

CHEADLE AND GATLEY URBAN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1962

THE CHEADLE AND GATLEY URBAN DISTRICT

(Queen's Road).

TREE PRESERVATION ORDER (No. 17) 1966

THE URBAN DISTRICT COUNCIL OF CHEADLE AND GATLEY in pursuance of the powers conferred in that behalf by Section 29 of the Town and Country Planning Act, 1962, and delegated to them by the County Council of the County Palatine of Chester (in this Order called "the Authority") and subject to the provisions of Section 13 of the Forestry Act, 1951, hereby make the following Order (which may be cited by the name appearing in the title hereof):—

1. In this Order—

"the Act" means the Town and Country Planning Act, 1962;

"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 Minister of Land and Natural Resources.

2. Subject to the provisions of this 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 said 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 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 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 on imposing any condition requiring the replacement of any tree, the authority shall if such condition relates to land in respect of which byelaws made by a river ^{authority} board 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 has effect subject to the requirements of the river ^{authority} board or drainage board under those byelaws, and the condition shall have effect accordingly.

NOTE:—If it is desired to fell any of the trees included in this Order whether included as trees, groups of trees or woodlands and the trees are trees for the felling of which a licence is required under the Forestry Act, 1951, application must be made not to the authority for consent under this Order but to the Forestry Commissioners for a licence under that Act. (See Forestry Act, 1951, Section 13(1)).

(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 condition is in the interests of good forestry; or
- (b) in the case of trees other than 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 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 Part III 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 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. The provisions set out in the Third Schedule to this Order, being provisions of Parts III and VII of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

8. Subject to the provisions of this Order, any person who has suffered damage or has incurred expenditure in consequence of any refusal 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 expenditure.

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

9. In assessing compensation payable under the last preceding Article or under Section 118 of the Act as applied by this Order account shall be taken of:

- (a) any compensation or contribution which has been paid in respect of the same trees under the terms of this or any other Tree Preservation Order under Section 29 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.

10.—(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 the 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.

11. Any question of disputed compensation shall be determined in accordance with the provisions of Section 128 of the Act.

12. Any person contravening the provisions of this Order is guilty of an offence under subsection (1) of Section 62 of the Act and liable on summary conviction to a fine not exceeding fifty pounds; and if in the case of a continuing offence the contravention is continued after conviction he is guilty of a further offence thereunder and liable on summary conviction to an additional fine not exceeding forty shillings for every day on which the contravention is so continued.

FIRST SCHEDULE

SECOND SCHEDULE

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

(1) to the cutting down, topping or lopping of any tree that is dying or dead or has become dangerous;

(2) to the cutting down, topping or lopping of any tree—

- (a) in compliance with an obligation imposed by or under an Act of Parliament;
- (b) in pursuance of the power conferred on the Postmaster General by virtue of Section 5 of the Telegraph (Construction) Act, 1908;
- (c) in pursuance of the powers conferred by Section 24 of the Regulation of Railways Act, 1868;
- (d) for the purpose of preventing or abating a nuisance;
- (e) in the case of 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;
- (f) by or at the request of 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;
- (g) where immediately required for the purpose of carrying out development authorised by a planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part

(h) by or at the request of 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 functions of such River Authority or Drainage Board in relation to the maintenance, improvement or construction of water courses or of drainage works;

THIRD SCHEDULE

(i) by or at the request of the Minister of Aviation where in his opinion the tree obstructs the approach of aircraft to, or their departure from, any aerodrome or hinders the safe and efficient use of aviation or defence technical installations.

Reference of applications to Minister.

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

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

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

(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 as they apply to an application which falls to be determined by the authority.

(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.

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

Appeals against decisions.

23.—(1) Where an application is made for consent under the Order and that consent is refused by the 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.

(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.

(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.

(5) Before determining an appeal under this section, the Minister shall, if either the appellant 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.

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

Appeal in default of decision.

24.—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 —

- (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 22 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.

Power to revoke or modify the consent under the order.

27.—(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.

(2) An 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.

(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.

(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 affect so much of those operations as has been previously carried out.

(5) Where a notice has been served in accordance with the provisions of subsection (3) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Minister under subsection (2) of this section.

118.—(1) Where any person is affected by an order under section 27 of this Act, or by a notice served on him under subsection (3) of the said section in a case where the order is not confirmed then, if, on a claim made to the authority within the time and in the manner prescribed by Article 10 of the Order, it is shown that he—

Supplementary provisions as to revocation and modification

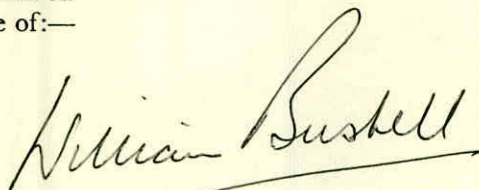
- (a) has incurred expenditure in carrying out work which is rendered abortive by the revocation, or modification, or stay of operations, as the case may be, or
 - (b) has otherwise sustained loss or damage which is directly attributable to the revocation, modification, or stay of operations,
- the authority shall pay to that person compensation in respect of that expenditure, loss or damage.

(2) For the purposes of this section any expenditure incurred on matters preparatory to acting on the consent shall be taken to be included in the expenditure incurred in carrying out that work.

(3) Subject to the last preceding subsection, no compensation shall be paid under this section in respect of any work carried out in the period after the making of the Order and before the grant of consent which is revoked or modified, or in respect of any other loss or damage (not being loss or damage consisting of depreciation of the value of an interest in land) arising out of anything done or omitted to be done during that period.

Dated this 28th day of July 1966.

THE COMMON SEAL of the
URBAN DISTRICT COUNCIL OF
CHEADLE AND GATLEY
was hereunto affixed
in the presence of:—



Chairman of the Council



Clerk of the Council



The Minister of Land and Natural Resources in exercise of the powers conferred upon him in that behalf hereby confirms the foregoing order subject to the modifications shown in red ink thereon.

In Witness whereof the Official Seal of the Minister of Land and Natural Resources is hereunto affixed on 24TH OCTOBER 1966.

LNR.1455.

ink.

Jean Horsham

JEAN HORSHAM

Authorised by the Minister



FVR/TP/3/PMG.

28th July, 1966.

Dear Sirs,

Cheadle and Gatley Urban District
(Queens Road)
Tree Preservation Order (No.17) 1966

I enclose a copy of the abovementioned Order, together with the plan, which the Council have made in pursuance of their powers under Section 29 of the Town and Country Planning Act, 1962. The reason for such Order being the desirability of preserving the trees which provide a very good screen between your industrial premises and residential development surrounding the site.

The Order is about to be submitted to the Minister of Land and Natural Resources for confirmation.

As required by the regulations, a certified copy of the Order and the accompanying map will be available for public inspection at the Town Hall, Cheadle, between the hours of 9-0 a.m. and 5-15 p.m. Mondays to Fridays inclusive for a period of 28 days from the 1st August, 1966. Objections or representations with respect to the Order may be made in writing to the Minister of Land and Natural Resources, Broadway Buildings, 54 Broadway, London, S.W.1. within 28 days from the date of service of this notice in accordance with Regulation 13 of the Town and Country Planning General Regulations, 1964, a copy of which is set out below:-

"13.(1) Every objection or representation with respect to an order shall be made in writing to the Minister, and shall state the grounds thereof, and specify the particular trees, groups of trees, or woodlands in respect of which it is made.

(2) An objection or representation shall be duly made if it complies with paragraph (1) of this regulation and is received by the Minister within 28 days from the date of the service of the notice of the making of the order."

Yours faithfully,

Clerk of the Council.

Acru Electric Tool Manufacturing
Co. Ltd.,
Demmings Road,
Cheadle,
Cheshire.

Encl.

CHEADLE AND GATLEY URBAN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS, 1964
THE CHEADLE AND GATLEY URBAN DISTRICT
(QUEENS ROAD)
TREE PRESERVATION ORDER (NO.17) 1966.

STATEMENT

The Council have made the abovementioned Order because the trees included therein provide an excellent screen between the industrial premises and adjoining residential development. The site has recently been advertised for sale and it is felt that if a change of ownership takes place proposals may be submitted for alterations and extensions to the existing buildings. The Council considered, therefore, that it was advisable to take steps to preserve the trees. These grounds are stated in the notice served on the owner of the land in accordance with paragraph 12(b) of the Town and Country Planning General Regulations 1964.

Clerk of the Council.

Town Hall,
CHEADLE,
Cheshire.

FVR/PMG.
27th July, 1966.

CHEADLE AND GATLEY URBAN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS, 1964

CERTIFICATE OF SERVICE OF NOTICE IN ACCORDANCE WITH
PARAGRAPH (b) OF REGULATION NO.12

TREE PRESERVATION ORDER (NO.17) 1966

I hereby certify that a notice in accordance with paragraph (b) of regulation 12 of the abovementioned regulations was served on the 28th July, 1966, on the Acru Electric Tool Manufacturing Co. Ltd., Demmings Road, Cheadle, Cheshire, as the owners and occupiers of the land containing all the trees included in the Order.

Clerk of the Council.

Town Hall,
CHEADLE,
Cheshire.

FVR/PMG.
28th July, 1966.

Cheshire County Council

CHEADLE & GATLEY U.D.C.
CLERK'S DEPT.

18 JUL 1966

FILE NO.

TP/3



The Clerk of the Cheadle & Gatley U.D.C.,
Town Hall,
CHEADLE,
Cheshire.

County Hall Chester
Telephone Chester 24678

John K. Boynton MC LLB LMTP
Clerk of the County Council

Our reference	Tel. extension	Your reference	Date
RP/8604/HH	161	FVR/TP/3/PMG	13th July, 1966.

Dear Sir,

Cheadle and Gatley Urban District (~~Land at~~
(Queens Road) Tree Preservation Order (No.17) 1966.

With reference to your letter of the 29th ultimo, in view of what you say in the second paragraph I agree that the additional trees should not be included in the proposed Tree Preservation Order.

The draft of the Order has now been approved by the County Council and I therefore enclose prints of the Order for further action by you, together with copies of the First Schedule. The latter should be sewn or stapled, together with the map, between the blank page and the Second Schedule.

I shall be pleased to receive, in due course, three copies of the Order (with plans) as confirmed by the Minister of Housing and Local Government.

Yours faithfully,

Clerk of the County Council.

Please address any reply impersonally to the Clerk of the County Council quoting our reference

F I R S T S C H E D U L E

Trees Specified Individually
(encircled in black on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
T.1	Sycamore	Northern extremity of Ordnance Plot 8200, to the east of Micker Brook.
T.2	Ash	East bank of Micker Brook in Ordnance Plot 8200.
T.3	Sycamore	East bank of Micker Brook in Ordnance Plot 8200.
T.4	Sycamore	East bank of Micker Brook in Ordnance Plot 8200.
T.5	Sycamore	East bank of Micker Brook in Ordnance Plot 8200.
T.6	Sycamore	East bank of Micker Brook in Ordnance Plot 8200.
T.7	Sycamore	East bank of Micker Brook in Ordnance Plot 8200.
T.8	Sycamore	North bank of Micker Brook in Ordnance Plot 8200.
T.9	Willow	Northerly bank of Micker Brook on the easterly side of Ordnance Plot 8200.
T.10	Sycamore	West bank of Micker Brook in the southerly part of Ordnance Plot 8800.
T.11	Sycamore	West bank of Micker Brook in the southerly part of Ordnance Plot 8800.
T.12	Sycamore	West bank of Micker Brook in the southerly part of Ordnance Plot 8800.
T.13	Sycamore	West bank of Micker Brook in the southerly part of Ordnance Plot 8800.
T.14	Sycamore	In Ordnance Plot 8800 north of Micker Brook.
T.15	Sycamore	In Ordnance Plot 8800 north of Micker Brook.
T.16	Sycamore	North bank of Micker Brook in Ordnance Plot 8800.
T.17	Sycamore	Within Ordnance Plot 8800.
T.18	Sycamore	In Ordnance Plot 8800, north of Micker Brook.
T.19	Sycamore	In Ordnance Plot 8800 near the north east boundary.

FIRST SCHEDULE

(Cont'd.)

Trees Specified by Reference to an Area

N O N E

Groups of Trees

N O N E

Woodlands

N O N E

FVR/TP/3/PMG.

RP/8604/HH

31st October, 1966.

Dear Sir,

Cheadle and Gatley Urban District
(Queens Road)
Tree Preservation Order (No.17) 1966

I have to inform you that the Minister of Land and Natural Resources has now confirmed the above-named Order with modifications. Three copies of the Order, as modified, together with plans are enclosed.

Yours faithfully,

Clerk of the Council.

J.K. Boynton, Esq., M.C.,
Clerk of the County Council,
County Hall,
Chester.

Encl.

FVR/TP/3/PMG.

31st October, 1966.

Dear Sirs,

Cheadle and Gatley Urban District
(Queens Road)
Tree Preservation Order (No.17) 1966

I have to inform you that the Ministry of Land and Natural Resources have now confirmed the abovementioned Order, subject to modifications, and I enclose a copy of such Order as modified.

Yours faithfully,

Clerk of the Council.

Acru Electric Tool Manufacturing
Co. Ltd.,
Demmings Road,
Cheadle,
Cheshire.

Encl.