

**CITY OF LEEDS TREE PRESERVATION ORDER (NO.32) 2023  
TPO 2023 32 (2 NORTHROP YARD PUDSEY LS28 7RS)**

Date: 19<sup>th</sup> February 2024

Report of: City Solicitor

Report to: Chief Planning Officer

Will the decision be open for call in?  Yes  No

Does the report contain confidential or exempt information?  Yes  No

### **Brief summary**

- A Conservation Area notification under s.211 of the Town and Country Planning Act 1990 (Ref: 23/04916/TR) was received by the Council. The application was to remove Sycamore T1.
- Council Tree Officer visited site 22 August 2023. The tree to be removed were considered to have amenity value.
- A Tree Preservation Order (“the Order”) was made in respect of the above site on 07 September 2023 on a provisional basis.
- Under the Town and Country Planning (Tree Preservation) (England) Regulations 2012 the Order will expire if it has not been determined within 6 months of the date of making.
- Objections to the Order were submitted by the neighbouring property on 23 September 2023. This was responded to by the Tree Officer on 22 November 2023. No further correspondence has been received.
- The Chief Planning Officer is requested to determine whether or not the Order should be confirmed, or alternatively confirmed subject to modification, in light of the objection.

### **Recommendations**

- a) Having carefully considered the issue raised by the tree owner, on balance it is considered that the Tree Preservation Order is warranted on the grounds of amenity and expediency.
- b) That the Order be confirmed, as originally served.

### What is this report about?

- 1 To set out the background to the making of the provisional Tree Preservation Order and to note the fact that four objections to the Order has been submitted to the Council.
- 2 To seek a determination from the Chief Planning Officer that the Order be confirmed.

### What impact will this proposal have?

- 3 It will assist in protecting the distinctive green character of the city and combat climate change by protecting the trees from unauthorised tree works or felling.

### How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing       Inclusive Growth       Zero Carbon

- 4 In light of the Climate Emergency recently declared by the Council, it is important to recognise the value of existing trees, in terms of carbon storage and their year-on-year carbon sequestration (in addition to public amenity and bio-diversity value). The retention of existing trees wherever possible, is a positive factor in combatting climate change (as well as contributing to the improvement of Biodiversity in Leeds). By way of comparison, it will take at least 30 years for newly planted trees planting to make a similar contribution

### What consultation and engagement has taken place?

Wards affected: Pudsey

Have ward members been consulted?       Yes       No

- 5 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.
- 6 A minimum statutory objection period of 28 days applies in respect of any Order made

### What are the resource implications?

- 7 There are no resource implications

### What are the key risks and how are they being managed?

- 8 There are no key risks

### What are the legal implications?

- 9 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).
- 10 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.

- 11 The amenity of the tree(s) is considered on balance to justify the making confirmation of a Tree Preservation Order and to outweigh the rights of the property owner(s) to manage trees without local authority control.
- 12 The objection received is exempt under Access to Information Rule 10.4(2).

## **Options, timescales and measuring success**

### **What other options were considered?**

13 None

### **How will success be measured?**

14 The tree identified for retention within the Order, make a significant contribution to the "green" character of the street and to the local quality of the surroundings.

### **What is the timetable and who will be responsible for implementation?**

15 The Tree Preservation Order will be confirmed, as soon as possible, and by 07 March 2024 at the latest, should the Chief Planning Officer determine that the Order should be confirmed on this basis.

## **Appendices**

- Objection of Mr Wilkinson dated 23 September 2023 (**Exempt under Access to Information Rule 10.4(2)**)
- Response of the Tree Officer to the objection
- A copy of the Order
- Plan

## **Background papers**

- N/A