

DATED

9th November

1973

TOWN AND COUNTRY PLANNING ACT, 1971

COUNTY BOROUGH OF BIRKENHEAD

OXTON NO.1

TREE PRESERVATION ORDER

1973

MA/CS.
PLA/T3/141



IAN G. HOLT,

Town Clerk,
Birkenhead.

COUNTY BOROUGH OF BIRKENHEAD

OXTON NO.1

TREE PRESERVATION ORDER, 1973.

THE COUNCIL OF THE COUNTY BOROUGH OF BIRKENHEAD in this Order called "the authority", in pursuance of the powers conferred in that behalf by section 29 of the Town and Country Planning Act, 1962, and ~~sections 1 & 2 of the Town and Country Planning Act, 1967~~, and subject to the provisions of the Forestry Act, 1967, hereby make the following order :-

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; 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 Housing and Local Government.

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 to the authority 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 to the authority 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 where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

(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 other than consent for silvicultural thinning 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 and section 25 of the Countryside Act, 1968, 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. On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a river authority 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 or direction has effect subject to the requirements of the river authority or drainage board under those byelaws and the condition or direction shall have effect accordingly.

8. The provisions set out in the Third Schedule to this Order being provisions of Part III of the Act and of section 80 of the Town and Country Planning Act, 1968, adapted and modified for the purposes of this Order, shall apply in relation thereto.

9. Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) 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 loss or damage :

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

10. In assessing compensation payable under the last preceding Article account shall be taken of :

- (a) any compensation or contribution which has been paid whether to the claimant or any other person, 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.

11. (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.

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

N O T E : 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. Under sections 13, 14 and 15 of the Civic Amenities Act, 1967, if a tree is wilfully cut down or destroyed, or if topping or lopping is carried out in such a way as to be likely to destroy the tree the fine is £250 or twice the value of the tree whichever is the greater. If a tree other than one which is part of woodland is removed or destroyed in contravention of the Order it is the duty of the owner of the land, unless on his application the local authority dispense with the requirement, to plant another tree of appropriate size and species, at the same place as soon as he reasonably can.

OXFORD TREE PRESERVATION ORDER NO. 1.

FIRST SCHEDULE

Trees specified individually

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Wych Elm)	
T2	do)	
T3	do)	
T4	do)	
T5	do)	
T6	Cherry)	
T7	Silver Birch)	
T8	Copper Beech)	
T9	Horse Chestnut)	
T10	Silver Birch)	
T11	do)	
T12	do)	27 Howbeck Road
T13	Mountain Ash)	
T14	Cotoneaster)	
T15	Thorn)	
T16	Copper Beech)	
T17	Beech)	
T18	Silver Birch)	
T19	Yew)	
T20	Silver Birch)	
T21	Weeping Birch)	
T22	Cherry)	
T23	Silver Birch)	
T24	Arbutus)	
T25	Yew)	
T26	Horse Chestnut)	
T27	Sycamore)	
T28	Cherry)	
T29	Lime)	
T30	Horse Chestnut)	
T31	Ailanthus)	
T32	Copper Beech)	
T33	do)	
T34	Sweet Chestnut)	
T35	Beech)	25 Howbeck Road
T36	Ash)	
T37	Oak)	
T38	Sycamore)	
T39	do)	
T40	Pine)	
T41	Lombardy Poplar)	
T42	Pine)	
T43	Lombardy Poplar)	
T44	Pine)	
T45	do)	
T46	do)	
T47	Sycamore)	
T48	Thorn)	

continued.....

No. on Map

Description

Situation

T49	Sycamore	25a Howbeck Road
T50	Sycamore)	
T51	Alder)	
T52	Elm)	
T53	do)	
T54	do)	
T55	do)	
T56	do)	
T57	do)	
T58	do)	63 Bidston Road
T59	do)	
T60	do)	
T61	do)	
T62	Sycamore)	
T63	Elm)	
T64	do)	
T65	do)	
T66	Whitebeam)	
T67	Lombardy Poplar)	
T68	Sycamore)	
T69	Elm)	
T70	Horse Chestnut)	
T71	Lombardy Poplar)	
T72	Maple)	
T73	Ash)	
T74	Lombardy Poplar)	
T75	do)	
T76	Maple)	
T77	Poplar)	
T78	Yew)	
T79	Ash)	59-61 Bidston Road
T80	Poplar)	
T81	Oak)	
T82	Ash)	
T83	Elm)	
T84	Horse Chestnut)	
T85	Maple)	
T86	Elm)	
T87	Sycamore)	
T88	do)	
T89	do)	
T90	do)	
T91	Sycamore)	
T92	Copper Beech)	57 Bidston Road
T93	Horse Chestnut)	
T94	Elm)	
T95	do)	20 Waterford Road
T96		

continued.....

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
T97	Oak)	
T98	Horse Chestnut)	
T99	Poplar)	
T100	do)	
T101	do)	
T102	Silver Birch)	
T103	Horse Chestnut)	
T104	Lime)	18 Waterford Road
T105	Horse Chestnut)	
T106	Sycamore)	
T107	do)	
T108	Oak)	
T109	Sycamore)	
T110	Horse Chestnut)	
T111	Poplar)	
T112	Cherry)	
T113	Holly)	
T114	do)	
T115	do)	
T116	do)	
T117	Thorn)	
T118	Holly)	
T119	Silver Birch)	16 and 16a Waterford Road
T120	Holly)	
T121	Laburnam)	
T122	Thorn)	
T123	Holly)	
T124	Pear)	
T125	do)	
T126	do)	
T127	Elm)	55 Bidston Road
T128	Ailanthos)	
T129	Copper Beech)	
T130	Cupressus)	
T131	Yew)	
T132	Oak)	53 Bidston Road
T133	Acer)	
T134	Silver Birch)	
T135	Holly)	
T136	Holly)	
T137	Norway Maple)	51 Bidston Road
T138	Horse Chestnut)	
T139	Wych Elm)	
T140	Norway Maple)	
T141	Horse Chestnut)	51 Bidston Road
T142	Holly)	
T143	Eucalyptus)	
T144	Mountain Ash)	

continued.....

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
T145	Pear)	
T146	do)	
T147	do)	
T148	do)	
T149	Lime)	
T150	Holly)	
T151	Plane)	
T152	Holly)	
T153	Thorn)	
T154	Holly)	
T155	Acia)	Fairlawn, Bidston Road
T156	Elm)	
T157	Sycamore)	
T158	Plane)	
T159	Austrian Pine)	
T160	Lombardy Poplar)	
T161	do)	
T162	do)	
T163	do)	
T164	do)	
T165	Sycamore)	
T166	do)	
T167	Alder)	
T168	Sycamore)	
T169	do)	
T170	do)	
T171	do)	
T172	do)	
T173	do)	
T174	Sycamore)	
T175	do)	
T176	Elm)	
T177	Elm)	45 Bidston Road
T178	do)	
T179	Sycamore)	
T180	Elm)	
T181	do)	
T182	Lombardy Poplar)	
T183	Elm)	
T184	Lime)	
T185	Holly)	
T186	Elm)	
T187	Sycamore)	
T188	Elm)	
T189	Elm)	
T190	Sycamore)	
T191	Elm)	
T192	do)	At the front and side of 9 Waterford Road.
T193	Silver Birch)	
T194	Cherry)	
T195	do)	
T196	Silver Birch)	
T197	do)	
T198	do)	
T199	do)	
T200	do)	Land at rear of 9 Waterford Road
T201	Pine)	
T202	Horse Chestnut)	
T203	Beech)	
T204	Silver Birch)	

continued.....

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
T205	Norway Maple)	
T206	Beech)	7 Waterford Road
T207	Silver Birch)	
T208	Elm)	
T209	do)	At rear of
T210	Silver Birch)	7a Waterford Road
T211	Horse Chestnut)	
T212	Sycamore)	
T213	Beech)	In the front of
T214	White Poplar)	7a Waterford Road
T215	Elm)	
T216	Sycamore)	
T217	Elm)	
T218	Sycamore)	The Cottage, Waterford Road
T219	do)	
T220	Silver Birch)	
T221	Beech)	
T222	Sycamore)	
T223	White Beam)	
T224	Sycamore)	
T225	do)	
T226	Norway Maple)	
T227	Cupressus)	7 Waterford Road
T228	do)	
T229	Holly)	
T230	Cupressus)	
T231	Cedar)	
T232	Holly)	
T233	do)	
T234	do)	
T235	Austrian Pine)	
T236	Holly)	
T237	do)	22 Budworth Road
T238	Lime)	
T239	Holly)	
T240	do)	45 Bidston Road
T241	Sycamore)	

GROUPS OF TREES

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
G1	Group consisting of 6 Austria Pine, 5 Cupressus, 2 Oak, 1 Thorn, 1 Mountain Ash.	Land at rear of 27 Howbeck Road
G2	Group consisting of 11 Holly, 5 Whitebeam 3 Elm, 3 Sycamore, 2 Horse Chestnut 2 Lime, 2 Birch, 2 Yew, 2 Beech, 1 White Poplar, 1 Laurel.	7 Waterford Road

TREES SPECIFIED BY REFERENCE TO AN AREA

NONE

WOODLANDS

NONE

S E C O N D S C H E D U L E

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

- (1) the cutting down of any tree on land which is subject to a forestry dedication covenant where
 - (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
 - (b) the cutting down is in accordance with a plan or operations approved by the Forestry Commission under such deed.
- (2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under the approved woodlands scheme.
- (3) the cutting down, topping or lopping of a tree exempted from the provisions of this Order by section 29(7) of the Act namely a tree which is dying or dead or has become dangerous, or the cutting down, topping or lopping of which is in compliance with obligations imposed by or under an Act of Parliament or so far as may be necessary for the prevention of abatement of a nuisance.

N O T E : Section 13(1) of the Civic Amenities Act, 1967, requires, unless on the application of the owner the local authority dispense with the requirement, that any tree removed or destroyed under section 29(7) of the Town and Country Planning Act, 1962, shall be replaced by another tree of appropriate size and species. In order to enable the local planning authority to come to a decision, on whether or not to dispense with the requirement, notice of the proposed action should be given to the local planning authority which except in a case of emergency shall be of not less than five days.

- (4) the cutting down, topping or lopping of a tree
 - (a) in pursuance of the power conferred on the Postmaster General by virtue of section 5 of the Telegraph (Construction) Act, 1908;
 - (b) by or at the request of
 - (i) 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;
 - (ii) 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;

- (iii) a river authority established under the Water Resources Act, 1963, a drainage board constituted or treated as having been constituted under the Land Drainage Act, 1950, where the tree interferes or would interfere with the exercise of any of the functions of such river authority or drainage board in relation to the maintenance, improvement or construction of water courses or of drainage works; or
- (iv) the Minister of Defence for the Royal Air Force, the Minister of Technology or the Board of Trade where in the opinion of such Minister or Board 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;
- (c) where immediately required for the purpose of carrying out development authorised by the 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;
- (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden.

THIRD SCHEDULE

Provisions of the following parts of (a) Part III of the Town and Country Planning Act, 1962 and (b) section 80 of the Town and Country Planning Act, 1968, as adapted and modified to apply to this Order :-

(a) Part III of the Town and Country Planning Act, 1962.

21. (1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), ensure for the benefit of the land and of all persons for the time being interested therein.

Reference
of appli-
cations
to the
Minister.

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

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

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

22. (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.

22. (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.

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

23. (1) Where an application is made to the authority for consent under the Order and that consent is refused by that 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. (Appeals against decisions.)

23. (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.

23. (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.

23. (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.

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

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 authority, the authority either - (Appeal in default of decision.)

(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 above;

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.

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. (Power to revoke or modify the consent under the Order.)

27. (2) (Subject to the provisions of section 16 of the Civic Amenities Act, 1967, and section 80 of the Town and Country Planning Act, 1968) 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.

27. (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 together with a copy of the aforesaid statement on the owner and on the occupier 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.

27. (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.

27. (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.

(b) Town and Country Planning Act, 1968.

proposed
revocation
or modifi-
cation of
consent. } 80. (1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under section 27 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Minister for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

80. (2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Minister that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Minister, such Order may take effect by virtue of this section and without being confirmed by the Minister.

80. (3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.

80. (4) The authority shall send a copy of any advertisement published under subsection (2) above to the Minister, not more than three days after the publication.

80. (5) If within the period referred to in subsection (2)(a) above no person claiming to be affected by such Order has given notice to the Minister as aforesaid and the Minister has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2)(b) of this section take effect by virtue of this section and without being confirmed by the Minister as required by section 27(2) of the Town and Country Planning Act, 1962.

80. (6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Minister under Part III or Part IV of the Town and Country Planning Act, 1962, or under Part II or Part V of the Town and Country Planning Act, 1968.

D A T E D this 9th day of November 1973.

THE COMMON SEAL of the Mayor
Aldermen and Burgesses of the
County Borough of Birkenhead
was hereunto affixed in the
presence of :-

L.S.

Eileen M. Keegan
Mayor

Lynn G. Holt
Town Clerk

P.O.E. NO. 16278.

Confirmed by the Secretary of State for the
Environment, subject to the modifications
shown in red ink thereon.

12th February, 1975.

County Borough of Birkenhead Tree Preservation Order 1973

OXTON TREE PRESERVATION ORDER NO. 1

Map referred to

