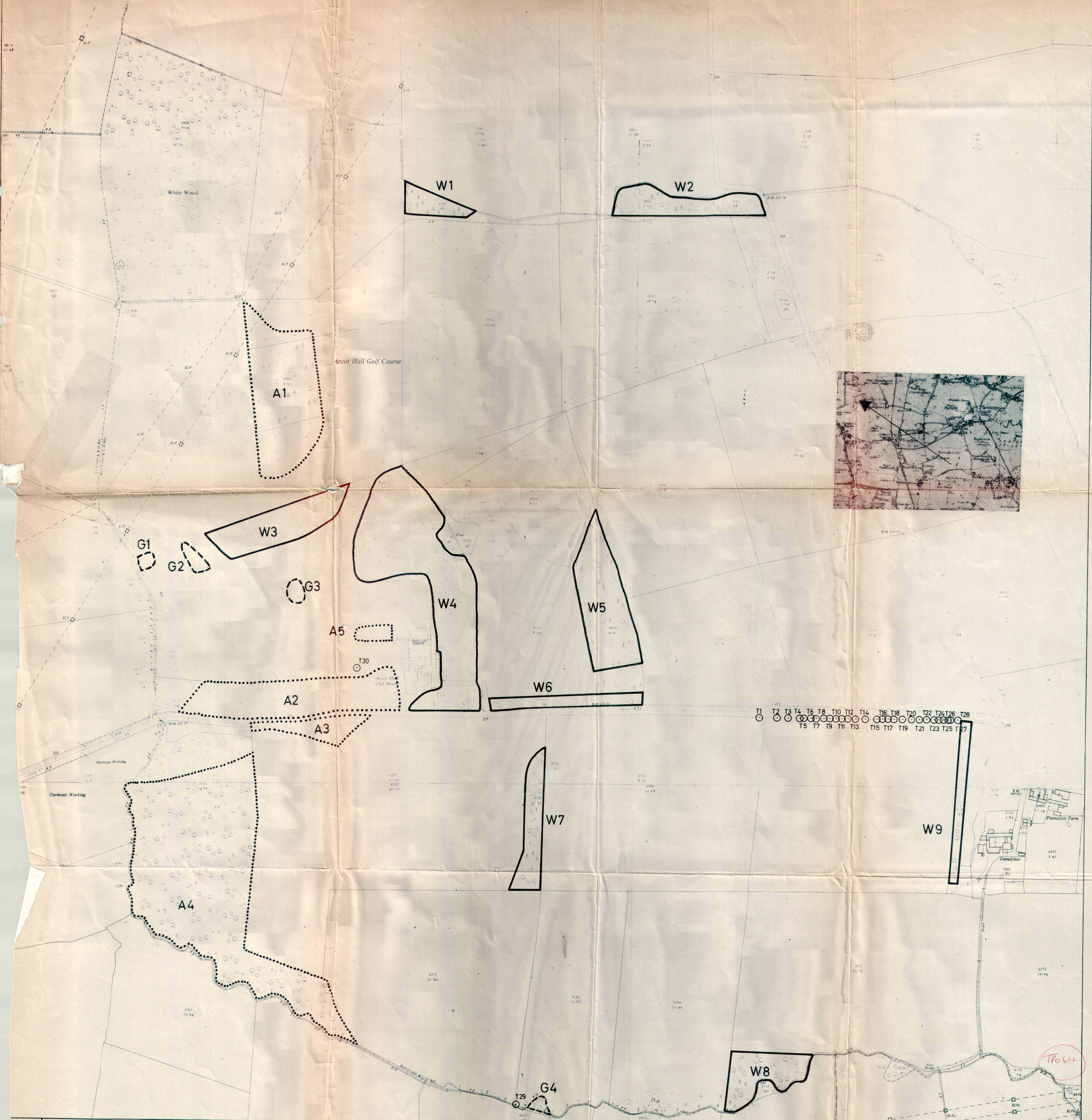




THE COUNTY OF NORTHUMBERLAND
(ARCOT HALL)
TREE PRESERVATION ORDER, 1967.

SCALE: 1:2500
DRG NO: LA.TPO.730
J.B.ROSS ERICS.M.T.P.I.
COUNTY PLANNING OFFICER

TPO 64

Confirmed Order.
Copy

COUNTY OF NORTHUMBERLAND

TOWN AND COUNTRY PLANNING ACT, 1962

CIVIC AMENITIES ACT, 1967.

THE COUNTY OF NORTHUMBERLAND

(ARCOT HALL)

TREE PRESERVATION ORDER, 1968

The County Council of the Administrative County of Northumberland (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 subject to the provisions of Section 15 of the Forestry Act, 1967, and Sections 13 - 16 of the Civic Amenities Act, 1967, hereby make the following order:-

1. In this Order -

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

"the Amenities Act" means the Civic Amenities Act, 1967;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; a lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and

"the Minister" means the Minister of 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, 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 this 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 Planning Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9. The provisions set out in the Fourth Schedule to this Order, being provisions of Part II of the Amenities Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

10. Subject to the provisions of this Order, any person who has suffered ~~damage or has incurred expenditure~~ in consequence of any refusal of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such ~~damage or expenditure~~.

Provided that no compensation shall be payable in respect of ~~loss or~~ damage suffered ~~or expenditure incurred~~ by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

11. 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 Planning 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.

12. (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 afore-said 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.

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

14. Any person contravening the provisions of this Order is guilty of an offence under subsection (1) of Section 62 of the Planning Act and liable on summary conviction to a fine not exceeding fifty pounds and by virtue of Section 15 (1) of the Amenities Act in relation to an offence of cutting down or wilfully destroying a tree, or of topping or lopping a tree in such a manner as to be likely to destroy it, is liable on summary conviction to a fine not exceeding two hundred and fifty pounds or twice the sum which appears to the court to be the value of the tree, whichever is the greater, 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.

15. This Order may be cited as The County of Northumberland
(Arcot Hall) Tree Preservation Order, 1968.

Given under the Common Seal of the County Council of the
Administrative County of Northumberland this seventh day of March
1968.

FIRST SCHEDULE

The map referred to is at a scale of 1:2500 and is based on the 1:2500 O.S. Northumberland Edition of 1960, sheet Nos. 2474, 2475 and 2476, and the area covered by the Order lies approximately 1 mile north-east of Seaton Burn, in the Urban District of Seaton Valley in the County of Northumberland.

TREES SPECIFIED INDIVIDUALLY (Encircled in black on the map)

No. on the map	Description	Situation
T.1.	Elm	Approximately 30 feet west of the north-west corner of field No. 3500 on the northern boundary of field No. 0006. The following trees lie on the northern boundary of field No. 3500 and are measured from the north-western corner of the said field.
T.2.	Elm	Approximately 60 feet east of the said corner of the said field.
T.3.	Elm	Approximately 115 feet east of the said corner of the said field.
T.4.	Elm	Approximately 175 feet east of the said corner of the said field.
T.5.	Elm	Approximately 197 feet east of the said corner of the said field.
T.6.	Elm	Approximately 235 feet east of the said corner of the said field.
T.7.	Elm	Approximately 262 feet east of the said corner of the said field.
T.8.	Elm	Approximately 298 feet east of the said corner of the said field.
T.9.	Elm	Approximately 330 feet east of the said corner of the said field.
T.10.	Elm	Approximately 360 feet east of the said corner of the said field.
T.11.	Elm	Approximately 390 feet east of the said corner of the said field.

No. on the map.	Description	Situation
T.12.	Elm	Approximately 420 feet east of the said corner of the said field.
T.13.	Elm	Approximately 460 feet east of the said corner of the said field.
T.14.	Elm	Approximately 510 feet east of the said corner of the said field.
T.15.	Elm	Approximately 570 feet east of the said corner of the said field.
T.16.	Elm	Approximately 600 feet east of the said corner of the said field.
T.17.	Elm	Approximately 630 feet east of the said corner of the said field.
T.18.	Elm	Approximately 658 feet east of the said corner of the said field.
T.19.	Elm	Approximately 700 feet east of the said corner of the said field.
T.20.	Elm	Approximately 745 feet east of the said corner of the said field.
T.21.	Elm	Approximately 783 feet east of the said corner of the said field.
T.22.	Elm	Approximately 822 feet east of the said corner of the said field.
T.23.	Elm	Approximately 862 feet east of the said corner of the said field.
T.24.	Elm	Approximately 875 feet east of the said corner of the said field.
T.25.	Elm	Approximately 910 feet east of the said corner of the said field.
T.26.	Elm	Approximately 935 feet east of the said corner of the said field.
T.27.	Elm	Approximately 942 feet east of the said corner of the said field.

No. on the map.	Description	Situation
T.28.	Elm	Approximately 980 feet east of the said corner of the said field.
T.29.	Willow	At the south-west corner of field No. 9166,
T.30.	Oak	Approximately 250 feet west of the north-western corner of Arcot Hall and 200 feet north of the road running south of Arcot Hall.

TREES SPECIFIED BY REFERENCE TO AN AREA
(Within a dotted black line on the map).

No. on the map.	Description	Situation
A.1.	The several Scots Pine, Willow, Alder and Ash trees standing in the area numbered A.1. on the map.	Covering the whole of field No. 4562 and extending 240 feet southwards and 250 feet north-westwards.
A.2.	The several Austrian Pine, Silver Birch, Sycamore, Horse Chestnut, Oak, Willow, Elm, Beech, and Lime trees standing in the area numbered A.2. on the map.	Extending from the northern edge of the road running south of Arcot Hall northwards for a distance of 120 feet and from the western side of Arcot Hall westwards for a distance of 1,040 feet.
A.3.	The several Horse Chestnut, Silver Birch, Sycamore, Oak and Elm trees standing in the area numbered A.3. on the map.	Covering the whole of field No. 5008.
A.4.	The several Beech, Willow, Elm, Ash, Oak, Sycamore, Hawthorn and Horse Chestnut, trees standing in the area numbered A.4. on the map.	Covering the whole of field No. 3,100.

No. on the map.	Description	Situation
A.5.	The several Horse Chestnut, Beech, Yew, Sycamore and Oak trees standing in the area of trees numbered A.5. on the map.	Lying approximately 150 feet north-west of the main building of Arcot Hall.

GROUPS OF TREES.
(Within a broken black line on the map).

No. on the map.	Description	Situation
G.1.	Group consisting of 9 Beech trees.	Approximately 320 feet south-east of the south-eastern corner of field No. 0064 and extending 84 feet eastwards from the fence line of field No. 2137.
G.2.	Group consisting of 1 Silver Birch, 5 Oak and 11 Beech trees.	Approximately 550 feet east south-east of the south-east corner of field No. 0064 and 750 feet north of the road running to the south of Arcot Hall.
G.3.	Group consisting of 21 Beech, 6 Silver Birch and 3 Oak trees.	Approximately 700 feet north-west of the main building of Arcot Hall and 700 feet east of the north-eastern corner of field No. 9600.
G.4.	Group consisting of 2 Oak, 6 Beech, 12 Willow and 2 Hawthorn trees.	Covering the whole of field No. 8650.

WOODLANDS
(Within a continuous black line on the map).

No. on the map.	Description	Situation
W.1.	Mixed coniferous and deciduous trees consisting mainly of Scots Pine, Birch, Rowan, Hawthorn and Sycamore.	Covering the whole of field No. 6989.

No. on the map.	Description	Situation
W.2.	Mixed coniferous and deciduous trees consisting mainly of Rowan, Birch, Oak, Scots Pine, Willow, Sycamore, Ash, Horse Chestnut and Hawthorn.	Covering the whole of field No. 0490.
W.3.	Deciduous trees consisting mainly of Beech, Silver Birch, Oak, Horse Chestnut and Sycamore.	Lying approximately 300 feet south-west of the south-western corner of field No. 7771, extending south-westwards for a distance of 750 feet and 1,000 feet north-west of Arcot Hall.
W.4.	Deciduous trees consisting mainly of Beech, Birch, Rowan, Ash, Horse Chestnut, Sycamore, Elm, Oak, Willow, and Lime.	Lying immediately to the west of the western boundaries of fields Nos. 8424, 7138, 7346 and 7551 and immediately to the east and north of Arcot Hall.
W.5.	Mixed coniferous and deciduous trees consisting mainly of Oak, Elm, Horse Chestnut, Willow, Beech and Scots Pine.	Extending from the northern boundary of field No. 9624 for a distance of 800 feet southwards in the said field.
W.6.	Deciduous trees consisting mainly of Willow, Horse Chestnut, Ash, Elm, Oak and Beech.	Covering the whole of fields Nos. 0111 and 8513.
W.7.	Mixed coniferous and deciduous trees consisting mainly of Oak, Hawthorn, Maple, Larch, Horse Chestnut, Silver Birch, Beech and Ash.	Covering the whole of field No. 8500.
W.8.	Mixed coniferous and deciduous trees consisting mainly of Willow, Silver Birch, Hawthorn, Beech, Oak, Elm, Lime and Scots Pine.	Covering the whole of field No. 2057.
W.9.	Deciduous trees consisting mainly of Beech, Ash, Elm, Oak and Sycamore.	Covering the whole of field No. 5100.

SECOND SCHEDULE

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 of 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~~

(3) the cutting down, topping or lopping of any 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 is so far as may be necessary for the purpose of preventing or abating a nuisance.

(4) the cutting down, topping or lopping of any 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

as defined by the Planning 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; or

(iii) a river authority established under the Water Resources Act, 1963 or a drainage board constituted or treated as having been constituted under the Land Drainage Act, 1930 where the tree interferes or would interfere with the exercise of any 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;

^c
(~~f~~) where immediately required for the purpose of carrying out development authorised by a planning permission granted on an application made under Part III of the Planning Act, or deemed to have been so granted for any of the purposes of that Part;

^d
(~~g~~) 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 Part III of the Planning Act as adapted and modified to apply to this Order.

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

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

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

(4) Where an application for consent under the Order is referred to the Minister under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

(5) Before determining an application referred to him under this section the Minister shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose.

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

Appeals
against
decisions.

23. (1) Where an application is made 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.

(2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Minister may allow.

(4) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Minister, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

(5) Before determining an appeal under this section the Minister shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by a person appointed by the Minister for the purpose.

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

Appeal in default of decision. 24. Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either -

- (a) give notice to the applicant of their decision on the application; or
- (b) give notice to him that the application has been referred to the Minister in accordance with directions given under Section 22 of this Act;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

Power to revoke or modify the consent under the order. 27. (1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by order revoke or modify the consent to such extent as they consider expedient.

(2) An order under this section shall not take effect unless it is confirmed by the Minister; and the Minister may confirm any such order submitted to him either without modification or subject to such modifications as he considers expedient.

(3) Where an authority submit an order to the Minister for his confirmation under this section, the authority shall furnish the Minister with a statement of their reason for making the order and shall serve notice on the owner of the land affected, and on any other person who in their opinion will be affected by the order, and if within the period of twenty-eight days from the service thereof any person on whom the notice is served so requires, the Minister, before confirming the order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose.

(4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed.

Provided that the revocation or modification of consent shall not affect so much of those operations as had been previously carried out.

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

FOURTH SCHEDULE

Provisions of the following parts of Part II of the Amenities Act as adapted and modified to apply to this Order.

Replace-
ment of
trees.

Section 13 - (1) If any tree in respect of which a tree preservation order is for the time being in force, other than a tree to which the order applies as part of a woodland, is removed or destroyed in contravention of the Order or is removed or destroyed or dies at a time when its cutting down is authorised only by the provisions of Section 29 (7) of the Planning Act relating to trees which are dying or dead or have become dangerous, it shall be the duty of the owner of the land, unless on his application the local planning authority dispense with this requirement, to plant another tree of an appropriate size and species at the same place as soon as he reasonably can.

(2) In relation to a ny tree planted pursuant to this section, the relevant tree preservation order shall apply as it applied to the original tree.

(3) The duty imposed by subsection (1) of this section on the owner of any land shall attach to the person who is from time to time the owner of the land and may be enforced as provided by section 14 of this Act and not otherwise.

Default
powers
and
appeals.

Section 14 - (1) If it appears to the local planning authority that the provisions of section 13 of this Act, or any conditions of a consent given under a tree preservation order which requires the replacement of trees, are not complied with in the case of any tree or trees, that authority may, at any time within four years from the date of the alleged failure to comply with the said provisions or conditions, serve on the owner of the land a notice requiring him, within such period as may be specified in the notice, to plant a tree or trees of such size and species as may be so specified.

(2) Subject to the following provisions of this section, a notice under this section shall take effect at the end of such period (not being less than twenty-eight days after the service thereof) as may be specified in the notice.

(3) A person on whom a notice under this section is served may, at any time within the period specified in the notice as the period at the end of which it is to take effect, appeal to the Minister against the notice on the ground -

- (a) that the provisions of the said section 13 or the conditions aforesaid are not applicable or have been complied with;
- (b) that the requirements of the notice are unreasonable in respect of the period or the size or species of trees specified therein;
- (c) that the planting of a tree or trees in accordance with the notice is not required in the interests of amenity or would be contrary to the practice of good forestry;
- (d) that the place on which the tree is or trees are required to be planted is unsuitable for that purpose;

and subsections (2) and (5) of section 46 and section 180 of the Planning Act (procedure and powers of Minister on a ppeal, and appeals to the High Court from decision of Minister) shall apply in relation to any such appeal as they apply in relation to an appeal against an enforcement notice.

(4) In Section 48 of the Planning Act (execution by local planning authority of works required by an enforcement notice) and in section 49 of that Act (supplementary provisions as to enforcement notices) and any regulations in force under that section, references to an enforcement notice and an enforcement notice served in respect of development shall include references to a notice under this section; and in relation to such a notice the reference in subsection (1) of the said section 49 to the person by whom the development was carried out be construed as a reference to any person, other than the owner, responsible for the cutting down, destruction or removal of the original tree or trees.

THE COMMON SEAL of THE COUNTY)
COUNCIL OF THE ADMINISTRATIVE)
COUNTY OF NORTHUMBERLAND was) L.S.
hereunto affixed in the)
presence of :-)

RIDLEY

Chairman of the County Council

E.P. HARVEY

Clerk of the County Council.

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

In Witness whereof the Official Seal of the Minister of Housing and Local Government is hereunto affixed on 13th September 1968

(Sgd.) H.F. HERCOCK

Authorised by the Minister.

L.S.



Northumberland
COUNTY COUNCIL

County TPO: 64
Arcot Hall
1968

DATE : 09/05/2003 NORTHUMBERLAND MAP SERVICE SCALE 1:10000
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