

NNDC TPO (GREAT SNORING) 2025 No.23 – Great Snoring TPO 25 1086 - Land On The Boundary Of Methodist Chapel and South House

Ref No. **TPO/25/1086**

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

<p>PURPOSE OF REFERRAL TO COMMITTEE - To consider whether to confirm a Tree Preservation Order (TPO) to protect 1 Ash tree at the above site.</p>
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BACKGROUND

The Common Ash tree (*Fraxinus excelsior*) is a semi mature specimen in good physiological and structural condition. The tree is situated at a boundary and as a native species is likely to have self-set. It has established to become a part of the verdant street scene in the centre of the village of Great Snoring.

The species supports a diverse range of wildlife by providing food and habitat. Bullfinches eat the ash tree seeds, its leaves are an important food source for moth caterpillars including the coronet, brick, centre-barred sawfly and privet hawk-moth.

A tree work application was received to remove the tree, with reasons given the tree has signs of Ash Die back Disease (ADD).

Norfolk County Council have carried out important work on Ash Dieback Disease (ADD) in Norfolk. ADD formerly called Chalara - is a disease of ash trees caused by a fungus called *Hymenoscyphus fraxineus*. The disease causes leaf loss, crown dieback and bark lesions in affected trees. Young trees can be killed by the fungus relatively quickly. Older trees can be weakened by the disease to the point where they can succumb more readily to attacks by other pests or pathogens such as honey fungus

Ash Dieback Disease (ADD) was confirmed in established woodland in Norfolk in **October 2012**. In the following years most ash trees have been exposed to the fungal spores and large numbers of trees have died, however, many of the trees that have survived the initial wave of infections are showing a tolerance to the disease.

Attached at **Appendix 1** is additional information provided by the applicant dated 08 Sept 2025 in support of tree removal. The tree surgeon, Jon Court of Norfolk Tree Services, offered an opinion of the condition of the tree observing lesions and watershoots emerging from the stem.

There are further comments made on 21 November 2025 observing King Alfred's Cakes (*Daldinia concentrica*), a fungus that grows on dead wood. This is also a possible sign of deterioration.

The tree surgeon also tested the flexibility of the branches, and found them to be brittle and weak, although there was no evidence of which branches were tested or how this was carried out to confirm this.

Tree officer response – no evidence of the fungi 'King Alfred's cakes' has been provided, *Daldinia* is a Saprotrophic fungi growing on dead wood only, it is not known to cause tree failure, the removal of dead wood is exempt and may be carried out at any time.

The images submitted by the applicant and captured by Google Streetview cameras show good canopy coverage with healthy leaf percentages.

No evidence has been given to confirm the extent of the disease in this tree, it is important to assess and inspect trees for ADB when ash tree is in leaf, this limits the inspection window to the months of June, July and August.

Referring to the ADD percentage guide from Norfolk County, removal work is not considered necessary in trees with 0 – 50% dieback. The closest record of the tree in leaf is captured by Google Street View camera in May 2025; the tree is showing a full canopy with an estimated 0-25% canopy cover loss.

An inspection of the tree was carried out on 23 October 2025, the autumnal leaf fall had started at the time of inspection, however, the canopy of the tree was found to be in good condition with very low levels of establishing deadwood and good tip coverage. No other issues with the tree were observed.

Forest Research on ADD [Ash dieback \(*Hymenoscyphus fraxineus*\) - Forest Research](#)
With the exceptions of felling for public safety or timber production, we advise a general presumption against felling living ash trees, whether infected or not. This is because there is good evidence that a small proportion will be able to tolerate *H. fraxineus* infection. There is also the possibility that a proportion of ash trees can become diseased, but then recover to good health.

An amended specification was agreed with the owner to prune the tree, this remains in place as an alternative course of action.

REPRESENTATIONS

We have received **1 representation objecting** to the Order

The main objections are:

- The tree has Ash Dieback Disease which will deteriorate the tree's health causing a potential risk to people or property nearby.
- Safety concerns around this tree becoming hazardous along with the trees' current condition mean the tree should be considered for removal.
- Impact on Biodiversity and ecology, an infected tree does not provide the same benefits as a new live tree would.

- Mitigation, owners are happy to replace the tree.

APPRAISAL

In response to the objections the following comments are made:

The tree is an important part of the streetscene and this area of the Great Snoring Conservation Area. It has withstood the initial waves of ADD infection and therefore can have a long safe useful life ahead. The tree contributes positively to amenity of the area and meets the criteria for an Order to be confirmed.

An Order does not prevent appropriate management work taking place, if the ADD establishes within the canopy further assessments can be made.

The evidence submitted in support of the application is insufficient to confirm removal is appropriate in this instance,

PF/22/2850 Erection of garden building (garden room/ store) condition 4 sets out tree protection measures that need to be implemented as part of the permission. The removal of the tree obviates the requirement for tree protection measures to be implemented; the removal of the tree would mean these measures are not required.

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 lime tree makes 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.