

# **Northumberland**

## **Northumberland County Council**

### **Town and Country Planning Act 1990**

### **Town and Country Planning (Trees) Regulations 1999 as amended by the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008**

### **The Northumberland County Council (Land at Hartford Hall Estate, Bedlington) Tree Preservation Order 2011 (no. 01 of 2011)**

The **Northumberland County Council**, in exercise of the powers conferred on them by sections 198, 201 and 203 of the Town and Country Planning Act 1990 hereby make the following Order—

#### **Citation**

1. This Order may be cited as the **Northumberland County Council (Land at Hartford Hall Estate, Bedlington) Tree Preservation Order 2011 (no. 01 of 2011)**.

#### **Interpretation**

2. In this Order "the authority" means the **Northumberland County Council** and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990.

#### **Application of section 201**

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on **17 February 2011**.

#### **Prohibited acts in relation to trees**

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and subject to article 5, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

## Exemptions

5.—(1) Nothing in article 4 shall prevent—

- (a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary—
  - (i) in the interests of the safe operation of the undertaking;
  - (ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or
  - (iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;
- (aa) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable the implementation of an order made or confirmed under paragraph 8(1) or paragraph 15(1) of Schedule 1 to the Highways Act 1980 (procedures for making or confirming certain orders and schemes);
- (ab) the cutting down, topping, lopping or uprooting of a tree where that work is urgently necessary for national security purposes;
- (b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;
- (c) the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit;
- (d) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);
- (e) the cutting down, topping, lopping or uprooting of a tree by or at the request of the Environment Agency to enable the Agency to carry out development permitted by or under the Town and Country Planning (General Permitted Development Order) 1995;
- (f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose “drainage body” and “drainage” have the same meanings as in the Land Drainage Act 1991; or

- (g) without prejudice to section 198(6)(b), the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989.

(2) In paragraph (1), “statutory undertaker” means any of the following—

- a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport, canal, inland navigation, dock, harbour, pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,
- a relevant airport operator (within the meaning of Part V of the Airports Act 1986),
- the holder of a licence under section 6 of the Electricity Act 1989,
- a gas transporter,
- the holder of a licence under section 7 of the Telecommunications Act 1984 to whom the telecommunications code (within the meaning of that Act) is applied,
- a water or sewerage undertaker,
- the Civil Aviation Authority, a body acting on behalf of that authority or a person who holds a licence under Chapter I of Part I of the Transport Act 2000,
- a universal postal service provider in connection with the provision of a universal postal service.

1

### **Application of provisions of the Town and Country Planning Act 1990**

7.—(1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part I of Schedule 2 to this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2).

(2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part II of that Schedule.

### **Directions as to replanting**

8.—(1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated (“the relevant land”) a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.

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1 Article 6 omitted by regulation 2(4)(a) of the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008, Statutory Instrument 2008, No.2260

(2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.

(3) A direction under paragraph (1) may include requirements as to—

- (a) species;
- (b) number of trees per hectare;
- (c) the preparation of the relevant land prior to the replanting; and
- (d) the erection of fencing necessary for the protection of the newly planted trees.

### **Compensation**

9.—(1) If, on a claim under this article, a person establishes that loss or damage has been caused or incurred in consequence of—

- (a) the refusal of any consent required under this Order; or
- (b) the grant of any such consent subject to conditions,

he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.

(2) No claim, other than a claim made under paragraph (3), may be made under this article—

- (a) if more than 12 months have elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or
- (b) if the amount in respect of which the claim would otherwise have been made is less than £500.

(3) Where the authority refuse consent under this Order for the felling in the course of forestry operations of any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land; and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.

(4) In any other case, no compensation shall be payable to a person—

- (a) for loss of development value or other diminution in the value of the land;
- (b) for loss or damage which, having regard to the application and the documents and particulars accompanying it, was not reasonably foreseeable when consent was refused or was granted subject to conditions;

- (c) for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or
- (d) for costs incurred in appealing to the Secretary of State against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.

(5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the Forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling licence is refused under section 10 (application for felling licence and decision of Commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.

(6) In this article—

“development value” means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and

“owner” has the meaning given to it by section 34 of the Forestry Act 1967.

Dated this 17<sup>th</sup> day of February 2011

The Common Seal of the **Northumberland County Council**  
was hereunto affixed in the presence of -



  
.....  
Duly Authorised Officer

Seal no. 10024

### Confirmation of Order

~~This Order was confirmed by the Northumberland County Council without modification on the ..... day of .....20..~~

OR

This Order was confirmed by the Northumberland County Council, subject to the modifications indicated by

*the deletion of Schedule 1 and the plan contained in the provisional Tree Preservation Order shown by striking out of those pages and their replacement by the modified Schedule 1 and Plan nos. 1 to 14 inclusive as contained in the [state how indicated], confirmed Order.*

on the *17* ..... day of *August* .....20*11*..

Signed: *[Signature]* .....

Officer Title: *Principal Planner* .....

Authorised by the Council to sign in that behalf

### ~~Decision not to confirm Order~~

~~A decision not to confirm this Order was taken by the Northumberland County Council on the ..... day of .....20..~~

~~Signed: .....~~

~~Officer Title: .....~~

~~Authorised by the Council to sign in that behalf~~

### **Variation of Order**

This Order was varied by the Northumberland County Council on the  
..... day of .....20.. under the reference number  
.....*[insert reference number of the variation order]*

Signed: .....

Officer Title: .....

Authorised by the Council to sign in that behalf

### **Revocation of Order**

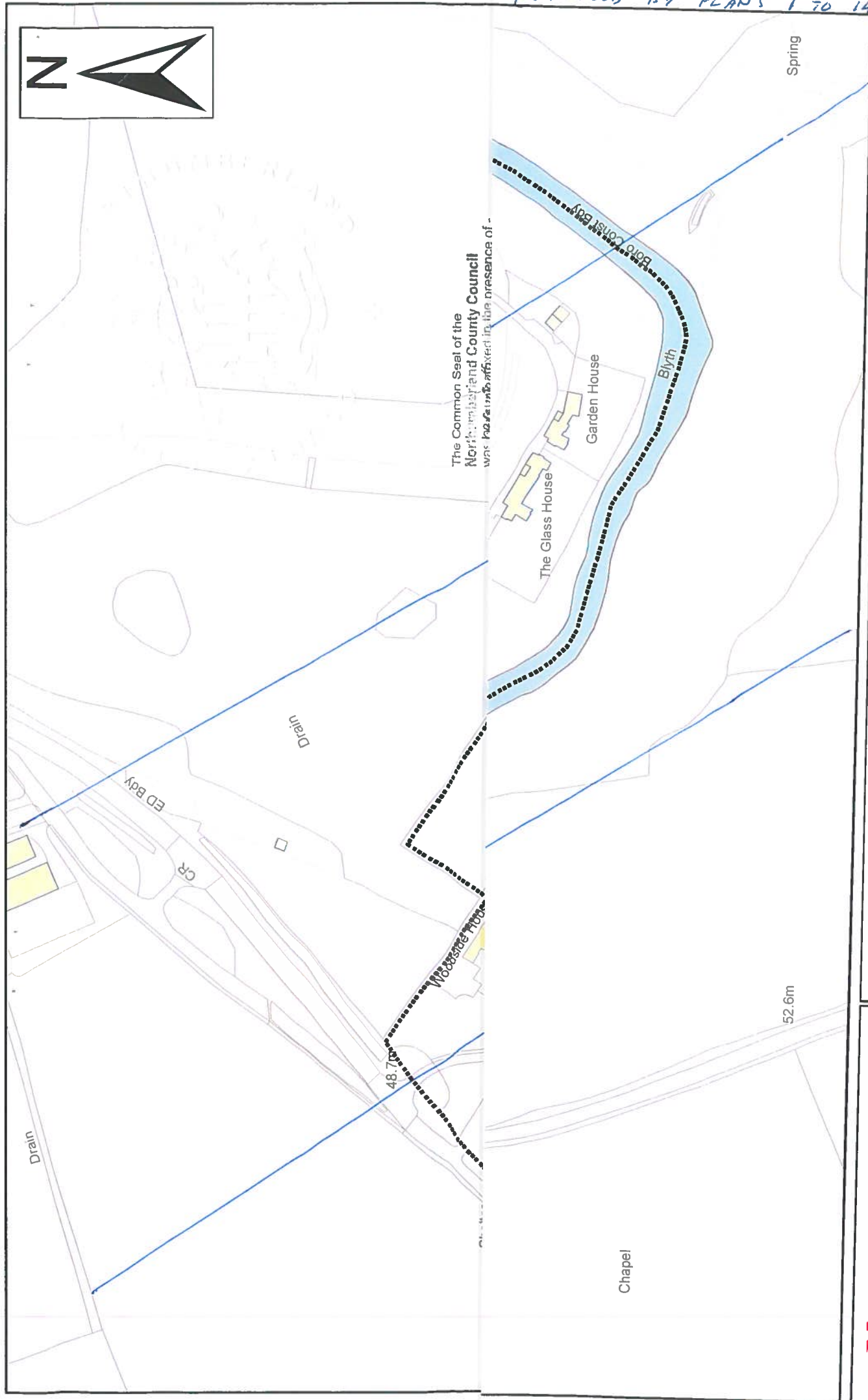
This Order was revoked by the Northumberland County Council on the  
..... day of .....20.. under the reference number  
..... *[insert reference number of the revocation order]*

Signed: .....

Officer Title: .....

Authorised by the Council to sign in that behalf

REPLACED BY PLANS 1 TO 14



Drawn : TA  
Date : 19th Nov 2010  
Scale : 1:2,500 at A4

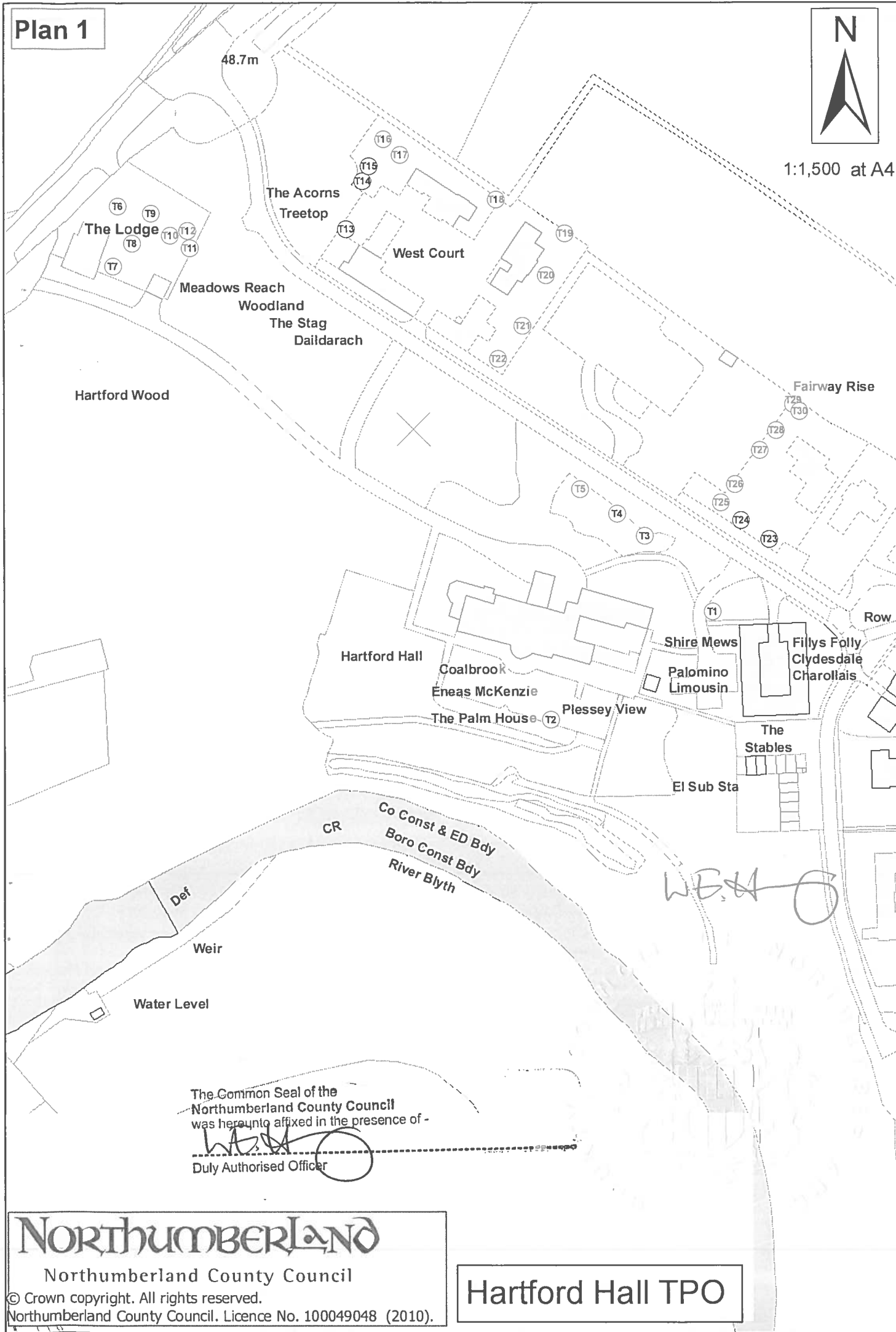
### Hartford Hall Estate

**Northumberland**  
Northumberland County Council

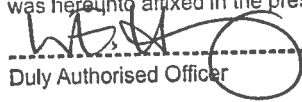
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1:1,500 at A4



The Common Seal of the  
Northumberland County Council  
was hereunto affixed in the presence of -

  
Duly Authorised Officer

**NORTHUMBERLAND**

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**Hartford Hall TPO**



1:200 at A4

Greenside

Stableford Lodge

T31

T32

G1

W. E. A. O.

Stable

Row

The Common Seal of the  
Northumberland County Council  
was hereunto affixed in the presence of -

W. E. A. O.  
Duly Authorised Officer

**NORTHUMBERLAND**

Northumberland County Council

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**Hartford Hall TPO**



1:500 at A4

Stableford Lodge

Turnberry

Greenside

Stable  
Row

Fillys Folly

Clydesdale

Charollais

The

Stables

Grooms Cottage

Ploughmans Cottage

Ostlers Cottage

The Common Seal of the  
Northumberland County Council  
is hereunto affixed in the presence of -

*W. E. H.*  
Deputy Authorised Officer

**NORTHUMBERLAND**

Northumberland County Council

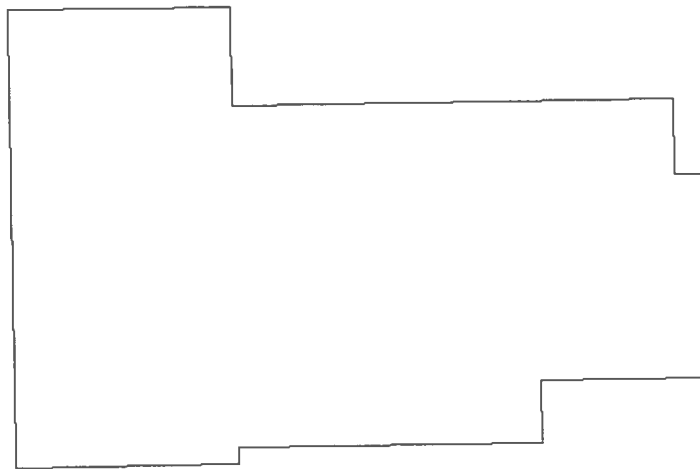
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**Hartford Hall TPO**

Northumberland  
County Council  
Hartford Hall TPO



1:200 at A4



Dairy Cottage



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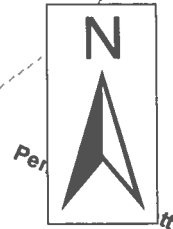
  
Duly Authorised Officer

**NORTHUMBERLAND**

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**Hartford Hall TPO**



1:500 at A4

Laurel Cott

Ostlers Cottage

Dairy Cottage

Saddle  
Stones

Woodland  
Cottage

FARMSTEAD  
COURT

Hazelwood

Brambles

Foxgloves

Winnow  
Lodge

Farmstead

The Common Seal of the  
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was hereunto affixed in the presence of -

*[Signature]*  
Duly Authorised Officer

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**Hartford Hall TPO**

**Plan 6**



1:500 at A4

Whmans Cottage

Carters Cottage

Pennywood Cott

The Haven

Laurel Cott

T62

T63

Saddle  
Stones

T64

Oak  
Cottage

T65

Woodland  
Cottage

FARMSTEAD  
COURT

FLORIN COURT

Dovecote  
House

T68

Hazelwood

Foxgloves

T67

Two Farthings

Shilling House

Farmstead

Winnow  
Lodge

T66

Ha'penny View

Ulwe

The Common Seal of the  
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was hereunto affixed in the presence of -

*W. A. [Signature]*  
Duly Authorised Officer

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**Hartford Hall TPO**

Tilbury



1:200 at A4

169 171 172 173 174

The Drey

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Duly Authorised Officer

Hartford Hall TPO

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1:500 at A4

The Woods

Stable

Row

Fairway Lodge

176

175

Grooms Cottage  
Ploughmans Cottage

Coachmans Cottage  
Carters Cottage

Pennywood Cott

The Haven

Ostlers

Sixpence

The Common Seal of the  
Northumberland County Council  
was hereunto affixed in the presence of -

*[Signature]*  
Duly Authorised Officer

jak

**Northumberland**

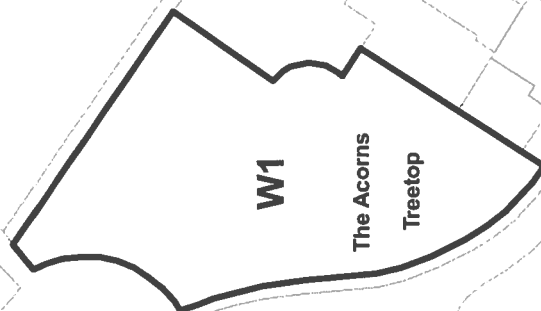
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1:1,000 at A4



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The Common Seal of the  
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*[Signature]*  
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1:1,000 at A4

48.7m

52.4m

Shelter

The Lodge

Meadows Reach

W2

The Stag

Daildarach

Woodside House

West Court

Harfield

Le Chene

The Acorns

Treetop

Hartford Wood

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Authorised Officer

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**Hartford Hall TPO**



1:1,000 at A4

Fairway Rise

Greenside

Fillys Folly  
Clydesdale  
Charollais

Shire Mews  
Percheron  
Palomino  
Limousin

The

Plessey View

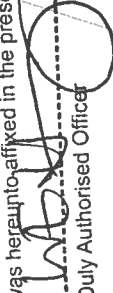
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Hartford Hall TPO

**Northumberland**

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W3

The Acorns

Treetop

West Court

Hartfield

Le Chene

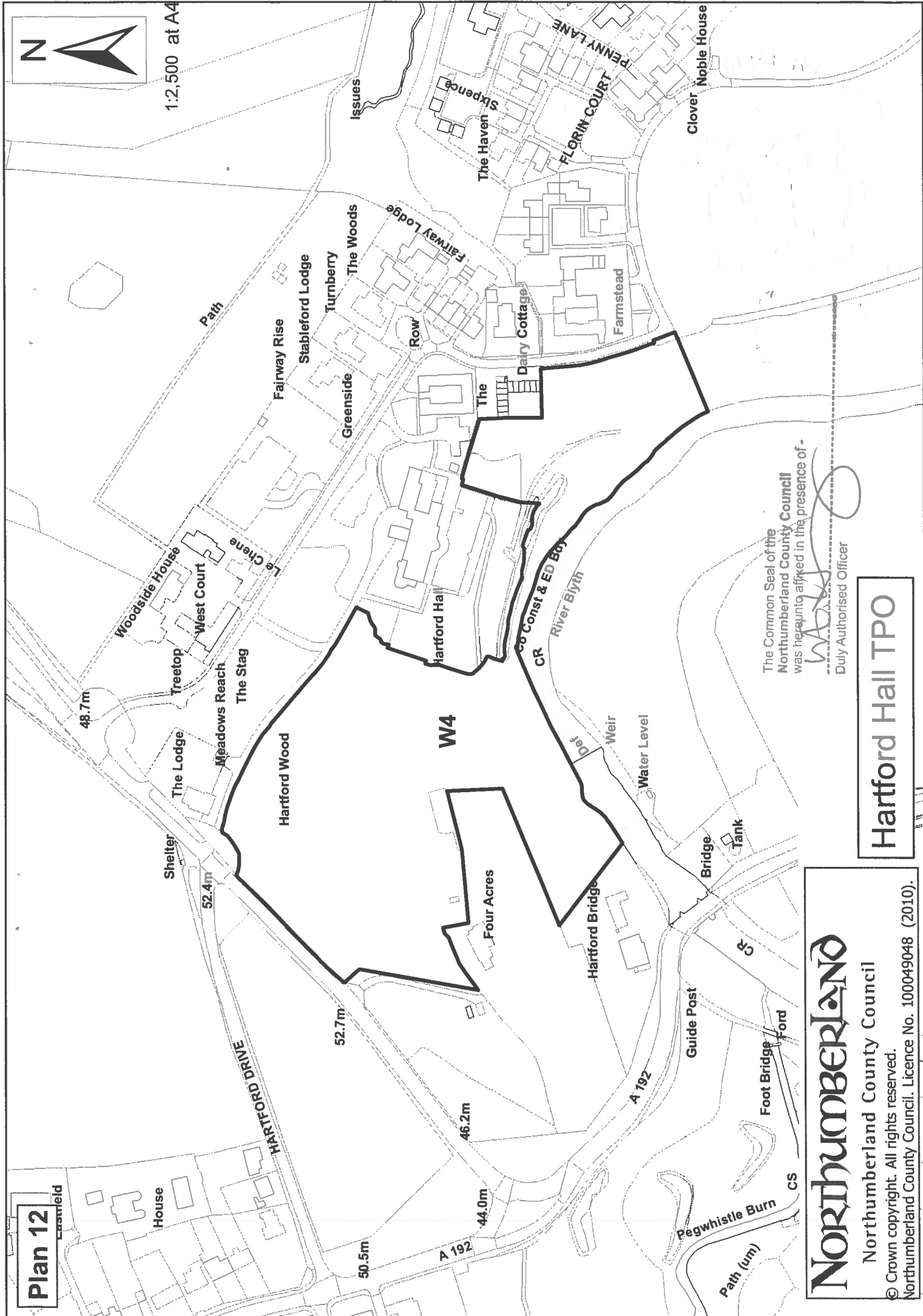
Meadows Reach

Woodland

The Stag

Daildarach

Hartford Wood



The Common Seal of the  
Northumberland County Council  
was hereunto affixed in the presence of -

*[Signature]*  
Duly Authorised Officer

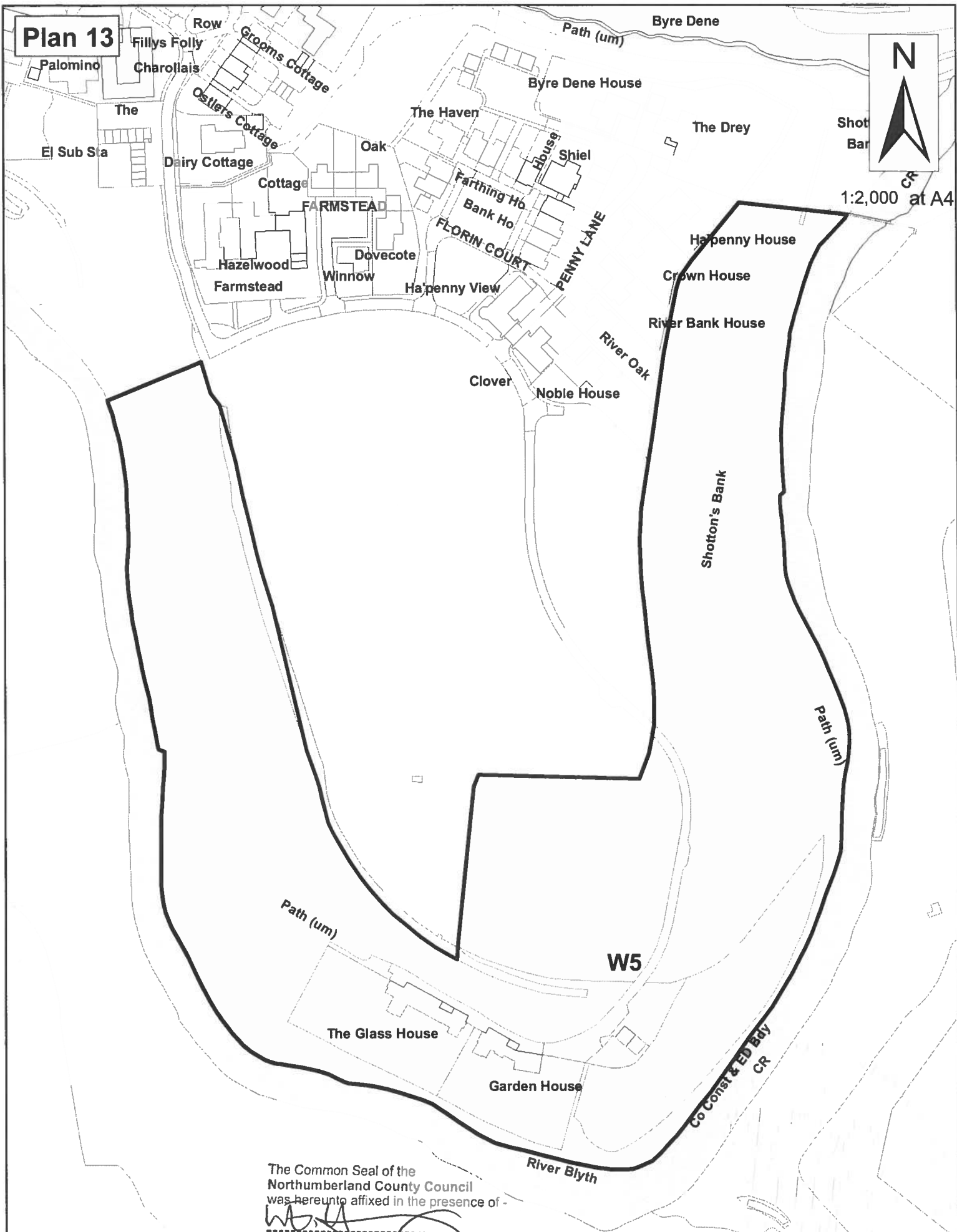
Hartford Hall TPO

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# Plan 13



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*[Signature]*  
Duly Authorised Officer

## NORTHUMBERLAND

Northumberland County Council

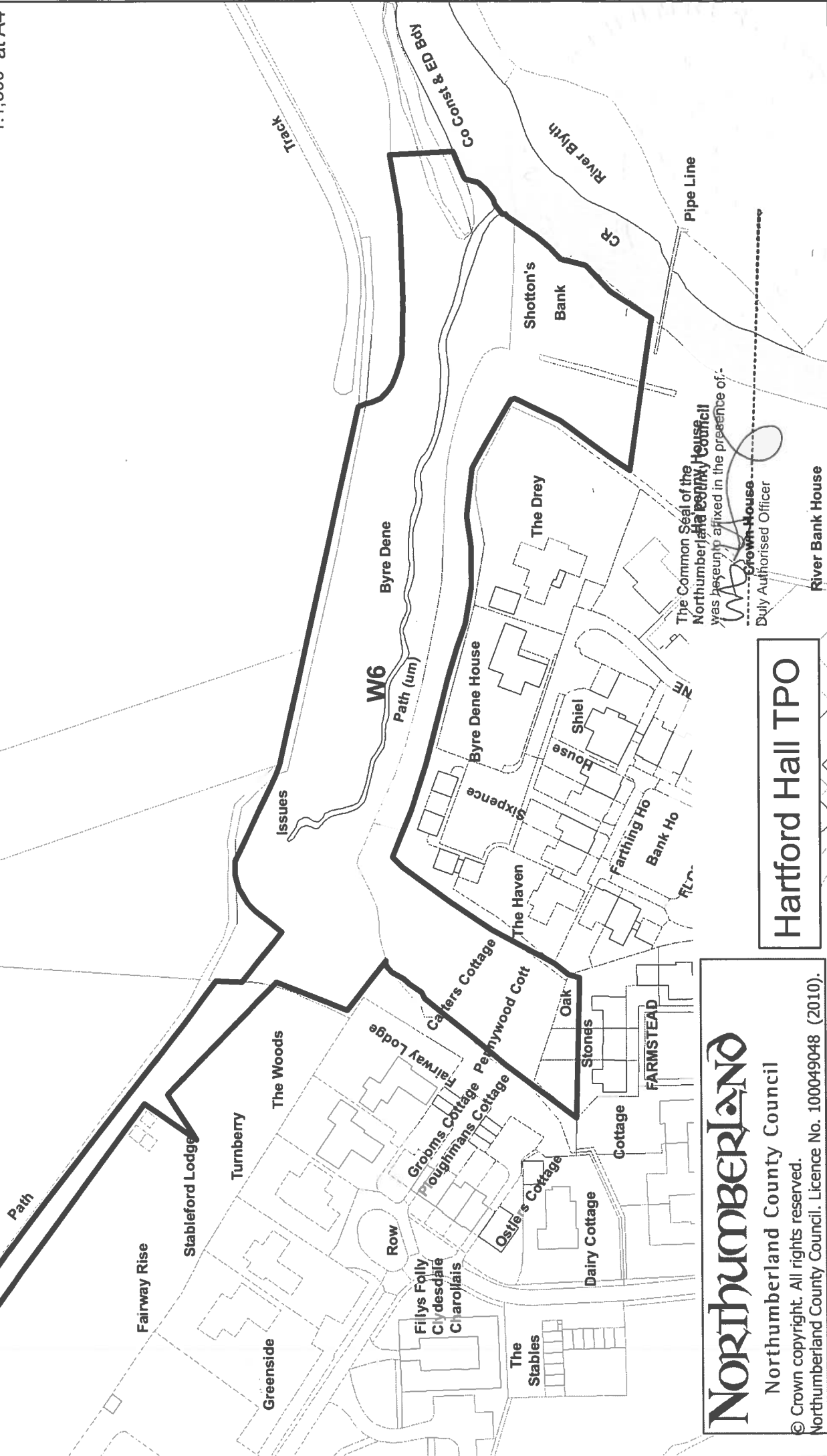
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### Hartford Hall TPO



1:1,500 at A4



**Northumberland**

Northumberland County Council

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**Hartford Hall TPO**

The Common Seal of the  
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was hereunto affixed in the presence of:-

*[Signature]*  
Duly Authorised Officer

River Bank House

## SCHEDULE 1

### SPECIFICATION OF TREES

#### Trees specified individually (encircled in black on the map)

| Reference on map | Description | Situation |
|------------------|-------------|-----------|
| None             | None        | None      |

#### Trees specified by reference to an area (within a dotted black line on the map)

| Reference on map | Description                                                        | Situation                                                                                                                                             |
|------------------|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| A1               | [trees (of whatever species) within the area marked A1 on the map] | On the site of Hartford Hall Estate, which covers an area south of the Bedlingtonshire Golf Club, east of the A1068 road and north of the River Blyth |

#### Groups of trees (within a broken black line on the map)

| Reference on map | Description<br>(including number of trees in the group) | Situation |
|------------------|---------------------------------------------------------|-----------|
| None             | None                                                    | None      |

#### Woodlands (within a continuous black line on the map)

| Reference on map | Description | Situation |
|------------------|-------------|-----------|
| None             | None        | None      |

## SCHEDULE 1

### SPECIFICATION OF TREES

**Trees specified individually**  
(encircled in black on the maps)

| Reference on Map |  | Description    |  | Situation                                                                                                                                                                             |
|------------------|--|----------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |  |                |  | <b>Plan 1</b>                                                                                                                                                                         |
| T1               |  | Yew            |  | Situated in the grounds of the Stable block, 10 metres north west from the entrance to the stable block and 30 metres from the east end of Hartford Hall.                             |
| T2               |  | Cedar          |  | Situated to the rear of Hartford Hall, adjacent to east set of steps leading to Terrace, 21 metres south of the Hall                                                                  |
| T3               |  | Lime           |  | Situated on the main lawn to the front of the Hall 34 metres north east of the main entrance to the Hall and 8 metres south of the road.                                              |
| T4               |  | Lime           |  | Situated on the main lawn to the front of the Hall the middle tree of three to the front of the Hall 30 metres north of the main entrance to the hall and 7 metres south of the road. |
| T5               |  | Horse Chestnut |  | Situated on the main lawn to the front of the Hall to the west end of the Hall, 31 metres to the north of the main entrance to the hall and 7 metres south of road                    |
| T6               |  | Beech          |  | Situated in the grounds of The Lodge toward the western boundary of the site, 6 metres north of the rear of the property and 4 metres east of the boundary wall.                      |
| T7               |  | Sycamore       |  | Situated in the grounds of the Lodge toward the southern boundary of the property, 3 metres east of the dwelling and 2.3 metres from the fence line.                                  |

|     |  |          |  |                                                                                                                                                                    |
|-----|--|----------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T8  |  | Sycamore |  | Situated in the grounds of the Lodge, in the middle of the site and is 4 metres east of the property.                                                              |
| T9  |  | Oak      |  | Situated in the grounds of the Lodge, 16 metres north east of the rear of the property                                                                             |
| T10 |  | Oak      |  | Situated in the grounds of the Lodge towards the eastern boundary, 24 metres north east of the property and 5 metres west of the fence line.                       |
| T11 |  | Sycamore |  | Situated in the grounds of the Lodge, located on the eastern boundary 1 metre west of the fence line and 26 metres east from the property.                         |
| T12 |  | Beech    |  | Situated in the grounds of the Lodge located near the eastern boundary of the property 26 metres north east from the property and 4 metres west of the fence line. |
| T13 |  | Oak      |  | Situated in the rear garden of Treetop West Court, 8 metres west of the property.                                                                                  |
| T14 |  | Sycamore |  | Situated in the grounds of Woodside House, West Court 14 metres west of the property.                                                                              |
| T15 |  | Oak      |  | Situated in the grounds of Woodside House, West Court 15 metres west of the property and 1 metre east of the rear boundary fence.                                  |
| T16 |  | Beech    |  | Situated in the North west corner of the garden of Woodside House, West Court 20 metres north west from the property.                                              |
| T17 |  | Elm      |  | Situated in the garden of Woodside House West Court 11 metres north west of the property                                                                           |
| T18 |  | Ash      |  | Situated in the garden of Woodside House West Court in the north east corner of the site situated on the fence line 5 metres from the property.                    |

|     |  |              |  |                                                                                                                                                                   |
|-----|--|--------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T19 |  | Sycamore     |  | Situated in the grounds of Hartfeld, West Court, 8 metres north east of the northern most end of the property.                                                    |
| T20 |  | Silver Birch |  | Situated in eastern end of the grounds of Hartfeld, West Court 4 metres east of the property and 8 metres west of the fence line.                                 |
| T21 |  | Beech        |  | Situated in the grounds of La Chene, West Court 12 metres east of the property and 1 metre west of the fence line.                                                |
| T22 |  | Beech        |  | Situated in the grounds of La Chene, West Court in the south east corner of the site 8 metres south east from the rear of the property.                           |
| T23 |  | Oak          |  | Situated to the front of Greenside located on the southern boundary bordering the main access road 16 metres south of the property and 1 metre north of the road. |
| T24 |  | Holly        |  | Situated to the front of Greenside on the southern boundary 20 metres from the front of the property and 1 metre north of the main access road                    |
| T25 |  | Chile Pine   |  | Situated to the front of Greenside and is 25 metres from the front of the property and 1.5 metres North of the road.                                              |
| T26 |  | Beech        |  | Situated in the grounds of Greenside on the western boundary of the property 20 metres south west of the front of the house.                                      |
| T27 |  | Wellingtonia |  | Situated on the western boundary of Greenside and is at the half way point between the front and rear gardens 10 metres west of the property.                     |
| T28 |  | Wellingtonia |  | Situated in the grounds of Greenside on the western boundary 0.5 metres from                                                                                      |

|     |  |                  |                                                                                                                                                    |
|-----|--|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
|     |  |                  | the western boundary and 8 metres west from the property.                                                                                          |
| T29 |  | English Yew      | Situated in the north west corner of the rear garden of Greenside 11 metres north west of the property.                                            |
| T30 |  | Cedar of Lebanon | Situated to the rear of Greenside 10 metres north west of the property.                                                                            |
|     |  |                  | <b>Plan 2</b>                                                                                                                                      |
| T31 |  | Holly            | Situated to the front of Stableford Lodge 11 metres to the south west of the property and 6 metres north of the road to the front of the property. |
| T32 |  | Holly            | Situated to the front of Stableford Lodge 12 metres south of the dwelling and 4.5 metres north of the road.                                        |
|     |  |                  | <b>Plan 3</b>                                                                                                                                      |
| T36 |  | Cherry           | Situated on open land 12 metres north west of Carters Cottage and 19 metres east of the Stable Block.<br>Adjacent to main access road              |
| T37 |  | Cherry           | Situated on open land 12.5 metres north west of Carters Cottage and 19.5 metres east of the Stable block                                           |
| T38 |  | Cherry           | Situated on the turning area at Stable Row, 16 metres north east of the Stable Block and 21 metres west of Ploughmans Cottage.                     |
| T39 |  | Cherry           | Situated on the turning area at Stable Row 15 metres north east from the Stable Block.                                                             |
| T40 |  | Cherry           | Situated on the turning area at Stable Row 11 metres south west of Turnberry.                                                                      |
| T41 |  | Cherry           | Situated on the turning area in Stable Row 7 metres South of Turnberry.                                                                            |
| T42 |  | Cherry           | Situated on the turning area at Stable Row 8 metres south east of Turnberry.                                                                       |
|     |  |                  | <b>Plan 4</b>                                                                                                                                      |
| T43 |  | Goat Willow      | Situated in the grounds of Dairy Cottage 11 metres                                                                                                 |

|     |  |             |                                                                                                                                                                      |
|-----|--|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |  |             | south west of the property and 1 metre from the fence line of the southern boundary of the property.                                                                 |
| T44 |  | Sycamore    | Stuated in the grounds of Diary Cottage 10 metres south of the property 2.4 metres north of the fence line of the southern boundary of the property.                 |
| T45 |  | Ash         | Situated in the grounds of Diary Cottage 10 metres south of the property and 1.5 metres north of the fence line of the southern boundary of the property.            |
| T46 |  | Sycamore    | Situated in the grounds of Diary cottage 8.5 metres south of the property and is 3.5 metres from fence line of the southern boundary of the property.                |
| T47 |  | Laburnum    | Situated in the grounds of Diary Cottage 10 metres south east of the property and is 2 metres north west of the fence line of the southern boundary of the property. |
| T48 |  | Sycamore    | Situated in the grounds of Diary Cottage 10.5 metres south east of the property and is 1.5 metres north west fence line of the southern boundary of the property.    |
| T49 |  | Sycamore    | Situated in eastern end of the grounds of Diary Cottage 6 metres south east from the property and 8 metres west of the eastern boundary to the rear of the property. |
| T50 |  | Sycamore    | Situated in the grounds of Diary Cottage 4 metres west of the eastern boundary and 5 metres south east from the dwelling.                                            |
|     |  |             | <b>Plan 5</b>                                                                                                                                                        |
| T51 |  | Goat Willow | Situated to the west of Brambles, in the rear garden, 5 metres west from the dwelling and 6 metres east from the main access road                                    |

|     |  |          |  |                                                                                                                                                             |
|-----|--|----------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T52 |  | Cherry   |  | Situated on land to the front of Brambles, the tree is 14 metres south from the property.                                                                   |
| T53 |  | Lime     |  | Situated on open land 24 metres south of Hazelwood Cottage and 7 metres north of the road                                                                   |
| T54 |  | Cherry   |  | Situated within the grounds of Hazlewood Cottage 13 metres south of the property and 5 metres north of the boundary fence to the front of the property.     |
| T55 |  | Lime     |  | Situated on open land to the front of Foxgloves 14 metres south east of the property and 0.2 metres south of the boundary fence                             |
| T56 |  | Lime     |  | Situated on open land to the front of Foxgloves 13 metres south of the property and is 0.2 metres south of the boundary fence to the front of the property. |
| T57 |  | Sycamore |  | Situated within the grounds of Foxgloves 10 metres south east of the property and 3 metres west of the eastern fence boundary.                              |
| T58 |  | Beech    |  | Situated in the rear garden of Foxgloves 10 metres north of the property and 7.5 metres west of Woodland Cottage.                                           |
| T59 |  | Beech    |  | Situated in the rear garden of Foxgloves 13.5 metres north west from the property and 4.2 metres east of the boundary fence of Hazelwood Cottage.           |
| T60 |  | Beech    |  | This tree is situated in the rear garden of Foxgloves 22 metres north of the dwelling and 6 metres east of the boundary fence of Dairy Cottage.             |
| T61 |  | Willow   |  | Situated in the rear garden of Foxgloves 22.5 metres north of the property 1.5 metres south west of the fence boundary of Woodland Cottage.                 |

|     |  |       |                                                                                                                                                                |
|-----|--|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |  |       | <b>Plan 6</b>                                                                                                                                                  |
| T62 |  | Oak   | The tree is situated in the rear garden of Woodland Cottage 14 metres north from the rear of the dwelling.                                                     |
| T63 |  | Oak   | Situated in the rear garden of Saddlestones 13 metres north of the rear of the property.                                                                       |
| T64 |  | Oak   | Situated in the rear garden of Oak Cottage 10 metres north west from the rear of the property.                                                                 |
| T65 |  | Oak   | Situated in the rear garden of Oak Cottage 10 metres north east of the property.                                                                               |
| T66 |  | Beech | Situated to the front of Dovecote House 17 metres south of the property and 2.5 metres north of the boundary fence at the front of the property.               |
| T67 |  | Beech | Situated to the front of Dovecote House 13 metres south east from the property and 2 metres west of the eastern boundary fence.                                |
| T68 |  | Yew   | Situated to the front of Dovecote House 9 metre south east of the dwelling and 2 metres west of the eastern boundary fence.                                    |
|     |  |       | <b>Plan 7</b>                                                                                                                                                  |
| T69 |  | Oak   | Situated in the rear garden of The Drey 15 metres north east from the property and 1.5 metres south east from the boundary fence to the north of the property. |
| T70 |  | Oak   | Situated in the rear garden of The Drey 17.5 metres north east of the property and 2.5 metres south east from the boundary fence to the north of the property. |
| T71 |  | Oak   | Situated in the rear garden of The Drey 23 metres north east of the property and 0.5 metre south of the boundary fence to the north of the property.           |

|     |  |             |                                                                                                                                                            |
|-----|--|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T72 |  | Oak         | Situated in the rear garden of The Drey 28 metres north east of the property and 1 metre south west of the boundary fence to the North of the property.    |
| T73 |  | Oak         | Situated in the rear garden of The Drey 28.5 metres north east of the property and 1 metre south west of the boundary fence to the north of the property.  |
| T74 |  | Ash         | Situated in the rear garden of The Drey 32 metres north east of the dwelling and 0.5 meters south west of the boundary fence to the north of the property. |
|     |  |             | <b>Plan 8</b>                                                                                                                                              |
| T75 |  | Beech       | Situated in the rear garden of Fairway Lodge 10 metres east of the property and 0.2 metres west of the boundary fence.                                     |
| T76 |  | English Oak | Situated in the grounds of Fairway Lodge 20 metres north east of the property.                                                                             |

**Trees specified by reference to an area**  
(within a dotted black line on the map)

| Reference on map | Description | Situation |
|------------------|-------------|-----------|
| None             | None        | None      |

**Groups of trees**  
(within a broken black line on the map)

| Reference on map | Description<br>(including number of trees in the group) | Situation                                                                                                                               |
|------------------|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
|                  |                                                         | <b>Plan 2</b>                                                                                                                           |
| G1               | 3 Beech trees                                           | Situated in the grounds of Stableford Lodge 17 metres south of the property and 4 metres north of the road to the front of the property |

**Woodlands**  
(within a continuous black line on the map)

| Reference on Map |  | Description                        |  | Situation                                                                                                                                                                                        |
|------------------|--|------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |  |                                    |  | <b>Plan 9</b>                                                                                                                                                                                    |
| W1               |  | Mixed Broad leave/Confier Woodland |  | Area of woodland adjacent to the main entrance to Hartford Hall estate opposite The Lodge on the north side of the main access road/ extending up to the boundaries of the houses at West Court. |
|                  |  |                                    |  | <b>Plan 10</b>                                                                                                                                                                                   |
| W2               |  | Mixed Broad leave/Confier Woodland |  | Situated on the south side of the main access road when entering Hartford Hall estate, adjacent to The Lodge and extending to the area of land opposite the entrance of West Court.              |
|                  |  |                                    |  | <b>Plan 11</b>                                                                                                                                                                                   |
| W3               |  | Mixed Broad leave/Confier Woodland |  | Situated to the north west of Hartford Hall, east of the road leading to the Hall and extending to the main lawn at the front of the Hall.                                                       |
|                  |  |                                    |  | <b>Plan 12</b>                                                                                                                                                                                   |
| W4               |  | Mixed Broad leave/Confier Woodland |  | Situated to the south of The Lodge leading down to the river Blyth and extending along the river behind Hartford Hall and the Stable Block to the rear of Farmstead.                             |
|                  |  |                                    |  | <b>Plan 13</b>                                                                                                                                                                                   |
| W5               |  | Mixed Broad leave/Confier Woodland |  | From the eastern boundary of W4 extending along the length of the river Blyth in a horse shoe shape to land to the rear of the Ha'penny House.                                                   |
|                  |  |                                    |  | <b>Plan 14</b>                                                                                                                                                                                   |
| W6               |  | Mixed Broad leave/Confier Woodland |  | Situated to the north of the Hartford Hall estate extending along the boundary of Bedlington Golf course.                                                                                        |

## SCHEDULE 2

### PART I

#### PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990 APPLIED WITH ADAPTATIONS OR MODIFICATIONS

| Provision of the Town and Country Planning Act 1990                | Adaptation or Modification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 69 (registers)                                             | <p>(a) In subsection (1)—</p> <p style="padding-left: 40px;">(i) omit—</p> <p style="padding-left: 80px;">“, in such manner as may be prescribed by a development order,”,</p> <p style="padding-left: 80px;">“such” in the second place where it appears, and</p> <p style="padding-left: 80px;">“as may be so prescribed”; and</p> <p style="padding-left: 40px;">(ii) substitute “matters relevant to tree preservation orders made by the authority” for “applications for planning permission”.</p> <p>(b) In subsection (2)—</p> <p style="padding-left: 40px;">(i) after “contain” insert “, as regards each such order”; and</p> <p style="padding-left: 40px;">(ii) for paragraphs (a) and (b) substitute—</p> <p style="padding-left: 80px;">“(a) details of every application under the order and of the authority’s decision (if any) in relation to each such application, and</p> <p style="padding-left: 80px;">(b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State’s determination of it.”.</p> <p>(c) Omit subsections (3) and (4) (as required by section 198(4)).</p> |
| Section 70 (determination of applications: general considerations) | <p>(a) In subsection (1)—</p> <p style="padding-left: 40px;">(i) substitute—</p> <p style="padding-left: 80px;">“Subject to subsections (1A) and (1B), where” for “Where”;</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                            | <p>"the authority" for "a local planning authority";</p> <p>"consent under a tree preservation order" for "planning permission" where those words first appear; and</p> <p>"consent under the order" for "planning permission" in both of the other places where those words appear;</p> <p>(ii) after "think fit", insert—</p> <p>"(including conditions limiting the duration of the consent or requiring the replacement of trees)"; and</p> <p>(iii) omit "subject to sections 91 and 92,".</p> <p>(b) After subsection (1) insert—</p> <p>"(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.</p> <p>(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).".</p> <p>(c) Omit subsections (2) and (3).</p> |
| Section 75 (effect of planning permission) | <p>(a) In subsection (1) substitute—</p> <p>(i) "Any" for the words from "Without" to "any";</p> <p>(ii) "consent under a tree preservation order" for "planning permission to develop land";</p> <p>(iii) "the consent" for "the permission"; and</p> <p>(iv) "the land to which the order relates" for "the land".</p> <p>(b) Omit subsections (2) and (3).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Section 78 (right to appeal against planning decisions and failure to take such decisions)</p> | <p>(a) In subsection (1) substitute—</p> <ul style="list-style-type: none"> <li>(i) “the authority” for “a local planning authority”;</li> <li>(ii) “consent under a tree preservation order” for “planning permission” in the first place where those words appear;</li> <li>(iii) “consent under such an order” for “planning permission” in the second place where those words appear;</li> <li>(iv) for paragraph (c) substitute— <ul style="list-style-type: none"> <li>“(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or</li> <li>(d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority, ”.</li> </ul> </li> </ul> <p>(b) Omit subsection (2).</p> <p>(c) In subsection (3) for “served within such time and in such manner as may be prescribed by a development order.” substitute—</p> <p>“in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served—</p> <ul style="list-style-type: none"> <li>(a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority’s decision or direction or within such longer period as the Secretary of State may allow;</li> <li>(b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.”.</li> </ul> <p>(d) For subsection (4), substitute—</p> |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       | <p>"(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).".</p> <p>(e) For subsection (5), substitute—</p> <p>"(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.".</p>                                                                                                                                                                                                                                                                                                                                                                                                                |
| Section 79 (determination of appeals) | <p>(a) In subsections (1) and (2), substitute "the authority" for "the local planning authority".</p> <p>(b) Omit subsection (3).</p> <p>(c) In subsection (4), substitute—</p> <ul style="list-style-type: none"> <li>(i) "section 70(1), (1A) and (1B)" for "sections 70, 72(1) and (5), 73 and 73A and Part I of Schedule 5";</li> <li>(ii) "consent under a tree preservation order" for "planning permission"; and</li> <li>(iii) "the authority," for "the local planning authority and a development order may apply, with or without modifications, to such an appeal any requirements imposed by a development order by virtue of sections 65 or 71.".</li> </ul> <p>(d) Omit subsections (6) and (6A).</p> <p>(e) In subsection (7), omit the words after "section 78".</p> |

PART II  
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990,  
AS ADAPTED AND MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

**Section 69**

(1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.

(2) The register shall contain, as regards each such order—

- (a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and
- (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.

.....

(5) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

**Section 70**

(1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order—

- (a) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or
- (b) they may refuse consent under the order.

(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).

.....

## Section 75

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) enure for the benefit of the land to which the order relates and of all persons for the time being interested in it.

## Section 78

(1) Where the authority—

- (a) refuse an application for consent under a tree preservation order or grant it subject to conditions;
- (b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order or grant it subject to conditions;
- (c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or
- (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,

the applicant may by notice appeal to the Secretary of State.

.....

(3) Any appeal under this section shall be made by notice in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served—

- (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow;
- (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.

(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).

(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.

.....

## Section 79

(1) On an appeal under section 78 the Secretary of State may—

- (a) allow or dismiss the appeal, or
- (b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not),

and may deal with the application as if it had been made to him in the first instance.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

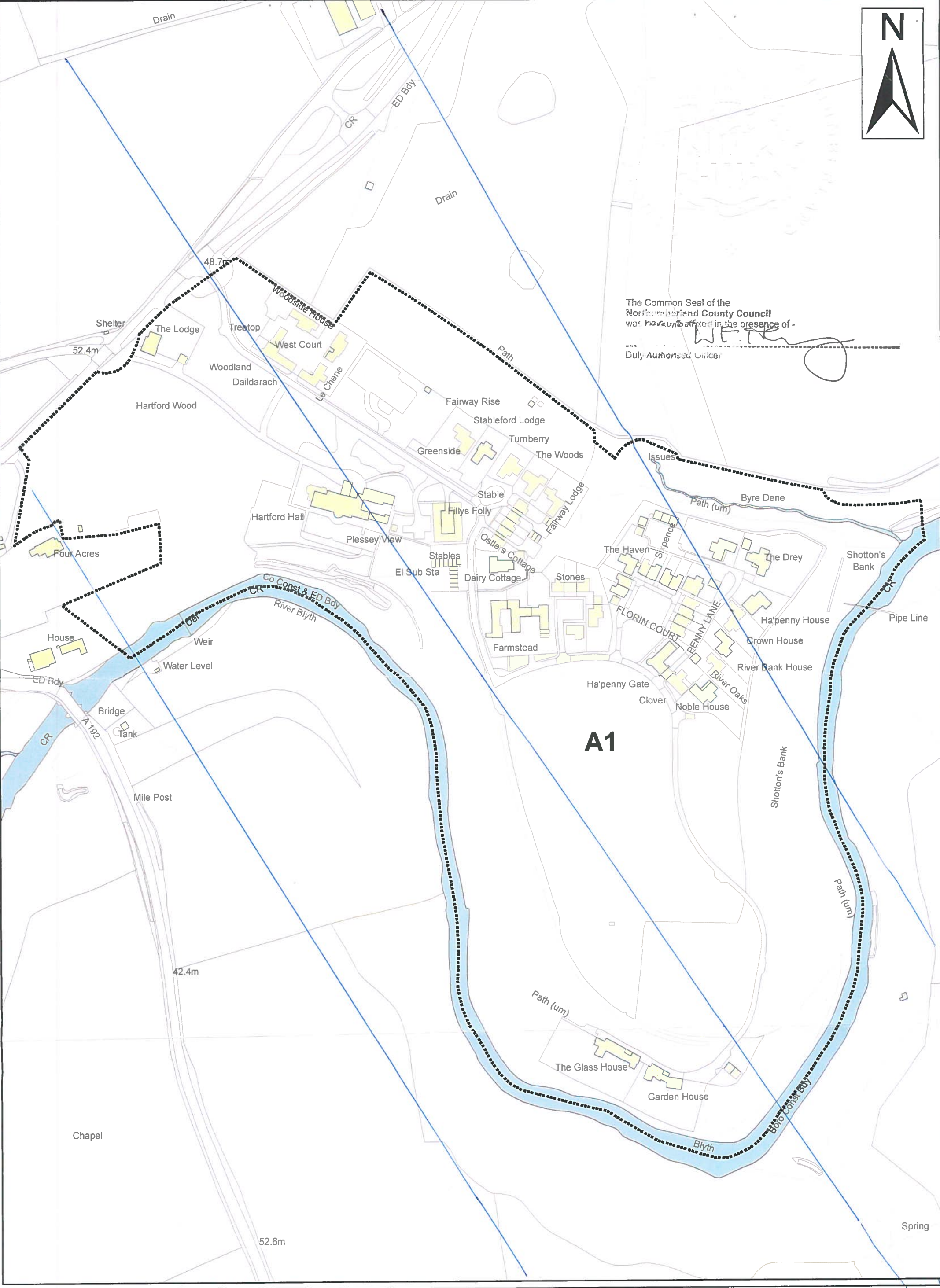
.....

(4) Subject to subsection (2), the provisions of section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the Secretary of State under section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.

(5) The decision of the Secretary of State on such an appeal shall be final.

.....

(7) Schedule 6 applies to appeals under section 78.



The Common Seal of the  
Northumberland County Council  
was ~~has~~ *not* been affixed in the presence of -  
Duly Authorised Officer

A1

REPLACED BY PLANS 1 TO 14