

COUNTY OF NORTHUMBERLAND.

TOWN AND COUNTRY PLANNING ACT, 1962.

**THE COUNTY OF NORTHUMBERLAND (RELTON TERRACE,
MONKSEATON) TREE PRESERVATION ORDER, 1965**

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 13 of the Forestry Act, 1951, hereby make the following Order:—

1. In this Order—

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

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

"the Minister" means the Minister of Land and Natural Resources.

2. Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, or wilfully destroy or cause or permit the cutting down, topping, lopping or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees therein specified, the position of which trees and groups of trees 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.

(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, and any compensation awarded in consequence of such decision, 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) that the trees have an outstanding or special amenity value.

6. The provisions set out in the Third Schedule to this Order, being provisions of Parts III and VII of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

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

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

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

- (a) any compensation or contribution which has been paid in respect of the same trees under the terms of this or any other Tree Preservation Order under Section 29 of the Act or under the terms of any Interim Preservation Order made under Section 8 of the Town and Country Planning (Interim Development) Act, 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act, 1932, and
- (b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.

9. (1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by delivering the claim at the offices of the authority addressed to the Clerk thereof or by sending it by prepaid post so addressed.

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

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

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

12. This Order may be cited as The County of Northumberland (Relton Terrace, Monkseaton) Tree Preservation Order, 1965.

Given under the Common Seal of the County Council of the Administrative County of Northumberland this sixth day of May
One thousand nine hundred and sixty five.

FIRST SCHEDULE.

Trees specified individually

(Uncoloured and encircled in black on the Map)

| No. on Map. | Description. | Situation. |
|-------------|--------------------|--|
| | | In the Borough of Whitley Bay within the grounds of Monkseaton House and facing onto the junction of Relton Terrace and Percy Terrace, Monkseaton. |
| | | In the following positions:— |
| T1 | Birch | On the West boundary 60 yards from the South end. |
| T2 | Sycamore | On the West boundary 65 yards from the South end. |
| T3 | Sycamore | On the West boundary 70 yards from the South end. |
| T4 | Sycamore | On the West boundary 77 yards from the South end. |
| T5 | Sycamore | On the West boundary 81 yards from the South end. |
| T6 | Sycamore | On the West boundary 83 yards from the South end. |
| T7 | Sycamore | At Northern apex of site. |
| T8 | Elm | At Northern apex of site. |
| T9 | Sycamore | On North East boundary 10 yards from Northern apex of site. |
| T10 | Sycamore | On North East boundary 15 yards from Northern apex of site. |
| T11 | Sycamore | On North East boundary 21 yards from Northern apex of site, offset 9 yards to the West. |
| T12 | Elm | On West boundary 50 yards from the South end offset 3 yards to the East |
| T13 | Elm | Central position 22 yards from West boundary 47 yards from Northern apex. |
| T14 | Beech | Central position 24 yards from West boundary 53 yards from Northern apex. |
| T15 | Ash | Central position 11 yards from West boundary and 5 yards from South boundary. |
| T16 | Elm | Central position 13 yards from West boundary and 5 yards from South boundary. |
| T17 | Sycamore | On Southern boundary 7 yards from East end. |
| T18 | Sycamore | On West boundary 49 yards from South end offset 5 yards to the East. |
| T19 | Elm | On West boundary 28 yards from South end offset 5 yards to the East. |
| T20 | Weeping Elm | On West boundary 20 yards from South end offset 3 yards to the East. |
| T21 | Elm | Central position 13 yards from West boundary and 2 yards from corner of building. |

Trees specified by reference to an area

NONE

Groups of Trees

NONE

~~Woodlands~~

~~NONE~~

SECOND SCHEDULE.

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

- (1) to the cutting down, topping or lopping of any tree that is dying or dead or has become dangerous;
- (2) to the cutting down, topping or lopping of any tree—
 - (a) in compliance with an obligation imposed by or under an Act of Parliament;
 - (b) in pursuance of the power conferred on the Postmaster General by virtue of Section 5 of the Telegraph (Construction) Act, 1908;
 - (c) in pursuance of the powers conferred by Section 24 of the Regulation of Railways Act, 1868;
 - (d) for the purpose of preventing or abating a nuisance;
 - (e) in the case of a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
 - (f) by or at the request of an Electricity Board within the meaning of the Electricity Act, 1947, where such tree obstructs the construction by the Board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act, 1919 and the Electric Lighting Act, 1882 or interferes or would interfere with the maintenance or working of any such line;
 - (g) where immediately required for the purpose of carrying out development authorised by a planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part.

THIRD SCHEDULE.

Provisions of Parts III and VII of the Act as adapted and modified to apply to this Order.

Reference of applications to the Minister.

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

(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.

23. (1) Where an application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions, or where any certificate ~~or direction~~ is given by the authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, ~~or the person directed if he is aggrieved by the direction~~, may by notice under this section appeal to the Minister. Appeals against decisions.

(2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision ~~or 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 ~~or 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.

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— Appeal in default of decision.

(a) give notice to the applicant of their decision on the application; or

(b) give notice to him that the application has been referred to the Minister in accordance with directions given under Section 22 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.

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

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

(3) Where an authority submit an order to the Minister for his confirmation under this section, the authority shall furnish the Minister with a statement of their reason for making the order and shall serve notice on the owner of the land affected, and on any other person who in their opinion will be affected by the

order, and if within the period of twenty-eight days from the service thereof any person on whom the notice is served so requires, the Minister, before confirming the order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Minister for the purpose.

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

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

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

Supplementary provisions as to revocation and modification.

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

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

the authority shall pay to that person compensation in respect of that expenditure, loss or damage.

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

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

THE COMMON SEAL of the
COUNTY COUNCIL of the
ADMINISTRATIVE COUNTY
of NORTHUMBERLAND WAS
hereunto affixed in the
presence of

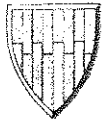
L. S.

Sgd. N. Garrow.

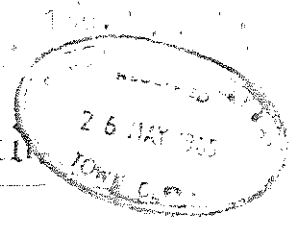
Chairman of the County Council

Sgd. E. P. Harvey.

Clerk of the County Council



County of Northumberland



Official communications should be addressed impersonally to "THE CLERK OF THE PEACE" OR "THE CLERK OF THE COUNTY COUNCIL" as the case may be and the reference (if any) given

COUNTY HALL,
NEWCASTLE UPON TYNE, 1.

JS/MC/CP.218

25th May, 1965.

Dear Sir,

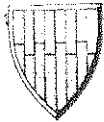
Town and Country Planning Act, 1962
Town and Country Planning General Regulations, 1964
The County of Northumberland (Helton Terrace,
Monkseaton) Tree Preservation Order, 1965

... With reference to my letter of the 7th May, the Minister of Land and Natural Resources has now confirmed the above Order provisionally and I enclose a copy of the Order as confirmed and should be obliged if you would register this in Part III of the Local Register of Land Charges. A postal order for 1/6d, which I understand is the fee payable, is ... enclosed.

Yours faithfully,

Clerk of the County Council.

F.S. Watson, Esq., LL.B.,
Town Clerk,
Municipal Offices,
Whitley Bay.

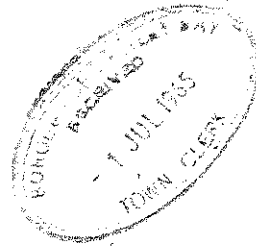


County of Northumberland.

COUNTY HALL,
NEWCASTLE UPON TYNE, I.

Official communications should
be addressed impersonally to
THE CLERK OF THE PEACE OF
THE CLERK OF THE COUNTY
COUNCIL as the case may be and
the reference (if any) given

33/MS/CP.218



29th June, 1965.

Dear Sir,

Town and Country Planning Act, 1962
Town and Country Planning General Regulations, 1962
The County of Northumberland (Relton Terrace,
Monkseaton) Tree Preservation Order, 1965

With reference to my letter of the 25th May, the Minister of Land and Natural Resources has now confirmed the above Order subject to slight modifications. I enclose a copy of the order as confirmed and I should be glad if you would register this in Part III of your Council's Local Register of Land Charges in substitution of the provisionally confirmed Order already in your possession. If there is any further fee to pay, please let me know.

Yours faithfully,

Clerk of the County Council.

J.S. Watson, Esq., F.R.S.,
Town Clerk,
Municipal Offices,
Whitley Bay.

THE COUNTY COUNCIL OF NORTHUMBERLAND
THE COUNTY OF NORTHUMBERLAND (RELTON TERRACE,
MONKSEATON)

TREE PRESERVATION ORDER, 1965.

To: Messrs Beechcroft Estates, Ltd.
Mill House,
West End,
Ponteland.

In accordance with the provisions of the County of Northumberland (Relton Terrace, Monkseaton) Tree Preservation Order, 1965, the County Council of the Administrative County of Northumberland, as local planning authority, HEREBY CONSENT to the pruning of three overhanging branches of the sycamore tree described in the First Schedule to the above-mentioned Order as T.11 and a number of small branches at the base of the Elm tree described in the said schedule to the said Order as T.13.

Dated this 8th day of November, 1967.

H
Clerk of the County Council.

County Hall,
Newcastle upon Tyne,
NE1 1SA.

Entered in Register

THE COUNTY OF NORTHUMBERLAND
THE COUNTY OF NORTHUMBERLAND (RELTON TERRACE,
MONKSEATON) TREE PRESERVATION ORDER, 1965

To: Messrs Beechcroft Estates, Ltd.,
Mill House,
West End,
Ponteland.

In accordance with the provisions of the County of Northumberland (Relton Terrace, Monkseaton) Tree Preservation Order, 1965, the County Council of the Administrative County of Northumberland, as local planning authority;

1. HEREBY REFUSE CONSENT for felling of the under-mentioned tree:-

Ref. No.

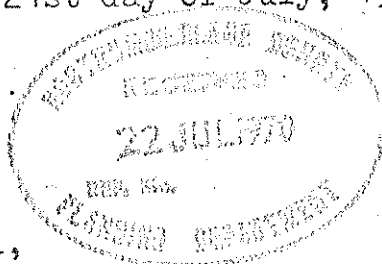
Description of Trees

T.11

Sycamore tree situated 9 feet west of the north-eastern boundary of the front garden of no. 5 Relton Terrace at Monkseaton in the Borough of Whitley Bay and in the said front garden.

- and 2. HEREBY CERTIFY that the reason for the refusal of consent for the felling, is that the tree has an outstanding amenity value.

Dated this 21st day of July, 1970

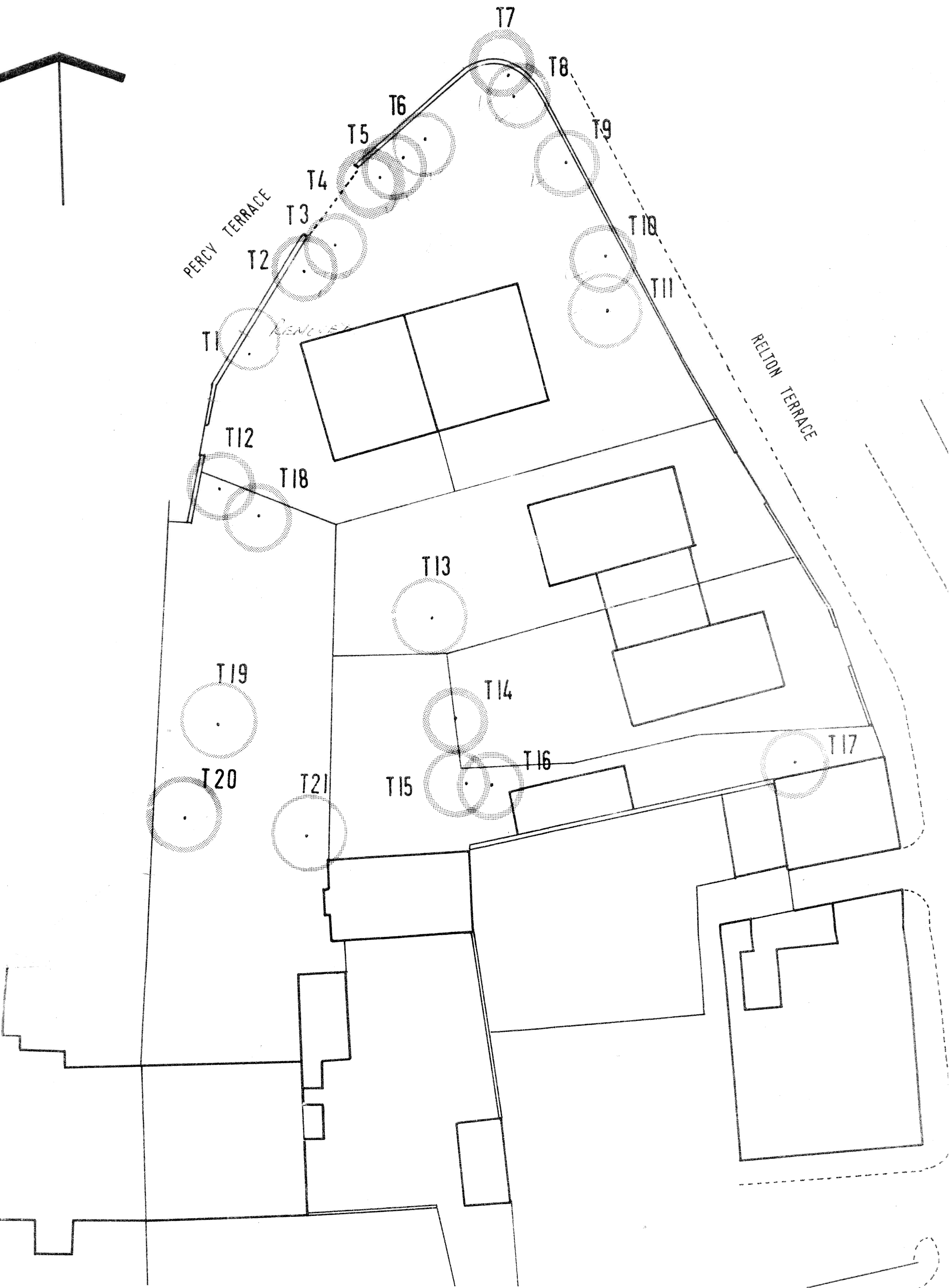


(Sgd.) C.W. Hurley

Clerk of the County Council

County Hall,
NEWCASTLE UPON TYNE,
NE1 1SA.

Entered in Register
24/8/70



PERCY TERRACE

RELTON TERRACE

T1

T2

T3

T4

T5

T6

T7

T8

T9

T10

T11

T12

T18

T13

T19

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T17

REMOVED