grateful if you would acknowledge receipt of this letter and the enclosed Notice and Order.

Thank you for your assistance

Yours faithfully



Development



IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012**

**CITY OF LEEDS TREE PRESERVATION ORDER (NO.15) 2022
[TPO 2022_15] (SELBY ROAD, LEEDS, LS15 8QN)**

THIS IS A FORMAL NOTICE to let you know that on 8 September 2022, the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the First Schedule and shown on the map without the Council's consent.

The Council has made the Order in the interests of amenity to preserve those trees the subject of the Order.

The Order took effect, on a provisional basis on 8 September 2022. It will continue in force on this basis for a further 6 months or until the Order is confirmed by the Council, whichever first occurs.

The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other representations, please make sure they are received in writing by 7 October 2022.

Your comments must comply with regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided overleaf.

Please send your comments to Mr J Levine, Leeds City Council, Legal Services, Civic Hall, Leeds LS1 1UR (reference A76/JL) or e-mail them to legal.development@leeds.gov.uk. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this Notice, please contact Mr J Levine, Legal Services, Leeds City Council, Civic Hall, Leeds LS1 1UR (telephone (0113) 37 89103).

Dated this 8 day of September 2022

Leeds City Council
Civic Hall,
LEEDS LS1 1UR

**COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING
(TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**

OBJECTIONS AND REPRESENTATIONS

- 6. (1)** Subject to paragraph (2), objections and representations—
- (a) shall be made in writing and—
 - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
 - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and
 - (c) in the case of an objection, shall state the reasons for the objection.
- (2)** The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.