

# Planning Committee

18 July 2025

Agenda item number 9

## BA/2025/0002/TPO site visit 2A The Street, Geldeston

Report by Heritage and Design Manager

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### Summary

Objections have been received to a provisional Tree Preservation Order (TPO) BA/2025/0002/TPO and, as required by the Authority's Scheme of Delegation, this TPO will therefore need to be determined by the Planning Committee. This report considers whether a site visit is required prior to the determination of the TPO.

### Recommendation

That Members of the Planning Committee do not undertake a site visit to the provisional TPO at 2a The Street, Geldeston (BA/2025/0002/TPO).

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## 1. Background

- 1.1. As part of its duty 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 a sycamore and an oak 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 (and elsewhere) 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, 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 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 visuals a case officer will see there is a tree on the site which is potentially of amenity value and under threat from the proposed development and this triggers the TPO process. The case officer consults the Authority's Arboricultural Consultant who 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. 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.
- 2.4. The Authority's scheme of delegation allows provisional TPOs to be served under delegated powers and for non-controversial TPOs (i.e. where no objections have been received) to be confirmed by officers under delegated powers. Where an objection has been received as part of the consultation process Members can decide to undertake a site visit to view the tree prior to making a decision on whether or not to confirm the TPO. Guidance on when it is appropriate to undertake a site visit is similar to that which applies to a planning application. This is set out in Appendix 3 of the [Code of Practice for members of the Planning Committee and officers \(broads-authority.gov.uk\)](https://www.broads-authority.gov.uk). The circumstances in which this would be appropriate include:
- where the issues are finely balanced;
  - where the impacts on neighbour amenity or the wider landscape are difficult to envisage other than by site assessment; or
  - it is beneficial in the interests of local decision-making to demonstrate that all aspects of the proposal have been considered on site.
- 2.5. The grounds of the objection will be reported to the Planning Committee in order to inform the decision on whether or not to undertake a site visit, and a recommendation will be made by officers.
- 2.6. The details of the objection will only be discussed at the meeting where a decision is to be made on whether or not to confirm the TPO.

### **3. BA/2025/0002/TPO at 2a The Street, Geldeston**

- 3.1. The subject trees are an oak (T1) and a sycamore (T2).
- 3.2. 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 (Appendix 1). The site is a prominent one 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.

- 3.3. Both trees 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 also 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 25<sup>th</sup> of March 2025 a treeworks application was received to pollard T1 to a height of 3-4m and to pollard T2 to the same height. Our arboricultural consultant advised that the proposed works are 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. It was recognised that some management of the trees may be required but it was considered that the pollarding as proposed was inappropriate as it would compromise both the visual amenity of the trees and also their future health. Geldeston Parish Council also objected to the works on the grounds of visual impact on the landscape and conservation area and that the severity of the pollarding would potentially kill the trees.
- 3.5. On 24 April 2025 a provisional TPO was served on the trees. This must be confirmed by 24 October 2025.
- 3.6. On 28 April 2025 one letter objecting to the TPOs was received.

## **4. Site visit consideration**

- 4.1. A copy of the objection to the provisional TPO and the response from the Authority's Arboricultural Consultant to the representation received are set out in a Statement of Case, attached at Appendix 1.
- 4.2. The issues raised by the objection are: that other trees in the area should also be considered for protection with a TPO, that the owners of the property do manage the trees and have no intention of felling them and that the LPA budget should be spent elsewhere.
- 4.3. A presentation on the TPO will be provided at the 18 July 2025 meeting of the Planning Committee with photographs of the tree and its context, including the neighbouring properties and the local area.

- 4.4. Officers are satisfied that Members can get a full and clear understanding of the tree, its context and the issues raised in the objection from the presentation and that a site visit is not required in order to make a considered and sound judgement in this case.
- 4.5. If a site visit is deemed necessary then it must be held with consideration for the report deadline of the end of August associated with the Planning Committee meeting when the TPO is to be determined.
- 4.6. The report for the 12 September 2025 meeting of the Planning Committee will detail recommendations for consideration regarding the confirmation of the TPO.

## 5. Recommendation

- 5.1. That Members do not undertake a site visit.

Author: Kate Knights

Date of report: 24 June 2020

Background papers: TPO BA/2025/0002/TPO file and Treeworks application  
BA/2025/0087/TCAA file

Appendix 1: [Statement of Case and site location plan for provisional TPO at 2a Station Road, Geldeston](#)

# Appendix 1 – Statement of Case – Provisional TPO at 2a Station Road, Geldeston

## 1. Introduction

- 1.1. It is the Authority’s practice to provide Members with a Statement of Case, outlining the issues under consideration.
- 1.2. A single objection has been raised to the provisional TPO.
- 1.3. As well as the points raised by the objector and the Authority’s response which are set out in the table below, there are other considerations. The trees are early mature trees and as such will have some longevity of life; they are considered to contribute to the visual amenity of the area and are therefore of benefit to the general public; the trees increase resilience to climate change and improve air quality in the area, aid biodiversity and encourage wildlife.

## 2. Representations and responses

- 2.1. The three issues raised by the single objector, and the Broads Authority’s Arboricultural Consultant’s response are set out below:

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?	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 <i>or</i> 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. 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.
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

No.	Representation	Response
		trees and we will work with them to find an appropriate manner of doing so.
3.	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.

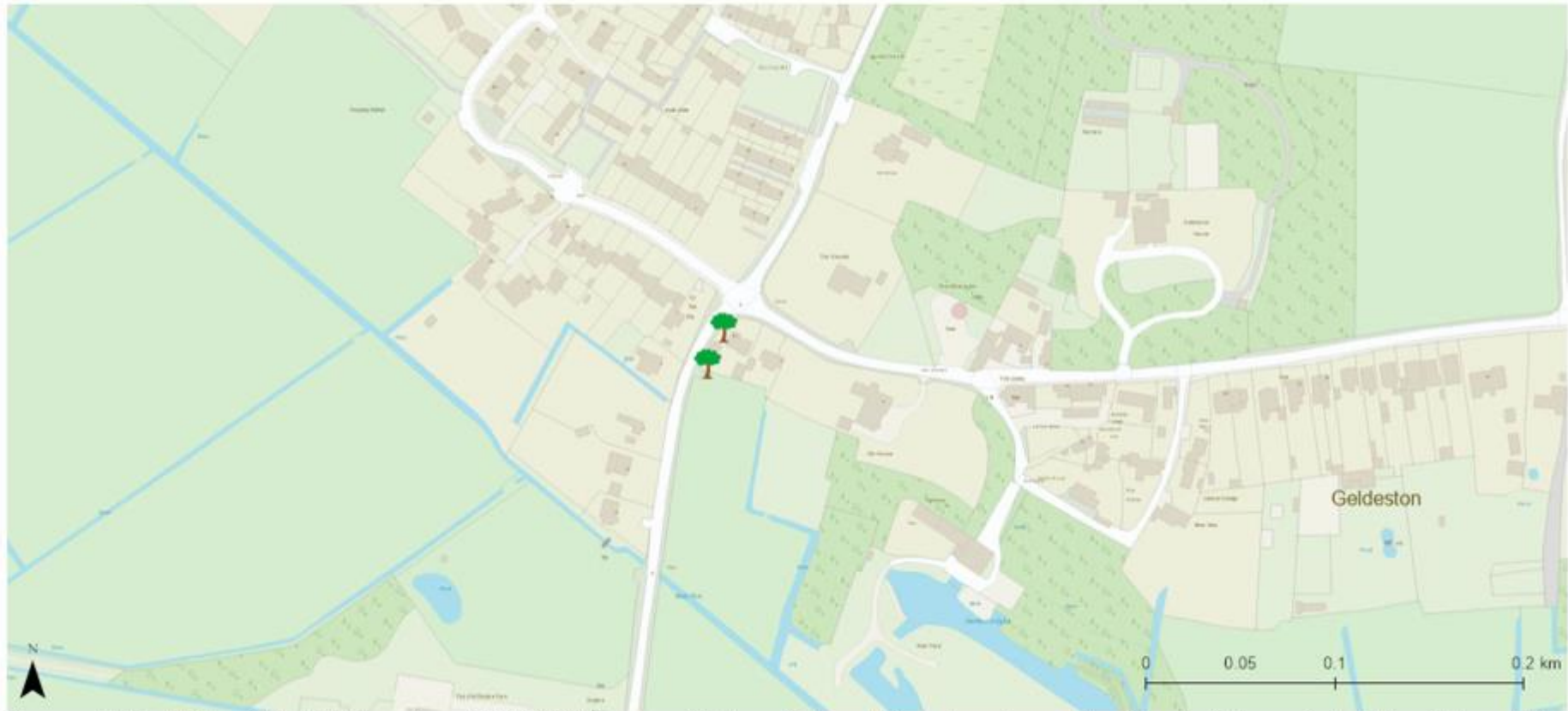
2.2. Members should consider this Statement of Case when deciding whether to confirm the TPO.

### 3. Location maps

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



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