

Planning Committee

12 September 2025

Agenda item number 11

BA/2025/0002/TPO 2A The Street, Geldeston

Report by Heritage and Design Manager

Summary

A Provisional Tree Preservation Order (TPO) has been served on two trees at 2a The Street, Geldeston.

A single objection was received to the TPO.

Recommendation

To consider whether to confirm the TPO. The Authority's recommendation is that it is confirmed.

1. Background

- 1.1. As part of its obligation as a Local Planning Authority (LPA), the Broads Authority is required to consider the serving of Tree Preservation Orders (TPOs) on trees which are considered to be of amenity value and where it is expedient to do so. The Town and Country (Tree Preservation) (England) Regulations) 2012 sets out the procedure relating to TPOs and government guidance (Tree Preservation Orders and trees in conservation areas, 2014) provides further information.
- 1.2. This report explains how this process has been carried out in respect of an oak tree and a sycamore tree at 2a The Street, Geldeston (BA/2025/0002/TPO).

2. Tree Preservation Order procedure

- 2.1. There are two prerequisites which must be met for a tree to be considered for protection through a TPO; firstly, the tree must be of amenity value, and secondly the expediency of serving the order. There are many trees in the Broads which are of sufficient amenity value to qualify for TPO status, but which are not protected as it is not considered expedient to do so. When considering expediency, one of the factors considered by the LPA is whether the trees are under threat. The TPO process is not a designation like, for example, a conservation area which is made following an assessment of particular character, but it is a response to a set of circumstances.
- 2.2. Typically, the consideration of a tree for a TPO designation will arise in connection with either a Section 211 notification, notifying the authority of proposed works to trees

within a conservation area (as is the case in this instance) or a development proposal, either through a formal planning application or a pre-planning application discussion. At a site visit or when looking at photos or other visual representation, a case officer may see there is a tree on the site which is potentially of amenity value and under threat from the proposed development. The case officer will consult the Authority's Arboricultural Consultant, who may need to investigate further and will visit the site and make an assessment of the tree under the 2012 Regulations. If the tree is considered to meet the criteria in the Regulations, then the LPA will consider whether a provisional TPO should be served.

- 2.3. After a provisional TPO has been served there is a consultation period, which gives the opportunity for the landowner and other interested parties to comment.
- 2.4. The Regulations require that a provisional TPO must be formally confirmed by the LPA within 6 months of it being served; if it is not confirmed then it will automatically lapse.
- 2.5. The Authority's scheme of delegation allows provisional TPOs to be served and for non-controversial TPOs (i.e. where no objections have been received) to be confirmed by officers under delegated powers.
- 2.6. Where an objection has been received as part of the consultation process the decision on whether or not to confirm the provisional TPO is made by the Planning Committee.

3. The potential Tree Preservation Orders at 2a The Street, Geldeston

- 3.1. The site is located on the corner of Station Road and The Street, just to the west of Geldeston village centre, within the Geldeston Conservation Area. The site is a prominent one positioned on the corner of cross-roads, with the north boundary facing The Street and the west boundary on Station Road. A bungalow occupies the site and is the only property on the east side of Station Road with open water meadows immediately to the south. The site has a hedge surrounding it to its north and west boundaries and a post and rail fence to its southern boundary.
- 3.2. The Geldeston Conservation Area Appraisal makes clear the contribution that trees make to the character of the village, stating 'the position of Geldeston conservation area on a slope beside the Waveney and the extensive tree cover around and within it means that it is all but hidden from both the river and the surrounding landscape. Views of the village ...from the open marshland to the south are restrained by this tree cover' (p8). The site is specifically mentioned as a site where there are important trees or hedges in the section on important Trees, Hedges and Significant Open Spaces (p16), with its 'mature hedges and young trees including oaks' being identified as being of significance to the conservation area.
- 3.3. Both trees covered by the Provisional Tree Preservation Order are healthy, early mature specimens. T1 (the oak) is located within the hedge towards the corner of Station Road

and The Street and is a prominent feature on this crossroads. There are a number of other trees in the vicinity and these large trees are characteristic of the area. T1 is a particularly prominent feature when entering the village from the north travelling south down Geldeston Hill and equally when entering from Station Road to the south (where along with the sycamore the cluster of trees marks the entrance into the village from the more open countryside beyond). T2 (the sycamore) is positioned just to the south along Station Road and is set back from the boundary by a couple of metres. It is close to the southern boundary of the plot, beyond which are open water meadows, which result in it being very prominent when viewed from the south and also filtering the views of the village from the rural area beyond.

- 3.4. On the 25th of March 2025, a treeworks application was received to pollard both trees to a height of 3-4m. Our Arboricultural Consultant considered the proposed works to be inappropriate on the basis that both trees are situated close to the road frontage and have high visual amenity as an integral part of the streetscene. The proposed pollarding would both compromise the visual amenity of the trees but also their future health. It was recognised that some management of the trees may be required but that the pollarding as proposed was inappropriate.
- 3.5. Geldeston Parish Council has also objected to the works on the grounds of the visual impact on the landscape and conservation area and that the severity of the pollarding would potentially kill the trees.
- 3.6. On 24 April 2025 a provisional TPO was served on the trees. This must be confirmed by 24 October 2025.
- 3.7. On 28 April 2025 a letter objecting to the TPOs was received.
- 3.8. At the Planning Committee meeting on 18 July 2025 members decided that a site visit to inspect the trees was not necessary.

4. Next steps

- 4.1. At Planning Committee on 12 September 2025 there will be a presentation with photographs of the site for Members' consideration along with this report.
- 4.2. The Authority's Arboricultural Consultant considers that the trees detailed in this report are worthy of a TPO as they are in good condition, with a likely retention span of 40-100 years and they are publicly visible making a positive contribution to the street scene, as explained at 3.2 and 3.3 above. The proposed treeworks would result in a threat to their appearance and future health.
- 4.3. Objections have been received, and the following Statement of Case sets out those objections formally, along with the response from the Arboricultural Consultant.

No.	Representation	Response
1.	The TPO is considered totally unnecessary and the objector would like to ask why other trees in Dockney and the local area have not also had a TPO?	<p>A treeworks application was received for severe pollarding of both trees to a height of 3-4m. The BA could <i>either</i> allow these works to proceed or serve a TPO. As the proposed works would be detrimental to both the amenity of the area and conservation area and the long term health of the trees, we had no option but to serve a TPO to ensure the trees' retention and appropriate management in the future.</p> <p>Other trees (such as three trees suggested by the objector in Dockney) have not been served with a TPO as it would not be expedient to do so, given that there is no known threat to those trees.</p>
2.	The residents have no intention of felling either tree and have always managed the trees to the best of their ability.	Although the owner may not intend to fell the trees, the proposed works would significantly alter the appearance of the trees in such a way that it would be detrimental to the visual amenity of the area and wider landscape. They would also compromise the future health of the trees. It is positive that the owners want to maintain the trees and we will work with them to find an appropriate manner of doing so.
3.	BA budget could be better spent elsewhere.	One of the statutory functions of the Local Planning Authority required by planning legislation is to ensure that trees are protected where necessary and that conservation areas are protected and enhanced. It is therefore necessary for budget to be spent on this obligation.

4.4. Members should consider this Statement of Case when considering whether to confirm the TPO.

5. Recommendation

5.1. It is recommended that the provisional Tree Preservation Order at 2a The Street, Geldeston is confirmed.

5.2. Documents relating to the TPO are attached to this report.

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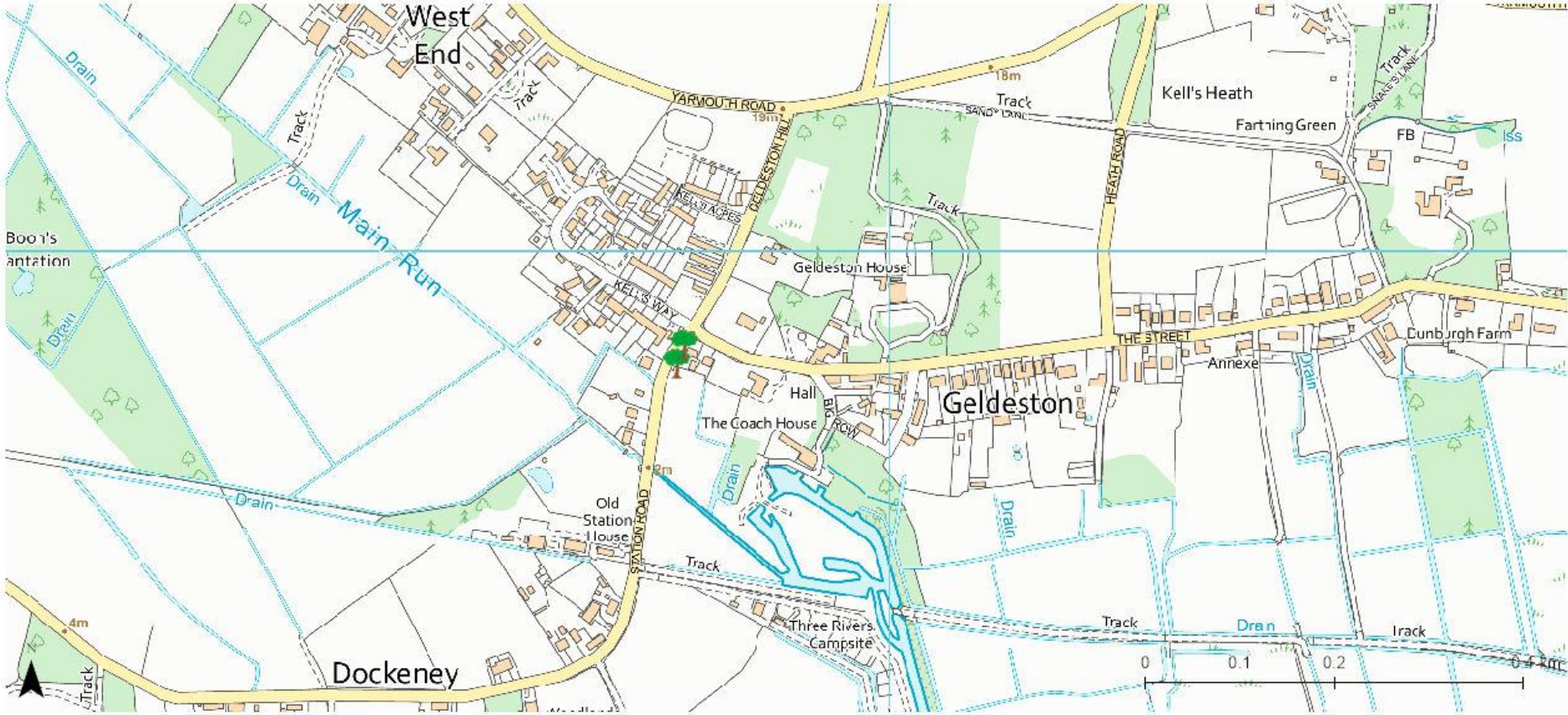
Date of report: 21 August 2025

Background papers: TPO (BA/2025/0002/TPO) file

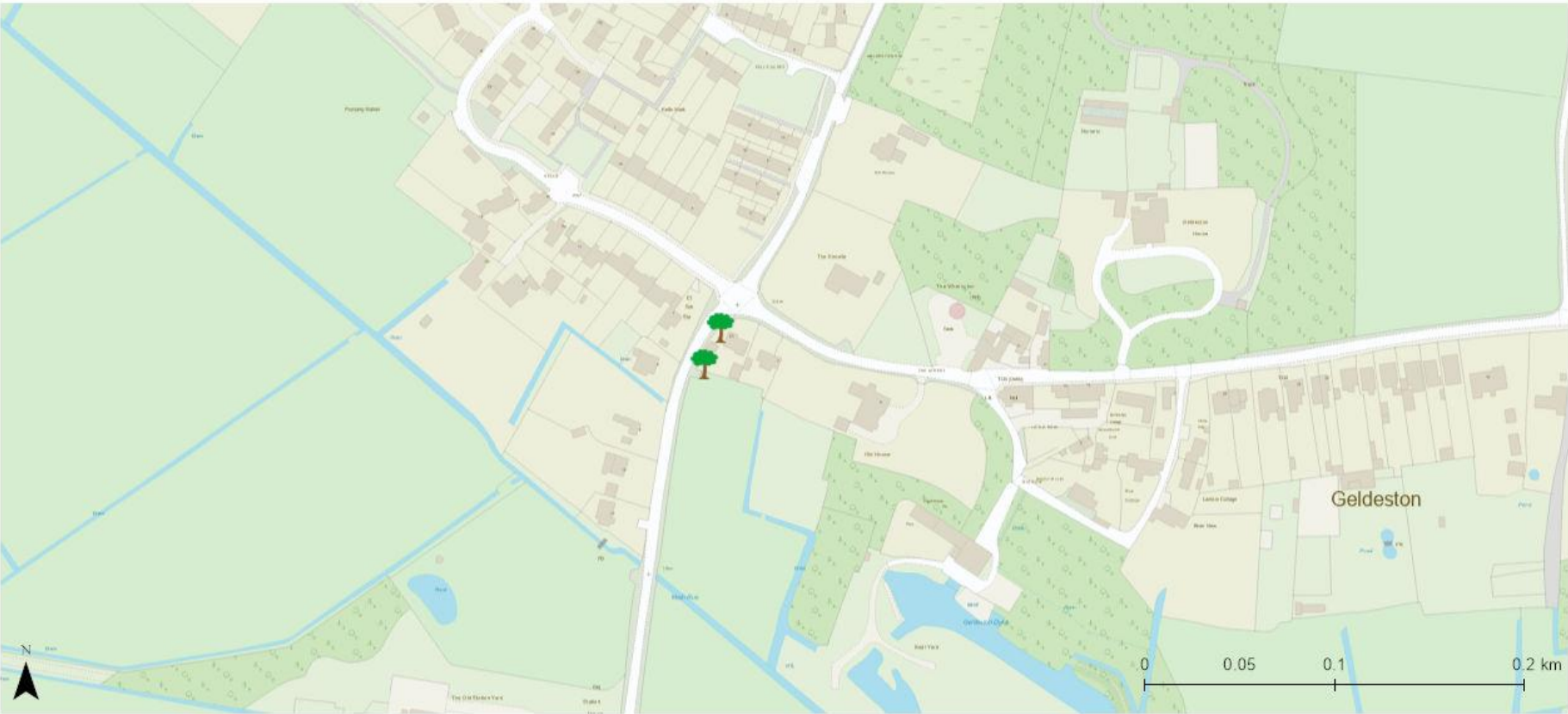
Appendix 1 – [Location maps](#)

Appendix 1 – Location maps

BA/2025/0002/TPO - 2A The Street, Geldeston



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