

WARRINGTON BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

THE WARRINGTON BOROUGH COUNCIL (WINWICK HOSPITAL, WINWICK)

TREE PRESERVATION ORDER, 1993

The WARRINGTON BOROUGH COUNCIL in this Order called "the Authority" in pursuance of the powers conferred in that behalf by Section 198 and Section 201 of the Town and Country Planning Act 1990 and subject to the provisions of the Forestry Act 1967, hereby makes the following Order:-

1. In this Order:-

"the Act" means the Town and Country Planning Act, 1990;

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

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, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage, 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 a group of trees or in a woodland, that the trees have an outstanding or special amenity value; or
- (c) in the case of trees which are comprised in a group of trees or in a woodland, that the group of trees or the woodland, as the case may be, has an outstanding or special amenity value,

but a certificate shall not be given in the case of trees falling within (c) above if the application in respect of them has been referred by the Forestry Commissioners under Section 15(1)(b) or 15(2)(a) of the Forestry Act 1967(c).

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 Secretary of State dispense with replanting,

the Authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provisions of this Order and Section 204 of the Act, 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 (hectare);
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top; and
- (e) protective measures against fire

7. On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the Authority shall, if such condition or direction relates to land in respect of which byelaws made by a water authority since 31 March 1974, by any other authority (whose functions are now exercised by a water authority) who at any time prior to 1 April 1974 exercised the functions in respect of which the byelaw was made, by a drainage board, in the exercise of any of its functions in relation to the maintenance, improvement or construction of watercourses or of drainage works 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 water authority or the drainage board under those byelaws and the condition or direction shall have effect accordingly.

8. The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purpose of this Order, shall apply in relation thereto.

9. Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the Authority within the time and in the manner prescribed by this Order, be entitled to recover from the Authority compensation in respect of such loss or damage:

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

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

- (a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under Section 198 of the Act, or under the terms of any Interim Preservation Order made under Section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and
- (b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.

11. (1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the Authority, such service to be effected by addressing the claim to the Authority and leaving it at or sending it by post to the principal office of the Authority.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the Authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the Authority, from the date of the decision of the Secretary of State on the appeal.

12. Any question of disputed compensation shall be determined in accordance with the provisions of Section 205 of the Act.

13. The provisions of Section 201 of the Act shall apply to this Order and the Order shall take effect on 21 May 1993.

**NOTE:** Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding £20,000 or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding £1,000 on summary conviction.

If a tree other than one to which an Order applies as part of a woodland is removed, uprooted or destroyed in contravention of an Order or is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by Section 198(6) of the Town and Country Planning Act 1990 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of the removal, etc. should be given to the Authority to enable the latter to decide whether or not to dispense with the requirement.

If it is desired to fell any of the trees included in this Order whether included as trees, groups of trees or woodlands and the trees are trees for the felling of which a licence is required under the Forestry Act 1967, application should be made not to the Authority for consent under this Order but to the Conservator of Forests for a licence under that Act (Section 15(5)).

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY  
(Circled in black on the plan)

<u>NO. ON PLAN</u>	<u>DESCRIPTION</u>	<u>SITUATION</u>
T1	Cedar	In lawn, south of Roman Catholic Chapel
T2	Horse Chestnut	At rear of Hollins Drive
T3	Horse Chestnut	Within car park, south of C of E Chapel
T4	Cedar	East of Industrial Therapy Unit
T5	Beech	North of Delph Farm
T6	Beech	North of Delph Farm
T7	Norway Maple	In lawn between Neurophysiology Unit and Inner Circulatory Road
T8	Whitebeam	" "
T9	Norway Maple	" "
T10	Beech	Between Inner Circulatory Road and former bowling green
T11	Lime	In south-east corner of cricket ground
T12	Lime	East of Inner Circulatory Road and cricket ground
T13	Lime	By Hospital Wards, east of bowling green
T14	Cedar	East of Winwick Hall

**TREES SPECIFIED BY REFERENCE TO AN AREA**  
**(Within a dotted block line on the plan)**

<b><u>NO. ON PLAN</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>SITUATION</u></b>
A1	The several trees Lime, Horse Chestnut, Oak, Sycamore and Sweet Chestnut standing in the area numbered A1 on the map	Along the northern and north eastern boundary
A2	The several trees consisting mainly of Holly standing in the area numbered A2 on the map	South of doctors residence
A3	The several Holly, Sycamore and Poplar standing in the area numbered A3 on the map	Between the doctors residence and Newton Road
A4	The several Beech, Oak and Sycamore standing in the area numbered A4 on the map	At Hospital entrance, north of Delph Lane
A5	The several Beech, Sycamore and Horse Chestnut standing in the area numbered A5 on the map	North of entrance road
A6	The several trees consisting mainly of Sycamore standing in the area numbered A6 on the map	East of Inner Circulatory Road, by the Football pitch
A7	The several Whitebeam, Dawn Redwood, Cypress and Oak standing in the area numbered A7 on the map	South east of the main entrance building
A8	The several Cypress, Hornbeam, Whitebeam and Cedar standing in the area numbered A8 on the map	South west of the maintenance building
A9	The several Sycamore and Willow trees standing in the area numbered A9 on the map	South of Inner Circulatory Road

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|-----|--|--|
| A10 | The several Chestnut and Sycamore trees standing in the area numbered A10 on the map                                   | North east of the Cemetery                                       |
| A11 | The several Sycamore, Beech, Ash and Horse Chestnut trees standing in the area numbered A11 on the map                 | Forming the hedge line to the south west of the hospital grounds |
| A12 | The several Holly trees standing in the area numbered A12 on the map   | North west of the cricket ground                                 |
| A13 | The several Sycamore, Purple Beech, Plane and Cherry trees standing in the area numbered A13 on the map                | North of the bowling greens                                      |
| A14 | The several Cherry, Robinia, Beech and Birch trees standing in the area numbered A14 on the map                        | West of disused railway and Security Lodge                       |
| A15 | The several Pine, Holly, Cherry, Plum and Brilliantissimum Sycamore trees standing in the area numbered A15 on the map | South west of Hollins Drive and Security Lodge                   |

GROUP OF TREES  
(Within a broken black line on the plan)

<u>NO ON PLAN</u>	<u>DESCRIPTION</u>	<u>SITUATION</u>
G1	Group consisting of 12 Horse Chestnut	North of C of E Chapel
G2	Group consisting of 2 Norway Maple	South of C of E Chapel
G3	Group consisting of 1 Cypress, 3 Weeping Pear and 1 Brilliantissimum Sycamore	South east of the Industrial Therapy Unit
G4	Group consisting of 5 Whitebeam, 9 Birch and 3 Oak	North east of Industrial Therapy Unit
G5	Group consisting of 4 Holly	" "
G6	Group consisting of 3 Larch and 1 Birch	" "
G7	Group consisting of 3 Rowan and 4 Dawn Redwood	North of doctors residence
G8	Group consisting of 2 Atlantic Cedar and 1 Cypress	North west of doctors residence
G9	Group consisting of 1 Whitebeam and 1 Hornbeam	North of doctors residence
G10	Group consisting of 4 Whitebeam and 4 Hornbeam	North west of doctors residence
G11	Group consisting of 3 Rowan and 3 Plum	" "
G12	Group consisting of 6 Beech	Along eastern boundary, adjacent to Newton Road
G13	Group consisting of 27 Beech	" "
G14	Group consisting of 2 Red Oak, 1 Robinia, 1 Ash, 1 Cherry, 1 Larch, 1 Sycamore, 1 Holly, 1 Weeping Pear and 1 Cypress	West of Inner Circulatory Road and o.s. Plot No. 3544

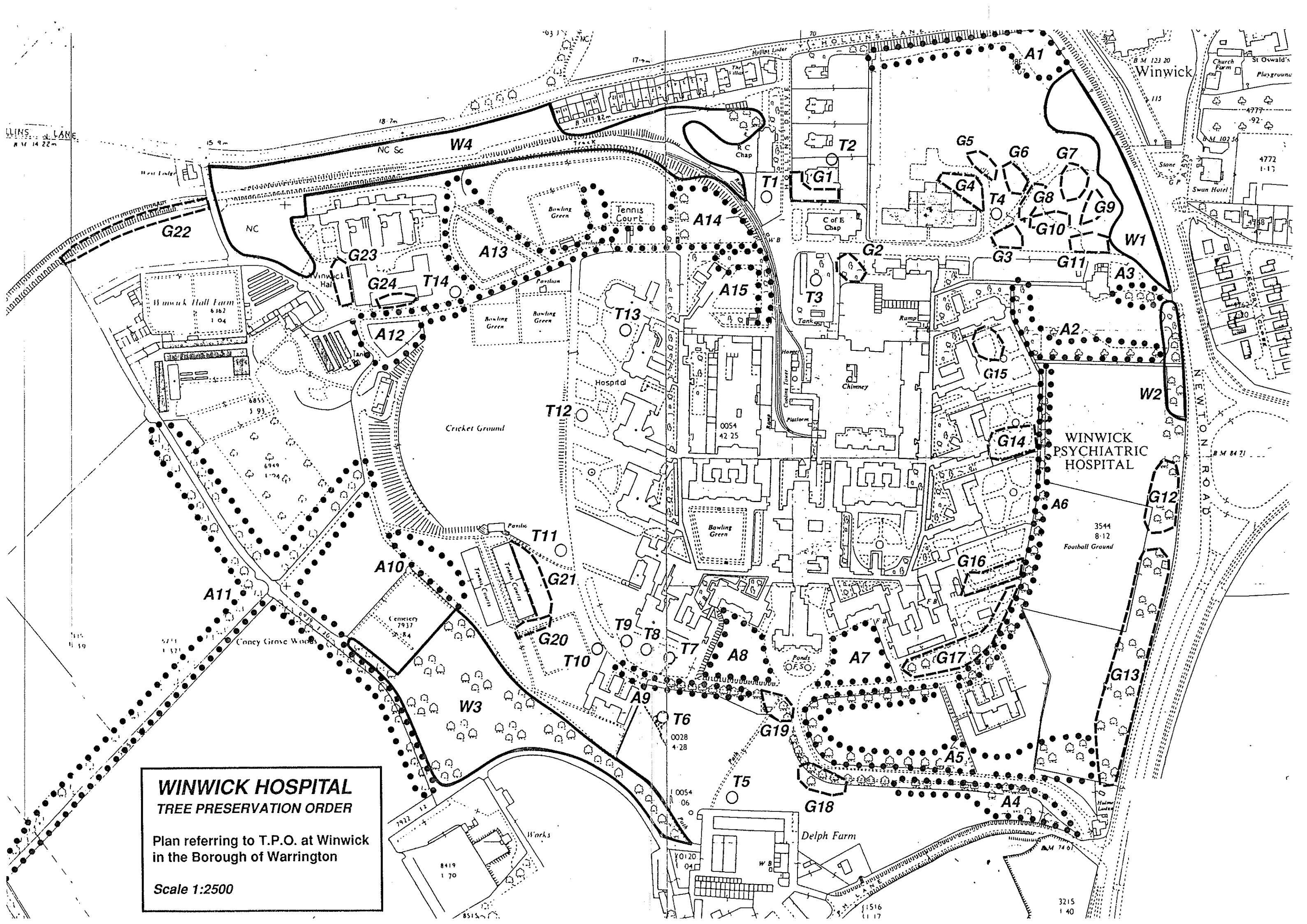


G15	Group consisting of 1 Red Oak and 1 Red Chestnut	West of area A2
G16	Group consisting of 5 Sycamore and 2 Ash	West of Inner Circulatory Road a5nd o.s. Plot No. 3544
G17	Group consisting of 6 Ash and 3 Sycamore	At south-east corner of Inner Circulatory Road (Inner Side)
G18	Group consisting of 1 Sycamore and 1 Beech	At south side of entrance road and in o.s. Plot No 0028
G19	Group consisting of 2 Sycamore	At northern end of main entrance road
G20	Group consisting 3 Japanese Maple, 1 Sycamore and 2 Red Hawthorn	South of tarmac tennis courts
G21	Group consisting of 3 Willow	East of tarmac tennis courts
G22	Group consisting of 5 Sycamore	Along disused railway boundry, north of walled garden
G23	Group consisting of 2 Copper Beech	West of Winwick Hall
G24	Group consisting of 2 Dawn Redwood and 1 Cherry	South of Winwick Hall

**WOODLANDS**

**(Within a solid black line on the plan)**

<b><u>NO OF PLAN</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>SITUATION</u></b>
W1	Mixed deciduous trees consisting mainly of Beech, Birch, Sycamore and Chestnut	Along north eastern boundary adjacent to Newton Road
W2	Mixed deciduous trees consisting mainly of Beech and Sycamore	Along eastern boundary and adjacent to Newton Road
W3	Mixed deciduous trees consisting mainly of Chestnut and Sycamore	West of Delph Farm, south east of the Cemetery
W4	Mixed deciduous trees consisting mainly of Oak, Ash and Sycamore	Along northern boundary adjacent to Hollins Lane



**WINWICK HOSPITAL  
TREE PRESERVATION ORDER**

Plan referring to T.P.O. at Winwick  
in the Borough of Warrington

Scale 1:2500

## 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 or other grant scheme under Section 4 of the Forestry Act 1967 except a scheme which applies to a forestry dedication covenant;
- (3) the cutting down, uprooting, topping or lopping of a tree
  - (a) in pursuance of the power conferred on the Post Office by virtue of Section 5 of the Telegraph (Construction) Act 1908 and Section 21 of the Post Office Act 1969,

or by or at the request of the Post Office where the land on which the tree is situated is operational land as defined by the Post Office Operational Land Regulations 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

- (b) by or at the request of
  - (i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
  - (ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919 and the Electric Lighting Act 1982 or interferes or would interfere with the maintenance of working of any such line;
  - (iii) a water authority established under the Water Act 1973, a drainage board constituted or treated as having been constituted under the Land Drainage Act 1930, or the Greater London Council, where the tree interferes or would interfere with the exercise of any of the functions of such water authority, drainage board, or Council in relation to the maintenance, improvement or construction of watercourses or of drainage works; or

- (iv) the Secretary of State for Defence, the Secretary of State for Trade, the Civil Aviation Authority or the British Airports Authority where in the opinion of such Secretary of State or Authority the tree obstructs the approach of aircraft to, or their departure from, any aerodrome or hinders the safe and efficient use of aviation or defence technical installations;
- (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
- (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden.

### THIRD SCHEDULE

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

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

#### Reference of applications to Secretary of State

77. (1) The Secretary of State may give directions to the Authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the Authority.

(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 Secretary of State accordingly.

(4) Where an application for consent under the Order is referred to the Secretary of State 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 Secretary of State 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 Secretary of State for the purpose.

(7) The decision of the Secretary of State on any application referred to him under this section shall be final.

#### Appeals against decisions

78. (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 Secretary of State.

(3)(4) 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 Secretary of State may allow.

79. (1) Where an appeal is brought under Section 78 from a decision, certificate or direction of the Authority, the Secretary of State, subject to the following provisions of Section 78, 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.

(2) Before determining an appeal under this section, the Secretary of State 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 Secretary of State for the purpose.

(6) The decision of the Secretary of State on any appeal under this section shall be final.

#### Appeal in default of decision

78. (2), (4), (5) 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 Secretary of State in accordance with directions given under Section 77 above;

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

#### Power to revoke or modify the consent under the Order

97. (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.

98. (1) & (6) Subject to the provisions of Section 99 and 201 of the Act an Order under this Section shall not take effect unless it is confirmed by the Secretary of State; and the Secretary of State may confirm any such order submitted to him either without modification or subject to such modifications as he considers expedient.

(2) - (5) Where an Authority submit an Order to the Secretary of State for his confirmation under this section, the Authority shall furnish the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom the notice is served so requires, the Secretary of State, 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 Secretary of State for the purpose.

97. (3) 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.

97. (4) Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

98. (5) Where a notice has been served in accordance with the provisions of sub-sections (2)-(5) 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 Secretary of State under sub-section 98(1) & (6) of this Section.

**Un-opposed revocation or modification of consent**

99. (1) & (2) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under Section 97 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who in the Authority's opinion will be affected by such Order have notified the Authority in writing that they do not object to such Order.

(2), (4) & (5) The Authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose, and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this Section and without being confirmed by the Secretary of State.

(3) The Authority shall also serve notices to the same effect on persons mentioned in sub-section (1) above.

(6) The Authority shall send a copy of any advertisement published under sub-section (2) above to the Secretary of State, not more than three days after the publication.

(7) If within the period referred to in sub-section (2) (a) above, no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in sub-section (2) (b) of this Section take effect by virtue of this Section and without being confirmed by the Secretary of State as required by Section 98 of the Act.

(8) This Section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, Part VII or Part VIII of the Act.

Dated this 21 day of May 1993.

The Common Seal of WARRINGTON )  
BOROUGH COUNCIL was hereunto )  
affixed in the presence of:- )

*D. Scapp*

Assistant Chief Executive



This Order was confirmed on 14 July 1993 without modification