

Report of City Solicitor

Report to Chief Planning Officer

Date: August 2017

Subject: CITY OF LEEDS TREE PRESERVATION ORDER (NO.5) 2017

(LAND OFF NINELANDS LANE GARFORTH LEEDS)

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Garforth & Swillington	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. A Tree Preservation Order ("the Order") was made in respect of the above site on 17 February 2017 on a provisional basis.
2. Under the Town and Country Planning (Tree Preservation) (England) Regulations 2012 the Order will expire if it has not been confirmed (whether or not subject to modification) within 6 months of the date of making.
3. One objection to the Order was received within the objection period.
4. The Chief Planning Officer is requested to determine whether or not the Order should be confirmed or confirmed subject to modification in light of the objection.

Recommendation

5. That the objection is overruled and the Order be confirmed as originally served.

1. Purpose of this report

1.1 To set out the background to the making of the provisional Tree Preservation Order and to note the fact that one objection to the Order has been submitted to the Council

1.2 To seek a determination from the Chief Planning Officer that the objection should be overruled in all the circumstances and that the Order should be confirmed as originally served.

1.3 Background information

1.1 In February 2017, a planning application was under consideration for the re-development of the former Stocks Blocks site at Ninelands Lane in Garforth. The site consisted mainly of disused industrial premises and associated hard standing.

1.2 The site was inspected and a significant number of trees were observed in two areas at the north and south ends of the site and a significant row of Poplars extending along most of the eastern boundary.

1.3 Local residents were concerned at the potential loss of trees, and colleagues involved in the on-going discussions around the proposed development also raised the matter

1.4 Subsequently the trees were inspected by a Tree Officer and were found to be making a contribution to the amenity of the area. Given the amenity value of the trees and the early stages of the discussions, it was considered appropriate to serve a Tree Preservation Order ('the Order'); which was made and served on 17th February 2017.

2 Main issues

2.1 One objection was received from the developer involved in the planning application, dated 20 March 2017.

2.2 On 31 July 2017, the comments of the Tree Officer in respect of the objection were circulated to the Objector and two local residents who had taken an interest in the Order.

2.3 No response to these comments was received from the Objector; however both residents did submit comments on 10 August 2017, as appended at background document 7.4.

2.4 All grounds of objection have been considered by Tree Officer and for the reasons given in their comments; it is considered that the Order should be confirmed as originally served.

3 Corporate Considerations

3.1 Consultation and Engagement

3.1.1 Tree Preservation Orders are served on landowners on a provisional basis any other party holding an interest in the land other parties and adjoining landowners where any trees overhang their boundary.

3.1.2 A minimum statutory objection period of 28 days applies in respect of any Order made.

3.2 Equality and Diversity / Cohesion and Integration

3.2.1 Human Rights. It is necessary to balance the rights of the landowners against the public interest in the protection of trees provided for by the statutory provisions. Local Planning Authorities have the powers to make Tree Preservation Orders if it appears to be expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area. In the present case the amenity of the trees is considered on balance to justify the making confirmation of a Tree Preservation Order and to outweigh the rights of the property owners to manage trees without local authority control.

3.3 Council policies and City Priorities

3.3.1 The work of the Sustainable Development Unit forms a vital element of the 'Vision For Leeds', 'City Priority Plan' and 'Council Business Plan', which are relevant to the aims of: maintaining high quality buildings, places and green spaces which are clean and looked after; respecting the City's heritage; enabling the growth of the city whilst protecting its distinctive green character. These aims are promoted by the making of Tree Preservation Orders.

3.4 Resources and value for money

3.4.1 There are no resource implications.

3.5 Legal Implications, Access to Information and Call In

3.5.1 The Report is not subject to call in.

3.5.2 The Chief Planning Officer is authorised to take the decision whether to determine Tree Preservation Orders under Part 3 Section 2A of the Constitution (Council non-executive functions).

3.6 Risk Management

3.6.1 There are no specific risks involved.

4 Conclusions

- 4.1 All grounds of objection have been considered by the Tree Officer and for the reasons given in his comments it is considered that the objection should be overruled.

6. Recommendation

That the Order be confirmed as originally served.

7 Background documents¹

- 7.1 City of Leeds Tree Preservation Order (No.5) 2017 (Ninelands Lane Garforth Leeds) dated 17 February 2017.
- 7.2 Letter of objection to the Order submitted by the developer dated 20 March 2017 **(Exempt under Access to Information Rule 10.4(2))**
- 7.3 The Tree Officer's comments in respect of the Objection.
- 7.4 Comments submitted by two local residents on 10 August 2017 in response to the comments of the Tree Officer **(Exempt under Access to Information Rule 10.4(2))**

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.