

Heritage Asset Review Group

Note of Meeting held on Friday 19 July 2013

Present:

Murray Gray – in the Chair
Sholeh Blane
Julie Brociek-Coulton
Jacquie Burgess
Colin Gould

In attendance:

Ben Hogg – Historic Environment Manager
Simon Hooton – Head of Strategy and Projects
Prue Smith – Consultant on Cultural Heritage
Sandra Beckett – Administrative Officer

11/1 Apologies for absence and Welcome

Apologies for absence were received from Stephen Johnson –
Jacquie Burgess attended in his place.

11/2 To receive the note of the tenth meeting held on 28 March 2013

The Note of the tenth meeting held on 28 March 2013 was
received as a correct record.

11/3 Points of Information arising from the last meeting

Minute 10/6 Buildings at Risk: Re Whitlingham Country Park
Future Development and remains of historic buildings.

Simon Hooton reported that he would be concentrating on climate
change matters over the next few months. However, Ben Hogg
would be liaising on matters with the Trust in relation to these
buildings. Being involved with the potential development of a Youth
Hostel and the general vision statement for the site the historic
assets of the park were being taken into account with the hope that
they could be incorporated into any overall scheme.

Minute 10/9 Conservation Area Re-Appraisals:

Waveney 3 Ditchingham, Ellingham and Geldeston – this had been
adopted by Waveney District and approved by South Norfolk's
internal Steering Group before it would be finalised in print form.

Further updates on Conservation Area Re-Appraisals were dealt
with at Agenda Item Number 9. (Note 11/9).

11/4 Heritage At Risk Update March 2013

Progress Report

The working group received an updated schedule of the buildings in the Broads Authority Executive Area on the Broads Authority's Buildings at Risk Register 2012/13 which had been considered at the previous meeting.

Members noted the progress on the items listed and that there were no further significant changes to report on the items listed other than those to be removed. General monitoring and action was being progressed.

Common Farmhouse, Ruggs Lane, Burgh St Margaret, Fleggburgh.

Members were particularly pleased to note that work was due to start on the repairs to the farmhouse within the week.

Bridge Farmhouse, Low Road, Mettingham. The Planning Committee had granted permission for a separate dwelling in February 2012 subject to a Section 106 Agreement incorporating a schedule of repairs for the Listed property. The Section 106 Agreement had now been agreed and signed and the schedule of works was in place to be implemented. It was noted that repairs to the listed property had to be undertaken before the planning permission could be implemented for the dwelling.

Members were particularly pleased to note that the works to the *Barn at Stokesby Hall, Runham Road, Stokesby* had now been completed and that this could be removed from the Register.

It was noted that Churches were not included on the Schedule. It was further noted that English Heritage had approved a grant for repairs to Burgh Castle Church, although this was reliant on the Church being able to raise £40,000. However, there was optimism that this could be achieved.

With regards to St Margaret Church, Hardley there were some long standing issues concerning movement and it was understood that a first stage phase application for grant aid for repairs was being prepared.

The group welcomed the considerable progress that had been made, particularly since the Heritage Asset Review group had been formed. Monitoring would continue on those Buildings At Risk still on the Register.

11/5 Listed Buildings to be considered for Enforcement Action

The group considered a schedule of listed buildings where unauthorised works had taken place. Two of these had been the subject of reports to Planning Committee and had been authorised for enforcement action.

- Ashby with Oby, Manor House (Grade 11) Replacement Windows and Door - The owner had submitted an application for delisting to English Heritage. It was noted that this case needed to be handled sensitively.
- Manor Farmhouse, Dunburgh Road, Geldeston. Replacement Windows – Following consideration at the Planning Committee and approval being granted for the replacement windows and some alterations, extensive negotiations had been held with regard to further details on the rendering and mullioned window following detailed assessment. A repair technique had been agreed which best maintained the historic character of the building and the matter resolved.

The Group noted the report.

11/6 Manor House Irstead – De-listing update

Following the severe damage by fire in February 2012 to Manor House, Irstead Road, Barton Turf (Category C), an assessment of the buildings condition had been carried out by English Heritage and the Authority had responded to and provided comments to English Heritage concerning the application for delisting of the property. The assessment had exposed considerable frailties although the Authority considered that there was considerable proportion of the building remaining which would provide a positive contribution to the wider Broads scene. English Heritage had originally considered that the case was borderline. However, the application for delisting had been approved. Subsequently, an outline application for demolition and replacement with a similar sized dwelling had been received.

The Group noted the report.

11/7 The Local List –Thematic Survey Topic 2013 – 14

On the basis of the Group's previous agreement to consider thematic groups of assets that contributed to the character of the Broads for inclusion on the Local List, the theme of "waterside chalets" had been chosen.

However, the response to including buildings and heritage assets generally on the Local List this year had been much greater than previously. Members noted that the nominations for inclusion on the Local List would be assessed on the basis of the Authority's adopted criteria and guidance provided by English Heritage and therefore there was a filtering process in place, prior to submission via HARG to the Planning Committee for approval. If already listed, the structures would be filtered out. Owners and nominees of artefacts were kept informed through the whole process.

As previously stated, it was hoped that the Parish Forums would be able to play a major part in the development of the Local List.

It was suggested that when an asset was approved for inclusion on the local list consideration be given to some visible recognition of this, perhaps in the form of a Broads symbol for example a dragonfly.

The Group noted the progress made and agreed that the idea of a visible recognition of inclusion on the Local List should be explored further.

11/8 The Mills Strategy Workshop

Further to Note 9/6 and 10/8 the Group received a comprehensive note of the Mills Strategy Workshop held on 20 June 2013. They were pleased to note that it had been a very positive interchange with the variety of owners and organisations who had attended together with 7 members of the Authority. They were also heartened by the enthusiasm and pro-active and interactive nature of the event. It was recognised that the representatives who had attended appreciated the interest taken by those members of the Authority who had been present.

Prue Smith provided a schedule setting out a distillation of the issues raised and the potential part the Broads Authority could play to progress matters further. This was not wholly comprehensive but intended as a discussion paper (attached at Appendix 1). Members discussed the issues raised in more detail.

It was obvious that the Authority would not be able to do everything listed and therefore it was a question of prioritising and establishing a timescale and dealing with matters in bite-size chunks. It was recognised that the overall implementation of the strategy would involve others and therefore was dependent on ownership, liaison with other organisations and resources. It was considered that the data gathered would be useful in targeting those areas which were either vulnerable and/ or where it would be possible to achieve an outcome.

It was agreed that it would be important to establish the ownership of the Mills in the first instance and also to raise awareness as to the value of the Mills to the Broads Landscape and the overall character of the Broads. If one or two projects could be established this could provide show cases for other mills. The establishment of a group of Norfolk/Suffolk mill owners was considered to be worth considering further.

The Group discussed the Role of members of the Authority in the strategy and it was noted that one of the main contributions was the continued involvement and interest in any workshops or an owners group that might be established. Any chances to promote the value of the Mills should be taken.

The Head of Strategy and Projects, Simon Hooton informed the Group that Will Burchnall had been appointed to the new post of Project Manager. It was noted that his skills would be helpful in attempting to find project funding.

Jacque Burgess commented that having been newly appointed to the Mills and Pumps Trust she would be meeting with Simon Partridge (How Hill Trust) and Simon Daniels (SDF Chairman) to consider possibilities for the future maintenance of the three How Hill windpumps.

It was agreed:

- (i) to continue the dialogue with interested parties;
- (ii) to progress the Mills Strategy on the basis of the discussions held at the Workshop using the discussion schedule in the first instance as a guide; and
- (iii) that the Historic Environment Manager and the Landscape Officer investigate the establishment of a start up fund from either the Project pot or Planning Delivery Grant to progress and develop a potential Heritage Lottery Bid.

11/9 Conservation Area Re-Appraisals

Progress was reported on the following Conservation Areas.

- **Langley Abbey**

Work on this was proceeding. The Final draft for public consultation was being prepared, copies of the leaflet for distribution to the local community were tabled for members information. The Group agreed that the consultation period should take place in September 2013 rather than over the summer as had previously been proposed. Members would have the opportunity to view part of the area on their site visit on 24 July 2013.

- **Oulton Broad**

It was proposed to submit the Consultation Draft to the Planning Committee meeting in August or September with the aim of having the consultation period in this autumn.

- **Salhouse Conservation Area**

It was noted that this was being organised by Broadland District Council and the response had been very positive. It was intended that there would be a report to the Authority's Planning Committee meeting in August 2013.

- **South Walsham**

Consultations had been completed on the appraisal and a meeting had taken place with the Fairhaven Garden Trust concerning the woodland management in order to allay their fears about the management of the trees and possible curtailment of commercial expansion.

The residents of Church Close had been against the inclusion of their Close within the Conservation Area. However, given that this would distort the whole boundary unnecessarily and following the re-appraisal work, Broadland District Council was proceeding with its inclusion.

The Group agreed that the Conservation Area re-appraisal should be supported.

- **Halvergate Marshes**

It was understood that with the changes in Defra Funding for Environmentally Sensitive Areas, there had been some applications by landowners to change from grazing marsh to arable. As this could have serious implications for the landscape, it was suggested that consideration of this area should become a priority. An update would be given to the Planning Committee meeting on 16 August 2013

It was agreed

That the report be noted and update given to the Authority's Planning Committee meeting in August 2013.

11/10 The Broads –Placemaking Project

The Group had received copies of the report submitted to the full Authority meeting on 12 July on The Broads Placemaking Project and the Broads Landscape Architect provided members with a presentation. Members noted that the overall aim was

- *To enable a wide range of people to have access to and be*

involved with the production of a greater level of text and visual information about the Broads landscape and it's component features and elements thereby providing the opportunities to build a new common level of awareness, understanding, confidence and motivation to participate in shaping future landscape of the Broads.

They noted the key themes and considered the potential audience and users of the scheme. They noted that it would remind people that the landscape was constantly changing and the effect that humans had on helping to shape that landscape. It was noted that the project went beyond the Broads boundary due to water catchment.

With the choice of possible trial areas for the project the Group considered it was important that this linked in with other Broads objectives and therefore the use of joint forums and parish forums would be apt.

Members received the project with enthusiasm.

It was agreed that the report be noted and the project progressed.

11/11 Any Other Items of Business

None.

11/12 Date of Next Meeting – 8 November 2013

It was noted that the next meeting of the Heritage Asset Review Group would take place on Friday **8 November 2013** following the Planning Committee meeting.

The meeting concluded at 15.30pm

Drainage Mills Workshop – 20 June 2013

Key issues raised:

	Points raised at workshop	Broads Authority
Establish ownership:	Ownership of some DMs unknown. IDB already working on establishing ownership of those drainage mills within their system and may be able to help with the identification of owners of other mills. IDB operate a system of stewardship – i.e. owners of adjacent land keep an informal eye and report back on issues of condition/vandalism etc. In some instances the responsibility between the land and the maintenance of machinery (often historic) isn't clear.	Liaise with IDBs – compile data base of owners -some information already held
Historic importance etc	Celebrate the uniqueness and importance of the mills as an asset - use this in funding applications. Interpretation important individually but should also celebrate the uniqueness of the group resource. Importance in the landscape and role in the management of the landscape historically but also today – dyke pattern survives - story to be told.	Facilitate interpretation – existing landscape character assessments, listed building & some other historic information already held. Publish in newsletters/documents. Conservation area appraisals where appropriate??
Research best practice	Look at other organisations such as TEAMS in Cambridgeshire - Networking – owners – BA – TEAM? Look to others with similar portfolios of structures – Norfolk Windmills Trust – others? Use established organisations to full potential. Establish links to groups of enthusiasts.	Provide contact information to owners. Facilitate initial meeting(s) of owners and external organisations? Liaise & gather relevant information from other similar organisations Disseminate information to owners
BA strategy	Realistic and robust approach. Prioritise access and availability. Establish parameters of project and context.	Liaise with IDB's re strategy Liaise with owners re the strategy and how their DM fits in

	<p>Share information with owners and interested parties.</p> <p>Establish the place of modern mills in water management and associated planning issues</p> <p>Strategy how do we back it and build it? Delivery?</p>	<p>Provide case studies as available to give confidence to stakeholders in the strategy</p>
Uses	<p>Managed ruins perfectly acceptable in some instances. Investigate complimentary uses - flexibility of uses may be key as may a network of uses that support each other. Sustainability of solutions important.</p> <p>Potential for alternative technology e.g. electricity generation, telecommunications, broadband etc – could provide modest income to fund repairs etc.</p> <p>Issues surrounding increased vulnerability and potential liability with public access.</p> <p>Creative thinking required and flexibility required in possible new uses.</p> <p>Trails via improved access.</p> <p>Vantage points.</p> <p>Link to green infrastructure – wind powered drainage either as a real or educational resource in terms of land drainage historic and future.</p>	<p>Establish which structures could be managed ruins & advice on how this could be achieved.</p> <p>Establish acceptable level of repair/reconstruction for each structure e.g. temporary/permanent caps.</p> <p>General guidance on acceptable types of uses and potential implications of them on the historic structure & environment – e.g. alternative technology, residential, recreational etc.</p> <p>Site specific guidance for individual structures.</p> <p>Look at access routes to & between DMs.</p>
Funding	<p>Carry out research and provide owners with guidance as regards available funding externally – what's out there? What the criteria are?</p> <p>Potential funding from EA to/via IDB possible partnership and assistance.</p> <p>Facilitate, advise and assist in development of projects and external funding bids</p>	<p>Research & produce funding pack.</p> <p>Research potential partners.</p> <p>Liaise with IDB.</p>
Delivery/implementation	<p>Use of volunteers such as BA and NWT and others in delivery.</p>	<p>Co-ordinate volunteer force(s)?</p>