



**BOROUGH OF
BROXBOURNE**
www.broxbourne.gov.uk

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

TREE REPLACEMENT NOTICE

This Notice relates to: TREE PRESERVATION ORDER (no 3) 1985

Issued by: Broxbourne Borough Council ("the Council")

1. **THIS IS A FORMAL NOTICE** which is served by the Council under section 207 of the Town and Country Planning Act 1990 (the Act) because it appears to them that:

You have not complied with a condition of consent granted under the above tree preservation order to plant a replacement tree.

2. **THE LAND TO WHICH THIS NOTICE RELATES**

54 Bell Lane, Broxbourne, Hertfordshire, EN10 7HE, shown edged red on the attached plan.

3. **REASON FOR SERVING THIS NOTICE**

You have not complied with the replanting condition attached to the Tree Works Consent reference 07/16/0718/TW granted on 12 July 2016 to fell an oak tree protected by the above tree preservation order.

The following condition has not been complied with –

'This consent is granted with a condition that a replacement tree is planted, this tree is then automatically protected by the Tree Preservation Order No 3 1985. The replacement should be a 8-10cms standard Oak planted in autumn/winter 2016 (by end March 2017) staked, tied, with appropriate maintenance to ensure its successful establishment, within the front lawn.

Reason – To comply with the Town and Country (Tree Preservation)(England) Regulation 2012 and to minimise the loss of the amenity value of the tree(s), and to preserve its health.

4. WHAT YOU ARE REQUIRED TO DO

You are required to plant a standard Oak Tree of 8-10cm stem diameter within the front lawn of the property as shown circled on the attached plan. The replacement Oak is to be staked, tied and maintained to ensure its successful establishment and further life/health thereafter.

5. TIME FOR COMPLIANCE

1 month from the date that this Notice takes effect, which is specified in paragraph 6 below.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **1st October 2017** unless an appeal is made against it beforehand.

Dated: *17th August 2017*

Signed: *Douglas Cooper*

Douglas C Cooper
Head of Planning Department
Borough of Broxbourne
Bishops College, Churchgate
Cheshunt, EN8 9XE

YOUR RIGHT OF APPEAL



The Planning Inspectorate

CST Room 3/05
 Temple Quay House
 2 The Square
 Temple Quay
 Bristol BS1 6PN

Direct Line 0117-372 6372
 Switchboard 0117-372 8000
 Fax No 0117-372 8782
www.planning-inspectorate.gov.uk

THIS IS IMPORTANT

If you want to appeal against this notice you can do it in writing:-

- on-line at the Planning Casework Service area of the Planning Portal (www.planningportal.gov.uk/pcs); or
- by getting enforcement appeal forms by phoning us on 0117 372 6372 or by emailing us enquiries@pins.gsi.gov.uk

You MUST make sure that we receive your appeal before the effective date on the Tree Replacement Notice.

You can appeal on any one or more of the following grounds:

- (1) that the provisions of the duty to replace trees or, as the case may be, the conditions of consent requiring the replacement of trees, are not applicable or have been complied with;
- (2) that in all the circumstances of the case the duty to replace trees should be dispensed with in relation to any tree;
- (3) that the requirements of the notice are unreasonable in respect of the period or the size or species of trees specified in it;
- (4) 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;
- (5) that the place on which the tree is or trees are required to be planted is unsuitable for that purpose.

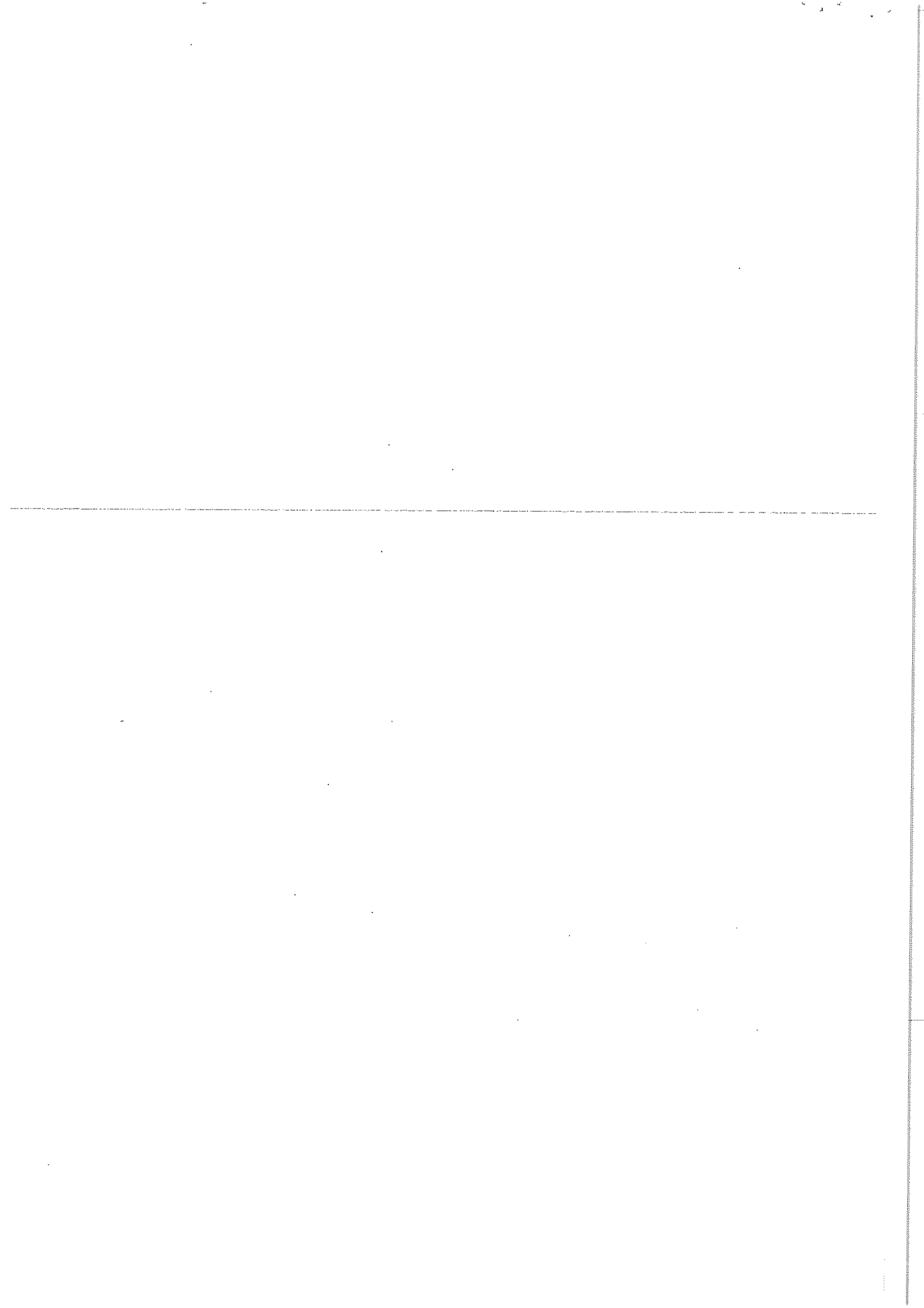
You must also indicate the grounds of the appeal, state the facts on which your appeal is based, and be accompanied by such information as may be prescribed.

FAILURE TO COMPLY

If you do not comply with this notice, the Council may enter the land, plant the tree(s) and recover from you any reasonable expenses incurred.

ADVICE

If you have any questions about this notice or would like some advice on how to comply with it, please contact the Council's Planning Enforcement Team on 01992 785 555.



H.M. LAND REGISTRY

TITLE NUMBER

HD 107725

ORDNANCE SURVEY
PLAN REFERENCE

TL 3606

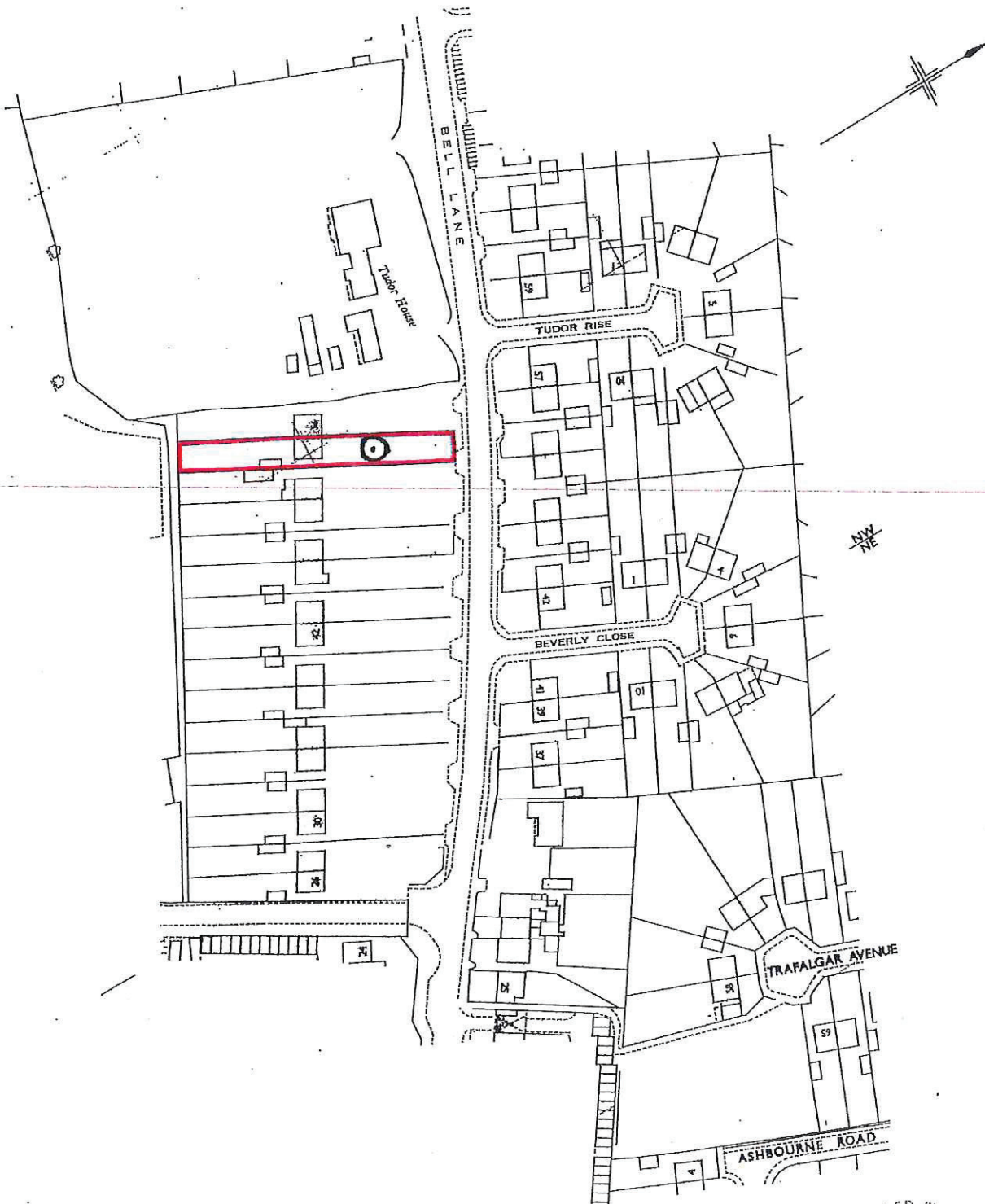
SECTION H

Scale
1/1250

COUNTY HERTFORDSHIRE

DISTRICT BROXBOURNE

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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 17 August 2017 at 09:37:44. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Leicester Office.

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