

NNDC TPO (BRISTON) 2025 No.12 BRISTON – TPO 25 1075 - Land At Three Oaks, Norwich Road, Briston, Melton Constable, Norfolk NR24 2HT

Ref No. TPO/25/1075

Officer: **Imogen Mole (Senior Landscape Officer)**

PURPOSE OF REFERRAL TO COMMITTEE - To consider whether to confirm a Tree Preservation Order (TPO) to protect 3 oak trees at the above site.

BACKGROUND

The property known as “Three Oaks”, Norwich Road, Briston recently changed hands. The property appeared to need some degree of external works and renovation. The trees on the site are significant specimens and were previously unprotected. Concerns were raised when works started at the property.

The trees are mature and make a significant contribution to the amenity and character of Norwich Road, Briston. Two of the trees are extremely prominent on the roadside and the third is set just back from the road in the rear garden of the property, with all three being visible from a wide perspective (Norwich Rd, West End, Edgefield Rd). The size and maturity contribute positively to the local landscape and provide notable habitat value to the area.

REPRESENTATIONS

We have received 2 objections to the Order

The main objections are:

- Owners of the land should be able to do what they need/require whenever they choose with the trees, the Order may prevent the trees being maintained to a safe, respectable standard
- The trees have become enormous and unmanageable and are a nuisance to us and other neighbours
- The trees should be trimmed and maintained, I have concerns in high winds that they could cause damage. The leaf fall is a nuisance and blocks gutters and my pond and filters.

APPRAISAL

In response to the objections the following comments are made:

The three oak trees are prominent and an important part in the landscape, their size and maturity add to this importance. An Order does not prevent appropriate management work taking place, however with an Order in place there is a requirement to apply for works. The application process for tree work is free and most reputable tree surgeons will do this on an applicants behalf.

Seasonal issues and concerns about leaf fall, detritus and the burden of maintenance are not valid reasons to remove mature trees.

HUMAN RIGHTS IMPLICATIONS

It is considered that the serving of the Order may raise issues relevant to Article 8: The right to respect for private and family life, and Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's human rights, and the general interest of the public, it is anticipated that the confirmation of this Order would be proportionate, justified and in accordance with planning law

Main Issues for Consideration

- 1. Whether or not the Order was served correctly in accordance with the relevant legislation and the Council's adopted policy.**

Officers are satisfied that the proper procedures were followed when serving the Order.

- 2. Whether or not the Order has been served on trees of sufficient amenity value to warrant a Preservation Order.**

Officers consider that the three Oak trees make a positive contribution to the quality of the local environment and its enjoyment by the wider public and that therefore should be retained.

RECOMMENDATION:-

That the Order be confirmed.