

NNDC TPO (WIVETON) 2025 No. 27 TPO 25 1090 - Land At Long Furlong House and Long Furlong Cottage

Ref No. **TPO/25/1090**

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

<p>PURPOSE OF REFERRAL TO COMMITTEE - To consider whether to confirm a Tree Preservation Order (TPO) to protect Groups of trees, individual trees and a Woodland at the above site.</p>
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BACKGROUND

Reports were received about unauthorised tree removal works being undertaken at land next to Long Furlong Cottage in July 2025. The land is situated within the Glaven Valley Conservation Area.

Trees that are growing within a conservation area are protected under section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority before carrying out certain works unless an exception applies.

These controls apply not only to standalone trees but also trees situated within a hedge, or an old hedge which has grown up and become a line of trees of reasonable height. They do not, however, extend to conventional managed hedgerows that abound a domestic property.

In this case, the boundary vegetation was once a well-maintained hedgerow. However, in more recent times, the maintenance has lapsed with the hedge having grown up into a row of conifers with sycamore and oak inclusions.

A breach of planning control has taken place on this occasion. In such instances, the Council is obliged to investigate the breach and act accordingly. The service of the Order along with replacement planting was considered appropriate action in this instance.

The trees are visible from public footpaths, highways and private gardens. Protecting the remaining trees on site and adjacent to the site, preserves the amenity and biodiversity value of the area.

REPRESENTATIONS

We have received **1 supporting comment** relating to the Order (summarised below):

- The removal of the trees has increased light pollution and damaged the AONB (Norfolk Coast National Landscape).
- The remaining trees are important to retain.

We have received **1 representation objecting** to the Order (summarised below):

- There is a lack of expediency, there is no intent to remove trees or woodland, there is no foreseeable threat through development proposals.
- Limited public visibility, the trees are only visible from a distance, they can not be considered a key landscape feature
- Condition and management, the trees have been neglected and require management.
- There is a willingness to manage the trees responsibly.

APPRAISAL

In response to the **supporting** commentary, we agree with residents that the trees are valuable and should be retained wherever possible.

In response to the **objections** the following comments are made:

The expedience was demonstrated when unauthorised work was carried out in the Conservation Area to remove trees along the eastern boundary of Long Furlong Cottage and we have agreed acceptable replacement planting. The works created significant local interest and concern which lead to the Order being served as part of enforcement action.

The woodland forms a cohesive group wrapping around the properties at Blakeney Long Lane, there is no natural start and stop and so the whole canopy area has been included in the Order.

A woodland Order is not served to prevent appropriate management, and we can put in place ongoing management programmes to reduce any administrative burden the Order represents.

We welcome the willingness to manage the trees responsibly.

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 trees captured by the Order 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.