

Planning Committee

AGENDA

Friday 12 October 2018

10.00am

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|--|--------|
| 1. To receive apologies for absence and introductions | |
| 2. To receive declarations of interest | |
| 3. To receive and confirm the minutes of the previous meeting held on 14 September 2018 | 3 – 12 |
| 4. Points of information arising from the minutes | |
| 5. To note whether any items have been proposed as matters of urgent business | |

MATTERS FOR DECISION

- | | |
|--|---------|
| 6. Chairman's Announcements and Introduction to Public Speaking
Please note that there will be no public speaking as there are no applications to consider. | |
| 7. Request to defer applications included in this agenda and/or to vary the order of the Agenda
To consider any requests to defer an item included in this agenda, or to vary the order in which items are considered to save unnecessary waiting by members of the public attending | |
| 8. To consider applications for planning permission including matters for consideration of enforcement of planning control

No applications are to be considered at this meeting | |
| 9. Enforcement Update
Report by Head of Planning | 13 – 17 |
| 10. Consultation Documents Update and Proposed Response: Great Yarmouth Local Plan | 18 – 22 |

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Report by Planning Policy Officer	
11. Great Yarmouth Third River Crossing Report by Head of Planning	23 – 28
12. Somerton Conservation Area Re-appraisal Report by Historic Environment Manager	29 – 59
13. Heritage Asset Review Working Group Review of Role and Membership Report by Historic Environment Manager	60 - 63

MATTERS FOR INFORMATION

14. Appeals to the Secretary of State: Update Report by Administrative Officer	64 - 65
15. Decisions made by Officers under Delegated Powers Report by Head of Planning (herewith)	66- 69
16. To note the date of the next meeting – Friday 9 November 2018 at 10.00am at Yare House, 62-64 Thorpe Road, Norwich NR1 1RY	

Broads Authority
Planning Committee

Minutes of the meeting held on 14 September 2018

Present:

In the Chair - Mrs M Vigo di Gallidoro

Mr M Barnard
Mr W A Dickson
Mrs L Hempsall
Mr B Keith

Mr P Rice
Mr H Thirtle
Mr J Timewell

In Attendance:

Mrs S A Beckett – Administrative Officer (Governance)
Ms L Burchnall – Head of Ranger Services (Minute 2/8)
Mr N Catherall – Planning Officer
Mr T Risebrow – Planning Officer (Compliance and Implementation)
Ms C Smith – Head of Planning
Mrs M-P Tighe – Director of Strategic Services

Members of the Public in attendance who spoke:

BA/2018/0208/COND Barnes Brinkcraft, Riverside Road, Hoveton

Anthony Knights On behalf of the Applicant:

2/1 Apologies for Absence, Welcome and Housekeeping Matters

The Chair welcomed everyone to the meeting.

Apologies had been received from Prof J Burgess, Ms G Harris and Mr V Thomson.

The Openness of Local Government Bodies Regulations

The Chair gave notice that the Authority would be recording the meeting in accordance with the Code of Conduct. No other member of the public indicated that they would be recording the meeting.

2/2 Declarations of Interest and introductions

Members and staff introduced themselves. Members provided their declarations of interest as set out in Appendix 1 to these minutes in addition to those already registered.

The Chair welcomed Jack Ibbotson as the Authority's new Planning Officer.

2/3 Minutes: 17 August 2018

The minutes of the meeting held on 17 August 2018 were agreed as a correct record and signed by the Chair.

2/4 Points of Information Arising from the Minutes

There were no points of information to report.

2/5 To note whether any items have been proposed as matters of urgent business

There were no items of urgent business.

2/6 Chairman's Announcements and Introduction to Public Speaking

(1) Broads Local Plan

The Examination in Public of the Broads Local Plan took place on 6, 7 and 10 September 2018. The Inspector had complemented staff on the way the Examination had been run. Officers were given a number of tasks including the provision of further evidence on some of the policies within the Plan. The next steps included one more session on 28 September 2018, followed by consultation on the proposed modifications. It was anticipated that the Local Plan could be adopted early in 2019.

- (2) Parish Forum** – The next Parish Forum event would be held on Wednesday 19 September 2018 starting at 6.30pm in the Authority's offices. The Chair emphasised that this was a very important part of the Authority's liaison with the parish councils. Their representatives could raise concerns and highlight matters, which they considered were working well. Paul Rice, Haydn Thirtle and Bill Dickson confirmed they would be attending.

(3) Public Speaking

The Chair stated that public speaking was in operation in accordance with the Authority's Code of Conduct for Planning Committee. Members of the public were invited to come to the Public Speaking desk when the application on which they wished to comment was being presented. They were reminded that, as the meeting was being recorded, any information they provided should be appropriate for the public. They were requested not to give out any sensitive personal information unless they felt this was necessary to support what they were saying and would not mind others being aware of it.

2/7 Requests to Defer Applications and /or Vary the Order of the Agenda

The Chair reported that she had received a request to defer consideration of item 9 (Enforcement Item for consideration) but she saw no reason to do so

and therefore it would be considered. She did not intend to vary the order of the agenda.

2/8 Applications for Planning Permission

The Committee considered the following application submitted under the Town and Country Planning Act 1990 (also having regard to Human Rights), and reached the decisions as set out below. Acting under its delegated powers the Committee authorised the immediate implementation of the decisions.

The following minutes relate to further matters of information, or detailed matters of policy not already covered in the officers' reports, and which were given additional attention.

- (1) BA/2018/0208/COND Barnes Brinkcraft, Riverside Road, Hoveton**
Variation of approved plans, Condition 2, of permission
BA/2017/0155/FUL
Applicant: Barnes Brinkcraft

The Planning Officer gave a detailed presentation and assessment of the application to vary a condition on the planning permission granted in July 2017. That application involved the replacement of 158m of quay heading, removal of 280 square metres of land, installation of pontoons, widening of access track and removal of storage shed on a very prominent site on the River Bure in Hoveton where the river began to narrow significantly. The works relevant to that application involved the removal of a peninsula of land running parallel to the river that enclosed the large mooring basin. This turned the mooring basin into a mooring bay enclosed on three sides rather than four. The plans involved the bisection of this new bay with a pontoon positioned parallel to the river to facilitate moorings either side via finger pontoons, to increase the capacity of the site.

Works started in September 2017 but, unfortunately the works were not completed in accordance with the planning permission. The present application sought to regularise the position following detailed negotiations and consultation with the Navigation Committee. The proposal sought to retain the development as built ie retaining the extension to the spit of land, the location of the pontoon closer to the river and the siting of finger jetties with a change in the configuration of moorings alongside the river. The plans included a limitation on the length of vessels using the moorings, with the mooring to the north of these for a single side-on mooring only and the provision of signs advising of the restrictions. The Planning Officer explained that the plans indicated that no vessel would protrude beyond where a barge had previously been located.

A letter had been received since the writing of the report, saying that the signs were impractical and unreadable. The Head of Ranger

Services commented that the Rangers had been carefully monitoring the area. The plans under consideration, as agreed by the Navigation Committee were workable. When the signs were in place over the summer there seemed to have been very little transgression. However, over the last few weeks, the signs had disintegrated, the lettering was not clear, and/or the signs were not visible and vessels had been protruding into the navigation. In addition, most problems occurred when staff were not available after 5.00 pm.

Mr Anthony Knight, the agent for the applicant explained that when work was being carried out to implement the original plans, it became apparent that the location of the pontoon would impinge on manoeuvrability of the boats within the basin. The piling had already been put in place and it would have been very expensive to take this out. The company providing the moorings had not taken sufficient account of this when providing the design. He further stated that his client was providing much needed visitor moorings and improved facilities in the heart of the Broads. Under the previous ownership, residential boats and two flat-a-floats had occupied the mooring basin and there had been no pump out facilities resulting in health and safety hazards. His client was aware that the signs were badly damaged and he intended to install new ones by the end of next week, giving the restrictions on the size of vessel, the use by visitors and the timings when staff would be available. These would be mounted on top of the pontoons so that they would be visible and vessels could not damage them. He considered that the problems were more likely to occur with those hire boats that did not belong to this particular boatyard.

Members acknowledged that this was a very busy part of the river system and in general considered that the keys to avoiding congestion and intrusion into the navigable channel were appropriate signing and management of the moorings, including staff availability. Therefore they considered that appropriate signage and management was required, the latter possibly being conditioned. They advocated a management plan being negotiated with the landowners to cover maintenance of signs, only suitable boats being moored, manning and timing restrictions of the area by staff. Some members had real concerns over safety in this area and objected to the application. One member considered that it did not seem at all appropriate for the outer limit of a substantial planning application to be based on the outer limit of a moveable vessel ie a barge, which had previously been in place.

The Head of Planning explained that were planning permission to be granted and the operation of the site was not in accordance with any planning condition or management plan, the LPA would be able to address the matter through a Breach of Condition Notice, against which there was no right of appeal. If there were continued non-compliance this would be pursued through prosecution. If the Authority refused permission, the applicant could appeal or revert to the previous scheme where there was no restriction on vessels' length. If the navigable

waterway was encroached, the infringement would be dealt with under navigation byelaws.

Lana Hemsall proposed, seconded by Mike Barnard that the application be approved with the addition of a management plan, either by agreement or as a condition.

RESOLVED by 4 votes to 2 against and 2 abstentions.

that the application be approved subject to the conditions outlined within the report that included details on signage, together with a negotiated management plan either by condition or agreement. The proposal is considered to accord with Policies with DP4, DP12, DP13, DP28 and DP29 of the Development Management Policies DPD (2011), and the National Planning Policy Framework (2018) which is a material consideration in the determination of this application.

2/9 Enforcement of Planning Control: Enforcement Item for Consideration: Land at the Beauchamp Arms Public house, Ferry Road, Carleton St Peter.

The Committee received a report and presentation concerning the unauthorised change of use of land for the installation of four static caravans in the grounds of the Beauchamp Arms Public house car park, situated in a remote but prominent location between the villages of Claxton and Langley on the south bank of the River Yare. The caravans were not in use or in a good state of repair. The landowner had indicated that he wished to hire them out as accommodation for anglers. The Planning Officer (Compliance and Implementation) apologised for two mistakes within the report at para 1.3 and 1.4. He corrected these as follows:

Para 1.3 Line 5 "he was also advised that planning permission would be required" instead of "was to be granted".

Para 1.4 Line 1: Replace "Since 2011 there have been no static caravans located at the site" with "There were static caravans located at the site until 2016."

An email from the owner had been forwarded to Members.

Officers had visited the site on a number of occasions and discussed the situation with the landowner. At the time of writing the report, there were four static caravans on the site. When the Officer had visited the site on 11 September 2018, one static had been removed from the site, and the three remaining had been moved with one on the car park and two on the access track. Prior to 2012, the static caravans on the site were likely to have been immune from enforcement action. However, in 2016 they had been removed from the site and therefore any established use had been removed. Since May 2018 to August 2018, four static vans were on the site.

The use of this site for the storage of caravans was considered contrary to development plan policy, in particularly adopted Development Management Policies DP1 and DP4. The site was also within a functional flood plain where it was unlikely that planning permission would be granted. The storage use was not linked in any reasonable or functional way to the adjacent public house use and the standing of the caravans had an adverse impact on the character and appearance of the local landscape. The owner had given no justification for why they were required and they did not appear to be associated with any lawful use on the site. Although the situation had changed since the writing of the report, Officers requested that they be given authority to take serve an Enforcement Notice should it be determined that it was necessary. The essential criteria would be applied as to whether it would be necessary, reasonable and expedient to do so.

A member expressed concern about giving permission to take enforcement action when a breach had not occurred. It was in the interests of the Authority to support riverside businesses and she hoped that the situation could be resolved through negotiation. Lana Hempsall proposed that any authority to take action be deferred until a breach had occurred and further negotiations had taken place. There was no seconder for the proposal and the motion fell.

Members noted that officers did have dialogue with the owner. In general, they considered that they needed to take a decision on what was before them.

Bill Dickson proposed, seconded by Mike Barnard and it was

RESOLVED by 5 votes for, 1 against and 2 abstentions,

that officers are given authority to issue and Enforcement Notice requiring the removal of unauthorised static caravans on land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter should there be a breach of planning control and it be necessary, reasonable and expedient to do so.

2/10 Enforcement Update

The Committee received an updated report on enforcement matters previously referred to Committee. Further updates were provided for:

Burghwood Barns, Burghwood Road, Ormesby St Michael. The Breach of Conditions Notices had been issued concerning the non-compliance with conditions of BA/2018/0444/FUL and prosecution proceedings had commenced. The statements were with the Solicitor. It was not expected to get a hearing date with the courts until nearer the end of the year.

The Head of Planning commented that fortunately the Authority had not had to prosecute many cases.

Marina Quays. An application had been received and the determination processes had commenced. The Navigation Committee had considered the proposal at its meeting on 6 September 2018 and consultations were taking

place at present. There was likely to be a public meeting. A report would be brought to a future Planning Committee.

Former Waterside Rooms, Station Road, Hoveton: Untidy land and Building.

The Section 215 Notices had been issued on 28 August 2018 with a compliance date of 28 October 2018. Officers had received notice that the company who owned the site had authorised some works. Officers intended to visit the site to report back on progress.

Members welcomed the progress made.

RESOLVED

that the report be noted.

Having declared an interest, Mike Barnard and Melanie Vigo di Gallidoro removed themselves from the meeting and took no part in the following discussion.

Mr Bruce Keith - Vice-Chairman in the Chair for this item.

2/11 Consultation: Lake Lothing Third River Crossing

The Committee received a report and presentation on the recent consultation on the planning application for the third river crossing at Lake Lothing submitted by Suffolk County Council. It was noted that this development was a Nationally Significant Infrastructure Project (NSIP) and therefore the the Planning Inspectorate would determine the application. The crossing was to be located towards the eastern end of Lake Lothing, broadly central within the area of the port. This was the central location of the three options, which was favoured following the consultation by Suffolk County Council in 2015. It was noted that the Director of Operations and Head of Navigation Services had been part of the working group looking at the design and development of the river crossing and were satisfied that it would not interfere with the principles of the navigation of the river.

The Navigation Committee had considered the matter at its meeting on 6 September and fully supported the scheme. They were satisfied that the proposal would not have an adverse impact on navigation and would support the leisure industry. They considered that particular attention should be taken of tidal flow. They also suggested there should be some new moorings either side of the bridge. They did not have any objections. These comments together with the Minutes of the Navigation Committee, would be forwarded to the Planning Inspectorate along with the comments from this Committee.

Members considered that the animated “drive through” and artist’s impressions were very helpful in allowing them to focus on the potential impacts the bridge would have particularly on the landscape in relation to the Broads. They welcomed the provision of access for pedestrians and cyclists

and that this was being fully addressed in the detailed planning designs, which included a lift. They considered that the scheme was to be welcomed as it would help address the issues of traffic congestion and delay and provide significant enhancements to the town. It would also help support the leisure industry and commercial sector and be helpful for the area's future economy.

Members were pleased to note that the proposed bridge would be high enough to enable the majority of vessels wishing to visit the Broads to go under the bridge without being restricted. They also noted that the column structures were wide enough to allow the passage of substantially large vessels and smaller craft would not be impeded. As such, it would not introduce an extra impediment to the navigation. They were also satisfied that the crossing would not have any visual impact on the Broads landscape. They considered that it would be an important piece of infrastructure, an iconic structure in the landscape and important for the centre of Lowestoft for future generations.

Paul Rice proposed, seconded by Bill Dickson and it was

RESOLVED unanimously

that the report is noted and the proposed comments in the report be endorsed. The Authority commend and supports the proposal to construct a third river crossing in Lowestoft as it will help to address the issues of congestion and delay which impact adversely on the use and development of the town.

**Mike Barnard and Melanie Vigo di Gallidoro returned to the meeting.
Melanie Vigo di Gallidoro – in the Chair**

2/12 Appeals to the Secretary of State

The Committee received a schedule of decisions to the Secretary of State since 1 June 2018. This was an appeal concerning the conditions attached to the outline permission for development at Hedera House, Thurne. The Inspectorate had still not provided a start date.

RESOLVED

that the report be noted.

2/13 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 2 August 2018 to 29 August 2018. None of the decisions was a result of the monitoring programme.

RESOLVED

that the report be noted.

2/14 Date of Next Meeting

The next meeting of the Planning Committee would be held on Friday 12 October 2018 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich.

The Chair gave notice that there would be training on flood protection following the Planning Committee meeting on 9 November 2018. Officers from the Environment Agency would provide the training.

The meeting concluded at 12.17 pm.

CHAIRMAN

APPENDIX 1**Code of Conduct for Members****Declaration of Interests****Committee:** Planning Committee**Date of Meeting:** 14 September 2018

Name	Agenda/ Minute No(s)	Nature of Interest (Please describe the nature of the interest)
Paul Rice		Chairman Broads Society
Haydn Thirtle	2/9	General – lobbied re Caravan units
Bill Dickson		None other than those already declared
Mike Barnard	2/11	Lake Lothing: Third River Crossing. – involved in many discussions through Waveney District Council.
Melanie Vigo di Gallidoro	2/11	Member of Suffolk County Council and Waveney District Council
Melanie Vigo di Gallidoro on behalf of Members	2/9	Enforcement Item: Static caravans at Beauchamp Arms, Public House, Ferry Road, Carleton St Peter.

Enforcement Update
Report by Head of Planning

Summary: This table shows the monthly updates on enforcement matters.

Recommendation: That the report be noted.

1 Introduction

1.1 This table shows the monthly update report on enforcement matters.

Committee Date	Location	Infringement	Action taken and current situation
10 October 2014	Wherry Hotel, Bridge Road, Oulton Broad –	Unauthorised installation of refrigeration unit.	<ul style="list-style-type: none"> • Authorisation granted for the serving of an Enforcement Notice seeking removal of the refrigeration unit, in consultation with the Solicitor, with a compliance period of three months; and authority be given for prosecution should the enforcement notice not be complied with • Planning Contravention Notice served • Negotiations underway • Planning Application received • Planning permission granted 12 March 2015. Operator given six months for compliance • Additional period of compliance extended to end of December 2015 • Compliance not achieved. Negotiations underway • Planning Application received 10 May 2016 and under

Committee Date	Location	Infringement	Action taken and current situation
			<p>consideration</p> <ul style="list-style-type: none"> • Scheme for whole site in preparation, with implementation planned for 2016/17. Further applications required • Application for extension submitted 10 July 2017, including comprehensive landscaping proposals (BA/2017/0237/FUL) • Further details under consideration. • Application approved and compliance to be monitored in autumn • In monitoring programme
3 March 2017	Burghwood Barns Burghwood Road, Ormesby St Michael	Unauthorised development of agricultural land as residential curtilage	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the reinstatement to agriculture within 3 months of the land not covered by permission (for BA/2016/0444/FUL; • if a scheme is not forthcoming and compliance has not been achieved, authority given to proceed to prosecution. • Enforcement Notice served on 8 March 2017 with compliance date 19 July 2017. • Appeal against Enforcement Notice submitted 13 April 2017, start date 22 May 2017 (See Appeals Schedule) • Planning application received on 30 May 2017 for retention of works as built. • Application deferred pending appeal decision. • Application refused 13 October 2017 • Appeal dismissed 9 January 2018, with compliance period varied to allow 6 months. • Compliance with Enforcement Notice required by 9 July 2018. • Site inspected on 21 February in respect of other

Committee Date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> conditions. • Site monitoring on-going, with next compliance deadline 31 March 2018 • Site inspected 8 May 2018. Compliance underway in accordance with agreed timescales. Next monitoring scheduled for July 2018. • No further works undertaken, so non-compliance with Enforcement Notice • Operator given to 6 August 2018 to comply. Compliance not achieved. • Prosecution proceedings commenced. • Breach of Condition Notices issued on 30 August 2018 in respect of non-compliance with conditions 3,4, and 5 of BA/2016/0444/FUL.
<p>31 March 2017</p> <p>26 May 2017</p>	<p>Former Marina Keys, Great Yarmouth</p>	<p>Untidy land and buildings</p>	<ul style="list-style-type: none"> • Authority granted to serve Section 215 Notices • First warning letter sent 13 April 2017 with compliance date of 9 May. • Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued. • Monitoring • Further vandalism and deterioration. • Site being monitored and discussions with landowner • Landowner proposals unacceptable. Further deadline given. • Case under review • Negotiations underway • Planning Application under consideration

Committee Date	Location	Infringement	Action taken and current situation
5 January 2018	Barnes Brinkcraft, Riverside Estate, Hoveton	Non-compliance with planning condition resulting in encroachment into navigation of moored vessels	<ul style="list-style-type: none"> • Authority given to negotiate solution • Meeting held 17 January and draft scheme to limit vessel length agreed in principle. Formal confirmation awaited. • Report to Navigation Committee on 22 February 2018 • Planning application required • Planning application in preparation • Planning Committee resolve to grant planning permission 14 September 2018
23 March 2018	Rear of Norfolk Broads Tourist Information and Activity Centre 10 Norwich Road Wroxham	Unauthorised development: free standing structure and associated lean-to.	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the removal of the freestanding structure and associated lean- to with a compliance period of 6 months. • Enforcement Notice served 3 April 2018, with compliance date of 8 November 2018
27 April 2018	Land north of Bridge Cottage, Ludham	Unauthorised retention of hardstanding and structures, plus erection of workshop	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring removal of the all unauthorised uses, hardstanding and structures, including fence surrounding the site, the shed, portacabin and shipping container and restoration of the land in accordance with condition 7 of planning permission BA/2009/0202/FUL with a compliance period of 3 months. • Enforcement Notice served 3 May 2018, with compliance date of 14 September 2018 • Site checked 21 September. Partial compliance, so landowner allowed a further one month to complete works.

Committee Date	Location	Infringement	Action taken and current situation
27 April 2018	Former Waterside Rooms, Station Road, Hoveton	Untidy land and building	<ul style="list-style-type: none"> • S215 Notices issued 28 August 2018 with compliance date of 28 October 2018 • S215 Notices complied with
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the removal of unauthorised static caravans on land at the Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so. • Site being monitored

2 Financial Implications

2.1 Financial implications of pursuing individual cases are reported on a site by site basis.

Background papers: BA Enforcement files
 Author: Cally Smith
 Date of report: 26 September 2018

Appendices: Nil

Consultation Documents Update and Proposed Responses
Report by Planning Policy Officer

<p>Summary: This report informs the Committee of the Officers' proposed response to planning policy consultations recently received, and invites any comments or guidance the Committee may have.</p> <p>Recommendation: That the report be noted and the nature of proposed response be endorsed.</p>
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1. Introduction

- 1.1 Appendix 1 shows selected planning policy consultation documents received by the Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2 The Committee's endorsement, comments or guidance are invited.

2. Financial Implications

- 2.1 There are no financial implications.

Background papers: None

Author: Natalie Beal
Date of report: 26 September 2018

Appendices: APPENDIX 1 – Planning Policy Consultations Received

Planning Policy Consultations Received

ORGANISATION:	Great Yarmouth Borough Council
DOCUMENT:	Consultation on the Great Yarmouth Draft Local Plan Part 2 - Development Management Policies, Site Allocations and Revised Housing Target
LINK	https://www.great-yarmouth.gov.uk/planning-consultations
DUE DATE:	30 September 2018 (although extension to after this Planning Committee agreed with GYBC)
STATUS:	Draft local plan
PROPOSED LEVEL:	Planning Committee endorsed
NOTES:	<p>This Draft Local Plan Part 2 document shows what the Council is thinking about having in terms of:</p> <ul style="list-style-type: none"> • detailed policies for planning applications • allocations of sites for development • a reduction in the overall housing target for the Borough, and a few minor updates to other Core Strategy policies • the replacement of the remaining old 'saved' policies (from the former Borough-wide Local Plan of 2001) by these new policies will replace • changes to the Local Plan Policies Map, to give effect to the above <p>Once it is completed and adopted, the Local Plan Part 2 will provide the detailed policies to help achieve the general type and distribution of development for the period to 2030, already decided by the Local Plan Part 1 (Core Strategy), which the Council adopted in 2015.</p>
PROPOSED RESPONSE:	<p><u>Comments</u></p> <ul style="list-style-type: none"> • There are many blank pages and the chapter separation pages are heavy on the use of ink if they are printed off. • 2.2.1.6 – suggest that the Broads Authority is mentioned here in that a Duty to Cooperate Agreement exists whereby GYBC have committed to deliver the entire housing need for the Borough, including that of the Broads Authority, and that any completions in the Broads will count towards the wider Borough need/targets. • Page 11, para 6 says 'The Borough is varied, but includes some of the most deprived areas in the country' – not sure of the relevance of this statement to this section. • 2.1.1.7 and page 23 penultimate paragraph – do you intend to address affordable housing policy review? I note that the NPPF relating to affordable housing now does not refer to AONB (new NPPF paragraph 63). Are the current thresholds still valid as a result? • Page 14 – I think there should be a map there, but the page is blank. • G2-dp and policies maps. It is not clear how the symbol of strategic gaps is used. Is the extent of the symbol the extent of the gap, so one can develop up to that? If so, up to which part of the symbol? Policy justification does not reference relevant local landscape character assessment(s) Policy G2-dp.

	<p>Strategic gaps policy is welcomed however gaps are ill-defined. The policy wording and map does not offer a clear definition of each strategic gap; is the gap the entire open area which currently exists between settlements or just the area the symbol covers? In order to protect a strategic gap from development that reduces the physical size / appearance, the areas will need to be defined – this assessment is usually undertaken using local landscape character assessments as a baseline to identify important gaps, with input from a landscape professional to define areas. See South Norfolk landscape designations review for an example; https://www.south-norfolk.gov.uk/residents/planning/planning-policy/landscape-character-assessments . Could be some cross-border co-ordination required as GYBC landscape character assessment identifies the gap between Corton and Hopton, which hasn't been brought forward into the policy.</p> <ul style="list-style-type: none"> • H2-dp – first part refers to agriculture or other rural based occupancy conditions but later only refers to agriculture. Do a, b and c only relate to agriculture occupancy conditions? • General thought around policies H4-dp to H6-dp, has the Borough considered supporting 'lifetime housing' through policy; whereby new properties are designed with the forethought for future adaptations e.g. downstairs cloakroom W/C with enough floorspace to become wetroom. • H5-dp – for information, we refer to these as residential ancillary accommodation rather than residential annexes. • H11-dp – note this is positively worded, but what about development that negatively impacts on, for example, landscape? Support inclusion of dark skies, but would welcome reference in the reasoned justification to this and perhaps reference to our policy and background work. In second section of policy relating to larger housing developments, reference to landscape and visual effects of development required. Could link to strategic gaps policy in policy text and justification. I think (a. iv) may be referring to the local public rights of way network – if so, amending 'the local footpath network' to the 'local public rights of way network' or 'local highway network' would be stronger and allow scope for connections to cycle-able routes such as bridleways and cycle paths. • H13-dp – 'apply flexibly the relevant policies of the development plan'. Development in GYBC has the potential, if near to the border with the Broads, to affect the Broads. The only caveat to applying policies flexibly is that relating to timing of delivery. How will impact on the Broads be upheld in such circumstances? • B1-dp, ii – 'it can be demonstrated that they could not be accommodated within defined settlements; or' when you say defined settlement do you mean development limits? That is referred to in the supporting text. • L4-dp, L5-dp – request these refer to the setting of the Broads. Might be a relevant reference in other policies that could result in or assess development near to the boundary with the Broads. • Does E2-dp repeat some of E2-dp? Or does it provide the detail? • I note the use of the term 'unacceptably adverse impacts' in E1-dp. Elsewhere the phrase 'significant adverse impact' is used. Is there scope for consistency in the terminology used? • E2-dp – slightly confused by this policy. Entitles relocation but refers to replacement in the policy. The first part (1) seems to be about things that can go in place of the thing being relocated, but section 3 refers to that as well. Section 2 refers to commensurate with what is replaced, but is that in relation to the original site as per number 3? In the supporting text, what does 'well
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	<p>related’ mean – I also do not see reference to this in the policy.</p> <ul style="list-style-type: none"> • Page 62, second paragraph – perhaps mention the Act to which the references relate to. • Policy E4-dp (a iii.) Amend ‘links to the wider public footpath network’ to ‘links to the wider public rights of way network’. • E6-dp – support the policy especially reference to the Broads. Could refer to the setting of the Broads as well? (3.b.) amend ‘a landscaping plan’ to ‘a hard and soft landscape plan’ • Page 64, second paragraph – also mention the Broads Authority Landscape Sensitivity Study and Landscape Character Assessment. • C1-dp – we have a similar policy. Our policy also refers to consulting with the community about proposals relating to existing community facilities. • I2-dp – support this policy as it aligns with our similar policy. • GY7-dp, page 89 – refers to etc. like other policies (as mentioned previously). • Page 97, penultimate paragraph – note the Yacht Station not far from the train station – that provides overnight stopping facilities for boaters. • Affordable housing zones – as the Authority has regard to your policies on affordable housing, it would be helpful if the hatching that showed which affordable housing zones a particular area is within was shown in the Broads area as well. • The Broads is identified as an area of potential for exceptional waterlogged heritage by Historic England, although this ‘designation’ seems to apply to an area wider than the Broads Authority Executive Area. It may be something to consider in any heritage policy. <p><u>Wording/grammar/typographical errors spotted</u></p> <ul style="list-style-type: none"> • Page 3 – first paragraph – check use of brackets. Seems to be one missing. • Page 3 – ‘This informs and constrains the way the plan is prepared, the content of the policies, and the type of evidence need to justify them’. • Page 3 – ‘The preparation of this Draft Plan was undertaken by officers of the Strategic Planning team, in consultation with other Council services, and was overseen Councillors through the Local Plan Working Party and Policy and Resources Committee’. • 2.1.1.1 – ‘Updating the Housing Target provides the opportunity both to quickly align the Borough with the Government’s latest Policy and Guidance on the matter, and to significantly reduce the local housing target to a level that is more realistic and achievable level in the local circumstances, where the current local housing development market does not support the scale of growth previously targeted by the Core Strategy’ • Page 9, second para – ‘This value is expected to fall because the latest Population Projections, on which the Household Projections are based, are showing a 35% reduction in population growth in the Borough since the previous issue, and ONS has indicated is intends to approach the calculations in the same manner as the previous, 2016, Households Projections’. • Page 9, fourth para – ‘The reduced housing targets currently resulting from the new methodology are considered to be better reflect circumstances in Great Yarmouth’. • 2.1.2.1 – ‘A Great Yarmouth Town Centre Boundary was designated by the Core Strategy and shown is shown on the adopted Policies Map’
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	<ul style="list-style-type: none"> • 2.1.2.1 – ‘Regent Road has been removed from the Town Centre Boundary and redefined through its own standalone policy (GY9-dp) which serves to strengthen its role as a link between the Town Centre and Seafront area’. • 3.1.1.1 – ‘Development limits are one of the key policy tools available to guide location, type and amount of development to ensure it is delivered, and is consistent with, the adopted Core Strategy’ • 3.1.6.1 – ‘The following policy indicates how such assessments will be approached.’ • H10-dp - ‘B. Planning history - if there is evidence of previous applications for development of a larger sites of which the application site forms a part within the past 3 years of the date an application is made and development of the larger site would still be acceptable under other policies of the Local Plan; or’ • H10-dp – ‘i. under construction or completed in the 3 years prior to the before the application is made; or’ • H10-dp – ‘ii. has been granted planning permission or approval of details within the last 3 years and remains capable on implementation and which is capable of being implemented’. • H11-dp – ‘e. biodiversity (including trees and hedgerow) protection and enhancement; and’ • H12-dp – ‘i. An agreement with the relevant Parish or Town Council for it to adopt the space and commit to (for which it may require an appropriate financial contribution from the developer);’ Is this finished? What needs to be committed to? • L1-dp, Roman Numeral numbering starts from ii. Under ii there is an etc – not sure if that is meant to be there. • Page 57 – ‘aim is to hold existing the defence line’ • Page 58 – ‘(i.e. those within susceptible to change within the next 25 years)’ • Page 59 – ‘The policy also requires the applicant to undertake seeks to address the’ • E4-dp – ‘development in Borough’. ‘to Natura 2000 designates sites’. ‘be require to make’ • Page 61 – ‘the above policy supports on the’ • Page 72 – ‘while Policy CS10 seeks promote the enjoyment’ • Page 80 - but this not required to meet the identified need. • Page 82 – ‘To the west lies is Breydon Water (in the Broads 'national park', and outside of the Great Yarmouth Plan Area) and its surroundings).’ • Page 94 – ‘development proposals that will improvement of the overall quality’
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Great Yarmouth Third River Crossing
Report by Head of Planning

Summary:	The Broads Authority has been consulted on the proposal to construct a third river crossing across the lower Yare at Great Yarmouth. This report describes the proposals and sets out a brief commentary.
Recommendation:	That the Broads Authority support the proposal in principle, subject to detailed comments as outlined.

1. Introduction

- 1.1 There are currently two crossings of the River Yare in Great Yarmouth. The Breydon Bridge provides a crossing at the western edge of the town, linking between Runham Vauxhall and Cobholm Island/Southtown, which enables traffic to move between the A47 and A12 as well as access the commercial development in the southwest part of the town. The Haven Bridge, further downstream, provides a link from the quay area and the town centre to the Gapton Hall roundabout at Southtown, where it links to the A47 and A12. The Haven Bridge tends to function for local and town-bound vehicle movements rather than through traffic. There is no direct route across the river to either the port or the commercial areas at South Denes and all traffic accessing these areas has to pass over either the Breydon or Haven Bridge and then through the town. Both structures are opening bridges.
- 1.2 Both routes suffer significant congestion, especially at peak times, and there has long been an aspiration for a third bridge to provide a more direct link to the port and commercial areas, which would take this traffic away from the town centre.
- 1.3 In 2007 Norfolk County Council undertook a Stage 1 options exercise to investigate the constraints and options for the construction of a third river crossing. These were developed further in a study in 2009, which identified and considered a number of possible solutions before selecting the preferred option, which has been developed into the current scheme. Subsequently, £98M funding towards the scheme was secured from Department for Transport in 2017.
- 1.4 The planning application for the third river crossing is being developed by Norfolk County Council and this is the final stage of consultation prior to submission. Development of this nature constitutes a Nationally Significant Infrastructure Project (NSIP) so the application must be submitted to and determined by the Planning Inspectorate.

2. The proposed river crossing

- 2.1 The scheme, which has been developed proposes a third river crossing to be located towards the southern end of Great Yarmouth, crossing the River Yare approximately 1 kilometre to the south of the Haven Bridge. The access would be off the Harfrey's roundabout and then via a new roundabout to the slip road to the bridge, which would pass over Southtown Road before rising over the river. On the eastern side, the bridge would link to South Denes Road to the north of the port area.
- 2.2 The bridge is proposed as a double leaf bascule bridge, although the design has not been finalised. Two options are being considered, with the differences being around the opening mechanism. Option 1 would involve counter weights below the bridge deck, which would result in a simpler appearance and two bascule leaves each with an opening height of 40.90m AOD. Option 2 involves counter weights above the bridge deck with two bascule leaves each with an opening height of 44.5m AOD and steel balance beams and concrete piers having a height of 24.28m in the closed position. Both options require a substantial control tower. The height of the bridge deck would give a clearance of 4.5m above HMWL, but the width of the bridge hole would depend on which design is selected.
- 2.3 For information, it should be noted that the dimensions of the existing bridges over the Rivers Yare and Bure are as follows:

Bridge	Height at average HWL (metres)	Width (metres)
Breydon (fixed span)	3.96	24.0
Breydon (opening span)	3.50	23.0
Haven (opening)	2.9	26.80
Vauxhall (fixed)	2.06	30.40
Yarmouth, road (fixed)	2.13	21.30

3. Consultation responses

- 3.1 Navigation Committee: Details of the consultation have been circulated and the views of the Members will be reported orally.
- 3.2 NSBA: The NSBA has concerns about safety and amenity of leisure boating uses within the Great Yarmouth Port area. Passage through the Port along the River Yare between Bure Mouth and the open sea for yachts and motor cruisers is affected by strong tides, the workings of the commercial Port and the existing Haven Bridge. Considerable hazards are presented to leisure users in the absence of suitable lay-by moorings for leisure craft at the Haven Bridge, on occasions when there is a wait between arriving, for instance from a North Sea crossing and the opening of the bridge to river traffic.
- 3.3 The Third Consultation brochure shows the proposal to have lay-by moorings both up and down river of the bridge. It states that based on existing patterns

of use, the bridge can be expected to open to river traffic 15 times a day. The latest proposals are for an air draft when closed of only 4.5m at high tide, comparing very unfavourably with the proposed Lake Lothing third crossing and requiring a bridge opening for a larger proportion of all craft. However, from the perspective of leisure boat users, the most important consideration in the scheme is the inclusion of lay-by moorings immediately upstream and downstream, suitable for leisure users' motor cruisers and yachts. On the basis of the Third Consultation proposals, and the incorporation and maintenance of suitable lay-by moorings adjacent, the NSBA will support the scheme.

3.4 Broads Authority Head of Navigation: The development would need to include layby moorings for visiting leisure boats while waiting for the bridge to open. Any plans for opening the bridge would need to be considered alongside the other bridges in the area, particularly Haven Bridge, to ensure leisure boats can transit easily through the port in a coordinated way.

3.5 One third party representation: Requests two new pontoons:

- (1) downstream of the new bridge to enable yachts pass through all Yarmouth bridges with mast down, and then have a safe location in which to raise it;
- (2) upstream of Breydon Bridge to provide facility for yachts coming from Rivers Waveney and Yare to lower mast before passing through all Yarmouth bridges. Notes that the existing dolphins are difficult to use at some tidal states.

3.6 The correspondent comments that it is possible to book or request a bridge opening to enable passage through, but this is not always possible quickly and the opening of the bridge(s) will affect traffic flows.

4. Assessment

4.1 In responding to the consultation on this proposal it is appropriate to consider the principle of the scheme, and whether the Authority supports it, as well as the impact of the scheme on the Broads, including on the navigation.

4.2 Looking first at the principle of the scheme, the issues of traffic congestion and poor access to the port are recognised. Traffic congestion contributes to a poor local environment and impacts adversely on the local economy through increasing costs, which in turn is detrimental to social and economic wellbeing. The development of the port, particularly in recent years through the growth of the off-shore industry, has presented a very significant opportunity to improve the economic performance of the town. The scheme proposed seeks to address both pre-existing traffic problems and respond to the growth in both vehicular and waterborne traffic by improving access across the town, including, particularly, to the port and associated employment areas. This is to be welcomed in principle.

- 4.3 It is the case that typically visitors to the Broads do not have much interface with the town of Great Yarmouth or indeed the lower Yare beyond its confluence with the Bure. There are very few moorings available to facilitate access into the town, and, in any case, hire vessels are prohibited from the port area. The majority of public moorings that are available are at the Great Yarmouth Yacht Station operated by the Broads Authority and experience there indicates that a high proportion of the visitors to the facility are in transit between the northern and southern rivers, and do not necessarily intend to visit the town. On this basis, the introduction of a bridge across the lower Yare is unlikely to have a direct impact on the majority of Broads users.
- 4.4 For those Broads users, however, who do visit Great Yarmouth from the Yacht Station or other moorings, the traffic congestion and resulting poor environment will impact adversely on the visitor experience after arrival as well as discouraging future visits. Whilst Great Yarmouth is not part of the Broads, there is a strong and historically functional relationship between the two and development which makes the town more attractive to Broads users (by removing disincentives) is welcome.
- 4.5 Whilst the introduction of a new bridge may not impact directly on Broads users who stay within the Broads, there is the potential for it to affect users coming in or leaving the Broads system via the North Sea. The construction of a third river crossing would introduce an obstruction within the port area and this would inevitably have an impact on navigation as passage through the waterbody would be impeded. It is the case, however, that to access the Broads such users will already need to pass through either two existing structures to access the Rivers Yare and Waveney (ie the Haven and Breydon Bridges) or three structures to access the River Bure (ie the Haven, Vauxhall and Yarmouth road bridges). Reference to the table at 2.3 above indicates that the proposed new crossing has been designed to have a deck height which, at 4.5m, is significantly higher than that of the existing bridges, so constitutes a lesser obstruction and one which therefore allows passage for both a larger size and number of vessels than the existing bridges. This notwithstanding, there would be an impact, particularly for those larger vessels which could not pass through the closed bridge and which would therefore need to wait. Indicative provision is made in the scheme for layby moorings, but it is not clear how these would be provided, or precisely where or what provision they would offer and this is an omission of concern. These issues are raised by the Head of Navigation and it is considered that the scheme needs to be clarified to ensure that appropriate and sufficient provision for leisure boaters is incorporated at the design stage scheme.
- 4.6 In regard to this, it is also noted that the third party representation received in respect of the proposal raises the issue of layby moorings (both here and on Breydon Water) and it would be appropriate to raise this in response to the consultation.
- 4.7 It is also worth noting that whilst the proposed structure is an opening bridge, the arrangements for the opening should be clarified, principally whether this will be scheduled or 'on demand'. The Head of Navigation notes that the

opening of bridges could usefully be coordinated to enable vessels to pass through all the bridges sequentially without having to moor, and this should be considered when the operational plan is being developed.

- 4.8 The proposed new bridge is a substantial structure, however, the extent of the impact will depend on which design is selected. The visual impact of the design of Option 1 would be broadly local when the bridge was in the closed position (ie with traffic flowing over it) as there would be no structural vertical elements other than the control tower, and the structure would not be visible from the Broads area. The design of Option 2 involves significant vertical supports at a height of 24.28 AOD and which, as an integral part of the bridge structure, would be permanently visible whether the bridge was in an open or closed position. When open (ie with vessels transiting the river) the height of the raised bridge decks would be 40.90m AOD for Option 1 and 44.5m AOD for Option 2.
- 4.9 The draft planning application, ie the document which is the subject of this consultation, does not appear to include a full assessment of the visual impact of the proposal, although it makes it clear that this will be done for the formal submission stage. This should be in accordance with best practice and recognised guidelines and include a Zone of Theoretical Visibility (ZTV) with viewpoint locations in the Broads. This will enable the impacts on the Broads to be assessed. Whilst the further detail that will be included in the Development Consent Order application will be considered in due course, it is clear from the information provided to date that the impacts of Option 1 will be significantly less than the impacts associated with Option 2 and it would be useful to indicate a clear preference for Option 1 in the response.
- 4.10 The consultation document identifies that the scheme offers opportunities to create and improve routes for pedestrians and cyclists and the indicative plans illustrate these. It is noted that the off-carriageway routes proposed on the western side are better developed than those on the eastern side, where provision is very limited. The scheme offers a good opportunity to provide a more attractive cycle route from the north to the south of the Broads, including providing a link to and through the town, and modest engineering works could easily facilitate this. It is noted that Lowestoft is the UK's starting point for the North Sea Cycle Route (Sustrans national route 1) and there are links to this from Great Yarmouth which would be significantly improved by minor works here.

5. Conclusion and recommendation

- 5.1 The proposal to construct a third river crossing in Great Yarmouth is a scheme which can be welcomed in principle as it would help to address the issues of congestion and poor environmental quality which impact adversely on the use and development of the town. The views of the Navigation Committee are currently awaited, but subject to their being satisfied that the proposal would not have an adverse impact on navigation, the Authority's response can be submitted as follows:

- (i) The Broads Authority can confirm its 'in principle' support for scheme;
- (ii) The Broads Authority has a strong preference for Option 1, due to the reduced visual impact;
- (iii) The following matters should be taken into account and addressed in the development of the final scheme:
 - Adequate layby moorings in the form of fixed pontoons to be provided upstream and downstream of the proposed new bridge;
 - Pontoon mooring to be provided upstream of Breydon Bridge to provide facility for yachts coming from Rivers Waveney and Yare to lower mast before passing through all Yarmouth bridges;
 - Arrangements for the opening should be identified in the scheme, with provision made for the opening of all Yarmouth bridges to be coordinated to enable vessels to pass through them sequentially without having to moor;
 - A Townscape and Visual Assessment (TVIA) should be provided and should include viewpoints from within the Broads area (to be agreed with the Broads Authority) and, where impacts are identified, should include suitable mitigation to reduce or avoid significant impact; and
 - Provision for off-carriageway routes for pedestrian and cyclists be incorporated into the scheme, including improvement of links to the town centre and to the south to reinforce the historic and functional connections with the wider hinterland.

Background papers: None
Author: Cally Smith
Date of report: 27 September 2018
Appendices: None

Somerton Conservation Area Re-appraisal
Report by Historic Environment Manager

Summary:	<p>The Authority has a responsibility to review its Conservation Areas and to consider the designation of new ones if needed.</p> <p>The purpose of this report is to inform members on the appraisal process for Somerton conservation area and to decide on the submission of the re-appraisal to full Authority for adoption.</p>
Recommendation:	<p>That Members:</p> <ul style="list-style-type: none">(i) consider the feedback from the consultation on the Somerton Conservation Area draft re-appraisal; and(ii) subject to member comments, endorse the Somerton Conservation Area re-appraisal and management plan and recommend it for adoption to the Broads Authority.

1 Introduction

- 1.1 Members have previously agreed to assessment work being carried out on the phased re-appraisal of existing conservation areas, taking into account the duty of the Authority to identify and maintain up-to-date appraisals of conservation areas and, as appropriate, to designate new areas.
- 1.2 Members will be aware that an informal agreement has been reached with the Districts' conservation officers whereby areas that fall mainly within the Broads Authority area would have the appraisal work carried out by the Broads Authority and areas that fall mainly outside the Broads Authority area would have the appraisal work carried out by the relevant district.
- 1.3 The Somerton Conservation Area is partly within the Broads Authority Executive Area and partly within Great Yarmouth Borough Council. The more densely developed part of the settlement falls within the Broads Authority Executive Area. Therefore the appraisal work and the consultation exercise have been carried out and funded by the Broads Authority. This report includes details of the consultation with the public and key stakeholders
- 1.4 The Conservation Area at Somerton has been in place since 1987, even if there is no formal written appraisal on record. The Broads Authority has treated the review as a re-appraisal.

- 1.5 Broads Authority Officers have considered, in the preparation of the re-appraisal and management plan, whether boundary changes are required. They concluded that, in this instance, minor amendments to the boundaries of the Conservation Area are appropriate.
- 1.6 The Somerton Conservation Area consultation draft was discussed at the Broads Authority Planning Committee on 1st April 2016. At this meeting Members agreed to support the draft re-appraisal and to carry out a consultation exercise.
- 1.7 Great Yarmouth Borough Council's Conservation Team have been involved and commented on the re-appraisal and boundary changes.
- 1.8 Officers from the Broads Authority have liaised closely with Somerton Parish Council to discuss the proposed re-appraisal. Officers have been in regular correspondence with and provided updates to the Parish Council throughout the consultation process.
- 1.9 The Somerton Conservation Area re-appraisal, management plan and suggested boundary changes are appended at Appendix 1.
- 1.10 The map showing the Conservation Area boundary, including the proposed boundary changes, is appended at Appendix 2.

2 Initial consultation and feedback

- 2.1 All residents within the Conservation Area boundary were contacted by letter in September 2017, as were Local Members and other key stakeholders. All were sent a leaflet setting out the process and implications of the re-appraisal along with a copy of the draft document. All were given the opportunity to comment on the proposals. The consultation process was undertaken in line with the Broads Authority's Statement of Community Involvement.
- 2.2 An open morning was held at Somerton village Hall on Saturday 7 October 2017 between 10.00 am and 1.30pm with officers of the Broads Authority in attendance to answer any questions. 26 people attended.
- 2.3 The initial 8 week consultation period ran between 21 September and 20 November 2017. Officers then collated the responses. This is summarised below.
- 2.4 The level of feedback received was reasonable.
 - In total 10 detailed written responses were received from residents, 4 from statutory consultees and 1 from the Parish Council. In addition 8 verbal representations / comments were made at the open morning, raising similar issues to the written representations;
 - Generally responses were balanced, with some supporting the re-appraisal and management proposals for the area, whilst some

questioned Broads Authority involvement and proposed boundary changes. Some responses raised negative issues in terms of management for the area. Main issues were mostly about the proposed boundary changes. Some minor issues were raised about traffic and footpaths. Responses also suggested small amendments and corrections to the text;

- 3 responses objected outright to the re-appraisal;
- The Parish Council provided a detailed response outlining residents' comments they had received;
- In addition to the public response, responses were received from statutory consultees - Historic England, Norfolk County Council, and Great Yarmouth Borough Council. They supported both the re-appraisal and the management proposals. Historic England and Norfolk County Council suggested minor amendments to text; and
- Anglian water responded with no comment.

2.5 The key issues raised were about the following proposed changes to the boundary of the conservation area:

- The proposed inclusion of Staithe House Farm farmyard and adjacent buildings along Staithe Road;
- The proposed inclusion of Manor Farm and adjacent buildings at Manor Farm Road; and
- The proposed inclusion of Staithe Farm and adjacent buildings at Sandy Lane.

2.6 Some other feedback was received in response to the proposed changes to the boundary:

- 1 response strongly objected to the proposed inclusion of Staithe House Farm farmyard. It also suggested that Staithe House, currently within the boundary, should be omitted;
- 1 response suggested that the inclusion of the converted modern barns at Manor Farm should be reconsidered;
- Various representations were received suggesting further extending the boundary to include additional buildings and land; and
- There was no objection and one comment supporting the inclusion of Staithe Farm and adjacent buildings on Sandy Lane.

2.7 As a result of the feedback received from the formal consultation, amendments were made to the text of the re-appraisal, to the management plan and to the boundary.

- 2.8 These proposed revisions were discussed at the Heritage Asset Review Group meeting on the 23 March 2018 and Members recommended to re-consult with the Parish Council.
- 2.9 The Parish Council was re-consulted on the amended re-appraisal and boundary changes.
- 2.10 As a result, 3 further representations were received from:
- The Parish Council;
 - The village hall committee; and
 - The owner of Staithe House Farm.
- 2.11 Details of the feedback received from the formal public consultation is summarised in Appendix 3 of this report. The further comments received from the Parish Council and village hall committee are also summarised at Appendix 3. The objections from the owner of Staithe House Farm are appended in full at Appendix 4

3 Assessment of responses

- 3.1 The responses received to both the initial and following consultation may be separated into two topics, which are detailed as follows:

Conservation Area boundary

- 3.2 A number of respondents suggested the inclusion of Land at Chapel field, Horsey Road and Green Lane and Common Road, as well as additional buildings on Horsey Road and The Lion PH.
- 3.3 Historic England's (formerly English Heritage) advice is contained in HE advice note 1 "*Conservation Area Designation, Appraisal and Management*". It states that only areas considered of special interest should be identified, included and designated as Conservation Areas.
- 3.4 Somerton's special interest relates to the development of the settlement around the historic Staithe and Halls, rather than the wider context. Consequently the re-appraisal of Somerton Conservation Area does not include wider landscape areas.
- 3.5 Officers have considered the suggested inclusion of the properties at Keeper's Cottage, Honey Pot Cottage and Blood Hills by respondents. Whilst these buildings could meet the criteria for inclusion they are quite remote from the existing boundary. For this reason their inclusion is not considered appropriate at this time. It is intended to maintain up-to-date appraisals and these potential inclusions could be considered in the future.

- 3.6 A respondent suggested that the barn conversions East of Manor Farm should not be included in the revised boundary. Officers consider the modern barn conversions to the East of Manor Farm to be well executed contemporary designs which do contribute to the character of the Conservation Area. The suggestion to exclude them from the boundary would therefore not be appropriate.
- 3.7 The suggested inclusion of the Village Hall by respondents has been considered by Officers. Although the building is an important community asset, it has been much altered externally and contributes little visually to the overall character of the Conservation Area. Its inclusion is therefore not supported at this time. The village hall committee also objected to the inclusion of the building.
- 3.8 The proposed inclusion of the farmyard to Staithe House Farm farmyard and buildings to the end of Staithe Road was part of the initial proposal and has been widely commented. This area has been carefully considered by Officers following objections from both the owner and the Parish Council.
- 3.9 It is accepted that the farmyard is not currently of high visual amenity. However, its location at the head of the dyke is very important in terms of:
- views into the Conservation Area from the marshes; and
 - the approach to the village and Staithe from the water.
- 3.10 Furthermore, the historic relationship between the farm, the settlement and the open marshes is considered of particular significance. It is therefore proposed to include the farmyard in the Conservation Area. This excludes “Sunways”, the property to the west end of Staithe Road.
- 3.11 The proposed inclusion of Staithe Farm and adjacent buildings on Sandy Lane was part of the initial proposal and received 1 comment of no objection and 1 comment supporting the extension. Officers consider this area to be appropriate for inclusion.
- 3.12 In conclusion it is proposed not to include the following extensions into Somerton conservation area:
- Land at Chapel field, Horsey Road and Green Lane and Common Road, as well as additional buildings on Horsey Road and The Lion PH;
 - Keeper’s Cottage, Honey Pot Cottage and Blood Hills
 - The village hall; and
 - Sunways, Staithe Road.
- 3.13 It is proposed to retain the initially proposed extensions at:
- Manor Farm
 - Staithe House Farm farmyard

- Staithe Farm

3.14 A map of the proposed new boundary of the Conservation Area is appended at Appendix 2.

Other comments

3.15 The other comments received related primarily to issues covering highways issues and Broads Authority involvement. These comments are noted but no action is required.

3.16 All comments are summarised at Appendix 3

4 Assessment and Implications of Adoption

4.1 The Somerton Conservation Area is one of the 25 conservation areas either wholly or partly within the Broads Authority executive area. The Conservation Areas are designated heritage assets.

4.2 The Authority has a duty to periodically review conservation areas and provide up-to-date appraisal and management plans for them. The Somerton Conservation Area was first designated in 1987. It doesn't have an up-to-date appraisal or management plan.

4.3 The Somerton Conservation Area boundary is proposed to be altered as a result of the re-appraisal. There will consequently be additional minor financial implications for its administration by the Broads Authority. This includes the consideration of applications for development management proposals or works to trees. There may also be limited financial implications for the Broads Authority for any future re-appraisal work.

4.4 The implications for residents and landowners within the proposed extensions to the existing Conservation Area are minor financial implications for the preparation of applications for development management proposals or works to trees.

4.5 For residents within the existing boundary, the re-appraisal represents no additional financial implications which would not already exist.

4.6 In the Broads Authority part of the area, the additional constraints in the main apply already. Outside of the Broads Authority Area, additional restrictions will arise on permitted development rights for who become included within the boundary. These restrictions were summarised and circulated as part of the consultation process.

4.7 The re-appraisal provides a written interpretation of the characteristics of the Conservation Area and identifies key features, issues and opportunities for enhancement. The appraisal and management plan will assist residents and landowners in the preparation and development of proposals within the Conservation Area. The documents will also support Local Planning

Authorities in determining applications, as well as to inform public bodies over the management of the area such as the management of the highways etc.

- 4.8 The minor financial implication to the Broads Authority for the administration of the extended area and potential future re-appraisal work is outweighed by the statutory duty placed on the Authority in relation to conservation areas.
- 4.9 The majority of feedback received from the consultation process has been either positive or neutral and constructive. The majority of responses support the retention of the area and the proposed boundary changes.
- 4.10 Great Yarmouth Borough Council are responsible for the formal adoption of that part of the Conservation Area which falls within their area. A report will be taken to their members in due course.

5 Conclusions

- 5.1 The Authority has a statutory duty to consider areas which are worthy of designation as conservation areas, to designate these areas as conservation areas, and to publish up-to-date appraisals and management plans.
- 5.2 It is considered that the Somerton area identified on the extended map is worthy of Conservation Area designation. It is described in the re-appraisal and management plan, which were developed following a detailed assessment and consultation.
- 5.3 It is recommended that the re-appraisal and management plan for the Somerton Conservation Area, for that part of the Area within the Broads Authority executive area, is formally taken forward for adoption by the Broads Authority.

Background papers: None

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Appendices: APPENDIX 1 – Somerton Conservation Area Re-Appraisal Management Plan
APPENDIX 2 – Map showing Conservation Area Boundary
APPENDIX 3 – Summary of Consultation responses
APPENDIX 4 – Email from Residents of Staithe House farm.

Somerton Conservation Area Appraisal

Introduction

Why have Conservation Areas?

A review of policies relating to the historic environment carried out by Historic England (then known as English Heritage) on behalf of the Secretary of States for Culture Media and Sport and the Environment Transport and the Regions was published in December 2000 under the heading 'Power of Place'.

The Report which reflected views now held generally by the population at large, confirmed 5 main messages

- i Most people place a high value on the historic environment and think it right there should be public funding to preserve it.
- ii Because people care about their environment they want to be involved in decisions affecting it.
- iii The historic environment is seen by most people as a totality. They care about the whole of their environment.
- iv Everyone has a part to play caring for the historic environment. More will be achieved if we work together.
- v Everything rests in sound knowledge and understanding and takes account of the values people place on their surroundings.

In summary we must balance the need to care for the historic environment with the need for change. We need to understand the character of places and the significance people ascribe to them.

The concept of Conservation Areas was first introduced in the Civic Amenities Act 1967, in which local planning authorities were encouraged to determine which parts of their area could be defined as "Areas of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance".

The importance of the 1967 Act was for the first time recognition was given to the architectural or historic interest, not only of individual buildings but also to groups of buildings: the relationship of one building to another and the quality and the character of the spaces between them.

The duty of local planning authorities to designate Conservation Areas was embodied in the Town and Country Planning Act 1971, Section 277. Since then further legislation has sought to strengthen and protect these areas by reinforcing already established measures of planning control in the Planning (Listed Buildings and Conservation Areas) Act 1990, and now reflected in the National Planning Policy Framework (NPPF).

Unlike Listed Buildings, which are selected on national standards, the designation of Conservation Areas in the main is carried out at District level based upon criteria of local distinctiveness and the historic interest of an area as a whole. However, in the past, the criteria adopted by different local authorities in determining what constitutes a special area have tended to vary widely. For example, although public opinion seems to be overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene, what is familiar to many, may only be cherished by some.

Over the last 30 years this approach has changed significantly. Much greater emphasis is now placed on involving the local community in evaluating 'what makes an area special', whether it should be designated and where boundaries should be drawn.

It is now recognised that the historical combination of local architectural style and the use of indigenous materials within the wider local landscape creates what has been termed 'local distinctiveness'. Distinctiveness varies within the relatively restricted confines of individual counties, which in turn are distinct in terms of the country as a whole.

Conservation Area designation for settlements and wider areas which embody this local distinctiveness may afford them protection against development which bears no relation to the locality either in terms of the buildings within it or landscape surrounding it.

The historical development of such settlements and their surrounding landscape are the 'journals' through which the social and economic development of the locality can be traced. The pattern of agricultural and industrial progress of settlements (their social history) is by definition expressed in the architecture and landscape of any area – the historic environment.

It is not intended (nor would it be desirable) to use Conservation Area designation as a way of preventing or restricting development, the expansion of a settlement or preventing contemporary innovative design. Logically in the future new development should add to, rather than detract from the character of an area and will in turn help to chart historical development. However, all development should seek to preserve and/or enhance the character and appearance of the area.

Aims and objectives

Somerton Conservation Area was originally designated in 1987. This appraisal examines the historic settlement and special character of Somerton, reviews the boundaries of the Conservation Area and suggests areas for consideration.

If adopted, the appraisal will provide a sound basis for development management and encourage development initiatives which endeavour to improve and protect the Conservation Area as well as stimulating local interest and awareness of both problems and opportunities.

Planning policy context

For planning related matters, the land and buildings in the western part of Somerton Conservation Area are within the Broads Authority area, and those within the remainder of the boundary, in Great Yarmouth Borough District, as indicated on the attached map.

There are a range of policies which affect Conservation Areas within both the Broads Authority and Great Yarmouth Borough Council areas, originating from both national and local sources. The latest national documents in respect of historic buildings and Conservation Areas are The Government's Statement on the Historic Environment for England 2010. The National Planning Policy Framework published in March 2012, and Planning Practice Guidance for the NPPF 2014, published by the Department for Communities and Local Government. The Broads Authority and Great Yarmouth Borough Council consider the various provisions contained in them in plan making and decision making.

Locally, in line with government policy, the Broads Authority is currently reviewing and revising local policies which will be published in the Local Plan (formerly the Local Development Framework (LDF)). The Broads Authority has an adopted Core Strategy (2007) and Development Management Policies DPD (2011) and its Sites Specifics DPD was adopted in June 2014. The Broads Authority has some saved Local Plan (2003 and 1997 respectively) Policies in place.

To support these policies, the Broads Authority provides further advice in a series of leaflets, which are currently being reviewed and expanded as part of the Local Plan process. A list of those currently available is attached in Appendix 2.

Great Yarmouth Borough Council has recently adopted a new core strategy in December 2015 and is producing their Sites Specifics DPD.

Preamble

. As land within the Conservation Area is shared between The Broads Authority and Great Yarmouth Borough Council, this appraisal is being carried by the Broads Authority on behalf of both Authorities, and in consultation with Great Yarmouth Borough Council. It considers the whole of the Somerton Conservation Area, divided into the following three character areas;

- West – The Grange and The Staithe

- Central – The Street and White House Farm
- East – Somerton and Burnley Halls

Summary of Special Interest

A group of settlements with individual characters based around the staithe on the River Thurne and the two large estates of Burnley and Somerton Halls. Set in gently rolling fertile agricultural land, adjacent to the lower lying Broads marshes, the Conservation Area contains many mature trees. The use of local materials is a significant feature of the historic buildings in the settlements. The character areas are distinct. Development to the east of the conservation area sits on slightly higher ground towards Winterton and in some ways, is less typical of the character of a Broads village. The settlement to the west has many of the typical features of a Broads Village including a boat dyke, staithe and outlook to open marshes. The settlements clearly have much shared history as well as their own - the redundant Church of St Mary is a reminder of this. The grazing marsh, river, staithe and agriculture clearly shaped the settlements and this tradition continues today with locally harvested reed and sedge still being landed at the staithe for use locally as roofing material and cattle continuing to graze the marshes.

Location and context

Somerton Parish comprises of two distinct settlements, east and west,, situated some 8 miles north of Great Yarmouth, 22 miles north-east of Norwich and just over 1 mile from the coast at Winterton-on-Sea.

General settlement character and plan form

In contrast to the linear pattern of developments on the coast to the east, development in the parish of Somerton is made up of groups of buildings associated with farmsteads, and in the case of the east settlement, large country houses and their estates. This pattern of land ownership is important in how the hamlets have evolved, as is the position of the parish between the Broads marshlands and the coast. They were traditionally agricultural communities based around the two large farming estates of Somerton and Burnley Halls, with the adjacent marshlands used for grazing livestock and the valley sides for general agricultural use. In the west, the proximity of the staithe on the River Thurne was important for trade and communications. Nowadays, the majority of the residents are employed away from the village, and the staithe is mainly used by visitors by boat or by road although some trades and practices continue locally.

Geological background

Many millions of years ago the area now occupied by Norfolk lay beneath the sea. Deposits laid down on the sea bed formed Cretaceous Chalk which underlies the whole of Norfolk. It is the oldest rock type to be found in East Anglia, with an approximate age of 100 million years, and because it was subjected to smoothing glacial action, it provides a much more subdued topography than in other areas of Britain. The chalk deposits were subsequently overlain in Pleistocene times by a series of sand, muds and gravels, and these shelly sand deposits are known as 'Craggs'. They bore the first brunt of the Ice Age as large glaciers moved into East Anglia from the north; the action of the ice moving over the loose deposits contorted the underlying material into complex thrust-type folds, known as 'contorted drift'. During the Ice Ages, rivers carved out wide but shallow valleys, which as they flowed down towards the lower levels, formed large loops or meanders with wide flood plains as can be seen on the River Thurne to the west of Somerton. The River Thurne once flowed out to sea along the line of the Hundred Stream between Horsey and Winterton, and the line of the old river can be seen to the north of Somerton as a wide rush filled depression, with fertile agricultural land on the very slightly higher valley sides.

Historical development

The name Somerton derives from the Old English meaning 'summer enclosure', which suggests the movement of animals between winter and summer pasturage, (Winterton, being the winter pastures). The parish of Somerton has a long history and was well established at the time of the Norman Conquest, its population, land ownership and productive resources being extensively detailed in the

Domesday Book of 1086. This document records that before 1066 the lands were under the jurisdiction of various individuals including Archbishop Stigand, Wymarc and Berard. It would seem at that time some of the lands were of great value, worth pounds rather than shillings.

Archaeology

The Norfolk Historic Environment Service compiles records of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, defensive structures and historic buildings in the county. These records are known as the Norfolk Historic Environment Record (NHER), and an abridged version can be accessed through the Norfolk Heritage Explorer website at www.heritage.norfolk.gov.uk.

Early History

Many of the entries on the NHER for Somerton Parish are outside the Conservation Area boundary, but the earliest evidence of human activity in the Parish include archaeological finds such as a flint axe head from the Mesolithic period, a polished flint axe head from the Neolithic period and flint flakes from the Neolithic and Bronze Age periods which are commonly produced during the manufacture of flint tools. Aerial photography has identified ring ditches marking the location of prehistoric mounds or barrows in the areas around Collis Lane, Top Farm and High Barn Farm. The dating of these features is uncertain, although it is thought that they could be from the Bronze Age or even the earlier Neolithic period. The most exciting prehistoric site is at Gibbet Hill where the cropmarks of four ring ditches have been recorded. The location on a prominent, south facing spur of land indicates that this is likely to be a Bronze Age round barrow cemetery, which suggests a reasonable investment of human activity within the landscape during this period, with these different barrow clusters representing important ceremonial or funerary centres.

There is little direct evidence of settlement within Somerton Parish, during the Iron Age, although agriculture clearly took place. Cropmarks of field systems have been recorded at Blood Hills Farm and Top Farm.

The evidence for occupation in the Parish during the Roman period consists of finds of pottery sherds and coins, plus some possible Roman bricks re-used in St Mary's Church. Although no sites from the Saxon period have been identified, artefacts including pottery sherds, a French-style buckle, strap fitting and an early brooch have been found in the Parish.

Medieval period

During the Medieval era there were two churches dedicated to St Mary in Somerton, both within the Conservation Area boundary. Records indicate that the eastern most one was last used in the 17th century, but it is now a ruin with only the roofless nave and tower surviving. The main fabric of Somerton Church dates from the 11th to the 14th century with an impressive round tower constructed during the 14th century. It is still in use and contains a number of important 14th century wall paintings. The church is on rising ground known as Blood Hills which is said to have been the scene of a bloody battle between the Vikings and the Saxons. In the churchyard is the grave of Robert Hales, the Norfolk Giant. He was born in the village in 1820 and one of nine children. Eventually reaching 7 ft and over 32 st, he worked in the circus world, met Queen Victoria and retired to a pub in London. As his health worsened he returned to Norfolk, where he died in 1863.

Another ecclesiastical foundation in Somerton during this period was St Leonard's Leper Hospital, now part of the garden of Hall Farm. Originally established in the late 1180s for the care of 13 lepers, by 1397 The hospital was caring for only four patients, the site was described as 'desolate' and the hospital was dissolved shortly afterwards.

Martham Broad was created by peat cutting/digging in the medieval period, parish records mention a sluice on or nearby. Parish records also indicate a gibbet on Gibbet Hill and the site of a mill at Top Farm. Amongst the artefacts for this period found through metal detecting and field walking across the Parish include coins, buckles and pottery sherds as well as more unusual pieces such as a 14th century seal matrix featuring the pelican of piety and three of its young in their nest, a gold finger ring with a blue stone and a lead Papal bulla of Sextus IV.

Later history

Many of the post-medieval records are concerned with the drainage of lands around Martham Broad. The fertile grazing marshes in the area were formed in the 18th and 19th centuries as a result of draining wet marshes, mainly fen and carr. Earthworks and cropmarks visible from aerial photographs indicate a number of ditches and drainage ditches serving drainage mills and pumping engines to help drain or irrigate the farmland. Nothing survives of the West Somerton Engine, but the brick tower of the West Somerton drainage mill stands a reminder of these activities, and a drainage mill north-east of Leath Farm is recorded on the 19th century Tithe map.

Unusually, there are two post medieval Halls in the Conservation Area at Somerton. Dating from the early 18th century Burnley Hall is a grand red brick building complete with stables, carriage house, icehouse, dovecote and a high boundary wall. Somerton Hall (sometimes referred to as just The Hall), has 16th and 18th century origins, and although much altered in the 19th century, the earlier walled gardens are still discernible and many of the associated farm buildings survive to the west of the Hall. It is clear from this that the halls must have represented elegant and significant estates, but unlike other Norfolk Halls, neither of them has a surviving associated park, although Burnley Hall is set in large grounds which may have been more extensive than they are now. Kelly's Directory of Cambridgeshire, Norfolk and Suffolk 1883 describes Burnley Hall as 'a mansion surrounded by beautiful gardens, plantations and lawn'.

In the west, Somerton is connected to the River Thurne via Martham Broad; the rivers, dykes and streams were once important arteries for the rural economy of less accessible villages. One of the most important wherry owners in Somerton were the Thain family. The 1881 census records that Dionysius Thain was living at Staithe House with his wife and eight children and was listed as a coal merchant. Three of his sons and their lodger were listed as wherrymen. The Thains owned several trading wherries, amongst which was the Lord Roberts which was built at Somerton around 1899, by Ben Benns from Great Yarmouth, a journeyman builder who travelled to wherever he was needed to build boats. The Thain family were the last owners of the Lord Roberts which was in use on the Broads until the late 1960s; descendants still live in the village.

During the 19th century as rail and road transport became viable options for the movement of goods, the wherry trade declined and the lesser waterways in the upper reaches of the Norfolk and Suffolk Broads became neglected. Nowadays it is only smaller pleasure craft that can access villages such as Somerton. However, the cottages around the staithe have changed little in the last hundred years as can be seen from early 20th century photographs.

The most recent archaeological sites relate to activity during World War Two, due the position of the village near the coast. The sites of two pill boxes, a searchlight battery and a number of bomb craters have been identified as well as the crash site of a Wellington Bomber south of High Barn Farm.

East and West Somerton were merged to become Somerton in 1935.

Spatial and character analysis

Landscape character

The settlements at Somerton are situated in an area of great landscape and wildlife importance in the Upper Thurne part of the Broads river system. The western part of Somerton is at the head of navigation of the River Thurne, located on slightly raised ground at the edge of a large expanse of Broads marshland which stretches towards Martham Broad, Horsey Mere and the coastal dunes, with higher land to the south.

Deep, well drained coarse loamy soils, associated with the glaciofluvial and drift deposits have formed fertile, gently undulating land, predominately under grazing or arable cultivation. The field pattern in the area is geometric, of medium to large size, with fields defined by intermittent Enclosure hedgerows of variable density and quality. This area appears as more 'managed' than the surrounding landscape with neatly trimmed hedges on many of the minor roads. Locally distinctive features are the dense woodland belts, wooded coverts and former decoy ponds to the north of and associated with the parkland of Burnley Hall, and the thickly wooded area around The Grange in the

west. The road pattern is generally sinuous, with pronounced twists and turns following field boundaries, indicating the earlier land ownership.

West - the Grange and the Staithe

Development in this area is at the lower level towards the area of the former estuary of the River Thurne, and there are views into this part of the Conservation Area from Martham Road (outside the boundary) on the higher ground of the valley sides, across to The Grange woodland, which stands out as a feature within a landscape of largely open arable fields, as well as to the western part of the Conservation Area around the staithe. Sandy Lane slopes down to The Grange and views from here, Cottage Road and the eastern section of Horsey Road are long ranging with remnants of field boundary hedges and trees framing the skyline.

Views to and from the north eastern area around The Grange and around the staithe are across low lying open farmland punctuated by intermittent trees and hedges along the lines of drainage ditches, with the coverts of Burnley Hall visible on the skyline to the west. The settlement boundaries are distinctly contained by minor roads and field boundaries in this area. From certain positions, the Somerton wind turbines to the west and the West Somerton drainage mill to the north are prominent features on the skyline.

The Grange is in the western most part of the Conservation Area. A group of three buildings are shown here on 19th century maps and although the current house dates from the 20th century, some of the outbuildings may be of an earlier date. The house is hidden in a thickly wooded area on an otherwise generally open landscape and is bounded by Sandy Lane, Cottage Road and part of Common Road, the north and north east boundaries abutting grazing marshland. Slightly more visible from Sandy Lane, nearby Heronfield is an early 19th century, Grade II listed house constructed of local red brick with a black glazed pantile roof. The remainder of the development here consists of a number of traditional cottages, dating from at least the 18th and 19th centuries, on the edge of the woodland along Sandy Lane. The colour washed render and thatched roofs of Holly Cottage, West View Cottage and Rectory Cottage all contribute to the character of the Conservation Area. Trees in the wooded area of The Grange are protected by Tree Preservation Orders. The overall character of this area is of a group of traditional buildings nestling in the protection of a substantial group of tree planting against the elements of the surrounding open countryside.

At the end of Sandy Lane, to the north west of the Grange, Staithe Farm consists of a farmhouse and large barn, the latter recently converted to a house. Both are constructed of local red brick and red clay pantiles and appear to date from the late 18th or early 19th century. A similar group of buildings is shown on 19th century maps on this site. *It is proposed to extend the Conservation Area boundary here to include the buildings and their immediate environment as part of the historic settlement.* The open nature of the landscape permits long views across the grazing marshes to West Somerton drainage mill.

To the south-west of the Grange at the junction with Cottage Road, Grange Cottage, a single storey building on with, dates from the late 19th century, although much extended earlier this century. It is likely that it was associated with the former Grange. Opposite the junction of Cottage Road with Common Road, the village hall a small pitched roof building clad in green painted corrugated sheeting makes an unusual contribution to the area albeit that it is outside the Conservation Area boundary. The Conservation Area boundary runs along Cottage Road where at the eastern end at the junction with Common Road, East View, an early 20th century brick and rendered house adds to the character of the area.

The Grange section of the Conservation Area is connected to that around the staithe via Common Road and Horsey Road. Development on this section of Common Road is a mixture of 19th and 20th century houses and bungalows, the majority of which do not make any significant special contribution to the character of the Conservation Area. Sparrow House to the south of the road is traditionally built of colour washed render with deep-set dormers in a catslide thatched roof. Its scale and form contribute to the character of the area the 20th century replacement windows and front door are not of traditional detail.

On the opposite side of the road, facing open farmland, Stanley Cottage has 19th century origins but has been much extended whilst First Cottage has retained its traditional character being built of colour washed render with a pantile roof. The low sweeping pantile roof and flint and brick boundary wall beside First Cottage are attractive features at the junction of Common Road with Horsey Road.

At the eastern most edge of this part of the Conservation Area, Ivy House faces the corner in a prominent position. A 19th century house of local red brick, there are several thatched, possibly earlier outbuildings in the grounds including an unusual curved roof single storey building on the footpath to the east of the house. All make positive contributions to the Conservation Area. Another barn and single storey outbuildings (all thatched) are in the curtilage of the neighbouring Home Farm House, although little remains of the earlier building which has been substantially altered and extended during the last century.

The majority of the houses on the remainder of the east side of Horsey Road are 20th century, and whilst attractive, mainly behind tall hedges, do not make any significant special historical contribution to the character of the Conservation Area. The exception is the last house, Deepwell Cottage, a storey and half cottage of traditional design built gable end to the road of local red brick and pantiles which has been sympathetically extended around a courtyard. The unusual brick and pebble boundary wall makes an attractive addition to the street scene.

The traditional pattern of development is more discernible on the west side of Horsey Road; The Old Post Office Cottage although considerably extended in the 20th century retains its traditional scale and form and uses the local materials of beech pebbles and red brick in the gable facing the road. The neighbouring terrace of three cottages may have 19th century origins. At the entrance to the staithe the low sweeping roof above a flint and brick wall of Tudor Cottage are distinctive features.

The staithe is visually the centrepiece of the Conservation Area. A distinctive Broads village scene with cottages grouped around two sides of a grassed area, opposite the staithe boat dyke. The cottages here are small scale, two storeys of colour washed render with thatch and red or black pantiles. Low timber bollards provide an effective and visually low key means of limiting parking to a small shingled area and this and the timber seats are appropriate for the setting of the staithe. Small boats moored by the timber quay heading, Reeds and rushes on the banks and long open views across marshland northwards to the West Somerton drainage mill are archetypal images of this part of the Broads. Horsey Road winds gently northwards between pollarded willows towards a thickly wooded horizon. This area has a very natural feel, with the only discordant element the electricity wires carried on a line of timber poles to the north-west, although even these have play a part in the local scene as they serve the pumps to drain the marshes.

A footpath on the opposite side of the waterway to the cottages heads along the river bank past the listed West Somerton drainage mill which is outside the Conservation Area.

The existing Conservation Area boundary includes the farmhouse at Staithe House Farm, which sits in a prominent position at the head of the waterway, but excludes the farmyard area behind. Part of Staithe Road is already in the Conservation Area and although the buildings here are generally of little historic interest. *It is proposed to extend the Conservation Area boundary to include the farmyard, waterway and the rest of the north of Staithe Road as it was clearly part of the historic settlement at the head of the staithe, but excluding the house (Sunways) on the south-west corner of the farmyard as it does not make a positive contribution to the character of the conservation area.*

West – The Street

The settlement at The Street is some distance from Horsey Road. The narrow lane approach is unusually straight for the area and flanked by neatly cut hedges, which restrict views across the adjacent countryside, although the tower of St Mary's Church, the wind turbines and the wooded areas around Burnley Hall can be seen to the south and east. Once again the boundaries of development are noticeably defined on either side of The Street and the geometric pattern of its pantile roofs can be discerned from Horsey Road on slightly higher ground.

In contrast to development around the staithe, houses and cottages at The Street are generally tightly sited either side of the lane. With no footpaths and a number of the buildings built on the edge of the road The Street has a very self-contained appearance. This characteristic is reinforced as it is not a

'through road' for general traffic and has a quiet and peaceful nature. There is a mixture of building orientation with some gable end to the road, others with their roofs running parallel to it. There has been little 20th century development here and the majority of the houses and cottages date from the late 18th or early 19th century settlement. The pallet of building materials is more coherent here than at the Staithe area, including local red brick, beech pebbles, colour washed render, pantiles and thatch all of which add to the quality of the Conservation Area. Notable buildings include on the west side, White House Farm, and the barns to the west (now houses), Farriers, Thatched Cottage, The Two on the east side - The Gables, and Starlings Cottages (1 – 4).

East – the Halls area

The eastern part of the Conservation Area is centred on Burnley and Somerton Halls, built on the slightly elevated land above the former river valley floor.

The approach from the west is via Winterton Road which curves gently towards the Halls through open farmland with intermittent hedges, views of the wind turbines on the horizon to the south. The tower of St Mary's church heralds the settlement around the two Halls, but other views into the area are restrained by high walls, trees and extensive woodland.

Church Road flanked by neatly cut hedges, rises up to the church and the buildings around Somerton Hall. St Mary's Church is on the edge of the settlement and approached from Church Road through a 20th century lych-gate. The church, which has been comprehensively repaired in recent years, winning a heritage Angel Award from Historic England (then known as English Heritage) in 2012, is listed, Grade II* and surrounded by a well kept churchyard. Although the buildings of Somerton Hall and the associated farm can be seen from the church approach, the Hall itself has little direct impact on the visual character of the Conservation Area, due to its position away from public roads. However, the site and its surroundings have a long and complex history and is important in the development of village. The location of a Leper Hospital founded in the 12th century (although no remains are now visible) and of a grand house from the 16th century, the existing Hall is thought to contain remnants of this and another in the 18th century, but was considerably altered and extended during the 19th century. Kelly's Directory of Cambridgeshire, Norfolk and Suffolk 1883 records that 'The Hall' is situated on an eminence, and commands views of the German Ocean both to the north and east, and is the old manor house of Somerton-cum-Butley'. Extensive farm buildings built of local red brick generally pre-date the external envelope of the Hall and provide evidence of its historic status. Built on ground rising up towards the church, there are several garden areas retained by substantial red brick walls, some of them elegantly curved. Hall Farmhouse and Hall Farm Cottages are also of interest, the latter adjacent to the churchyard making a positive visual contribution to the Conservation Area.

The main impact of the Somerton Hall estate from public roads is a surprising one after the surrounding gentle open countryside - a tall red brick wall set back behind a grassed area on the corner of Winterton Road and Dark Lane with a low 19th century gatehouse built in a subdued 'cottage orne' style, nestling below it in an almost subservient fashion. The roofs of the Hall can only just be seen over the wall through trees within the grounds. This is a prominent 'set piece' in this part of the Conservation Area.

At the corner of the wall to Somerton Hall, Winterton Road divides with Dark Lane running south beneath large trees between the two Halls to continue on out of the Conservation Area towards Winterton-on-Sea and Back Road east behind Burnley Hall. The entrance to Burnley Hall here is very much lower key than that to Somerton Hall. A white picket gateway leads from Winterton Road to the drive to Burnley Hall which is hidden behind mature trees. This and West Lodge, a 19th century thatched red brick 'gatehouse' beside the gateway are the only hints of the grand house behind. A similar house, East Lodge, is at the opposite end of the drive on Manor Farm Road.

Although Back Road is a public road, there is a definite sense of being in a private part of the estate. Another impressive red brick wall shields Burnley Hall from sight, allowing only intermittent views of the back of the house, outbuildings and the working farmyard area. The principle facades of Burnley Hall face west and south overlooking a low key landscape of rolling lawns shielded from public view by hedges and mature trees. However from Back Road, the tall chimneys and complex roofs of the rear of the hall together with high brick walls and lower flint and brick walls and the historic farm buildings, do more than hint at the status of the estate. Constructed in the early 18th century the

house was built with what were all the modern conveniences of the time – walled gardens, stables, carriage house, an icehouse and dovecote all partially enclosed by a high boundary wall.

Back Lane curves gently past open farmland to the north with wooded covert areas noticeable on the skyline, and then between trees, with the ruins of St Mary's Church to the south almost hidden in dense woodland. This is a very dramatic place – the tower and tall flint walls of the roofless nave of the former church clothed in ivy and window-less arches providing views through the woodland to the sky beyond.

The existing Conservation Area boundary runs along the edge of the wooded area around Burnley Hall including the East Lodge previously mentioned. To the east, Manor Farm is a group of buildings constructed in the 19th century and earlier comprising of a farmhouse, barns and farm buildings, all now sympathetically converted to residential.

It is proposed to extend the boundary of the Conservation Area to include the buildings at Manor Farm as being part of the historic development of the village.

Architectural styles and materials.

Six buildings within the Conservation Area boundary are included in the Secretary of State's List of Buildings of Special Architectural or Historic Interest. These are listed in Appendix 1. There are also a number of buildings which are considered to make a positive contribution to the character of the Conservation Area and these are noted in Appendices 3 and 4.

Although there is no prevalent architectural style, as would be found for example in planned suburban areas, there are unifying factors of the scale of the buildings and the use of materials. Aside from the two Halls, the traditional buildings are generally of a small domestic scale, two storeys with steeply pitched roofs although one and half storeys, where the upper floor is lit by dormers set into the roof are also found. Some buildings have low sweeping roofs such as that at Tudor Cottage. Colour washed render and red brick are most the commonly used wall materials with, for roofs, red or black pantiles, but there are still a pleasing number of buildings traditionally thatched in reed, often with sedge ridges. All of these materials would historically have been readily available in the local area, and some still are; render, bricks and pantiles using local clay, reed and sedge from the marshes and pebbles (rather than knapped field flints) from the nearby coastal fringes. Later buildings have not always used this more traditional palette as more non local materials became more freely available from the late C19.

Ground surface materials and the public realm.

It is notable that there are neither formal pavements beside the roads nor any street lighting in the villages, the lack of which emphasises the informal rural character of the area. Many of the buildings are constructed on the edge of the road and where this is not the case, the roads are fringed with only narrow grass verges. Any proposals to diminish this character by introducing lighting, kerbs, footpaths and modern materials should be carefully considered. Public road finishes are generally tarmac, the parking area at the staithe is hoggin and this informal material reinforces the rural character of the area as do the low timber posts and timber seats. In the main, the forecourts to buildings are sympathetic to the character of the location, bound gravel or shingle being the most commonly used finish, which is in keeping with the rural location.

Trees, hedges and boundary treatments.

There are significant areas of mature trees in the Conservation Area, notably around The Grange and Burnley Hall and in the grounds of Somerton Hall, the majority of which are protected by Tree Preservation Orders. Much of the surrounding countryside is open fields, but hedges are an important feature in the approaches to the Conservation Area, for example on The Street and Church Road. Within the Conservation Area, gardens are bounded by hedges or low brick or brick and flint walls, which are a feature of the area. These are considered as positive contributor to character reinforcing the rural character of the streetscape, where some more modern materials may not.

Issues, pressure and opportunities for improvements.

Generally the buildings and gardens in the Conservation Area are well maintained and there do not appear to be any structures that would qualify to be on the Buildings at Risk Register.

However, the special character of Conservation Areas can easily be eroded by seemingly minor, and well intentioned, home improvements such as the insertion of replacement windows and doors with ones of an inappropriate design or material, (for example hinged opening lights in lieu of sash windows and UPVC instead of painted timber). This can be a particular issue with unlisted buildings that positively contribute to the character of the Conservation Area. In line with current legislation, all complete window replacements are required to achieve minimum insulation values, but recognising the affect that inappropriate replacements can have, Local Authorities can relax that requirement when considering the restoration or conversion of certain buildings within Conservation Areas, and when considering replacement advice should be sought from the Local Authority at an early stage.

Other pressures on the character of the Conservation Area are the unsympathetic addition of extensions, stand-alone structures such as garages and the over development of the sites on which the original buildings stand. Proposals for extending or altering existing properties should be carried out with due regard to the effect on the character of the area.

The village is a popular place and pressure for new development is inevitable. Approval was given some years ago for redevelopment at Staithe House Farm beside the river, but that has not yet come to fruition. Further new residential development could be acceptable in the Conservation Area if achievable without upsetting the delicate balance of its character and if appropriate in policy terms. The approaches to the village are so important that development outside the village envelope should be resisted.

Recommendations for suggested improvements.

The settlements are well maintained and no obvious areas for improvement were identified at the time of the survey. The informal character of a rural area can easily be eroded by the introduction of more urban elements.

To be discussed

The Conservation Area boundary and suggested amendments.

The boundaries to the Conservation Area are as illustrated on the accompanying map. It is suggested that the following amendments to the Conservation Area boundary could be considered;

West (Broads Authority Executive area)		
Staithe Farm, Sandy Lane	Extension of boundary to include Staithe Farmhouse and Staithe Farm Barn	To include this part of the historic settlement
Staithe House Farm	Extension of boundary to include the farmyard area and the rest of Staithe Road, excluding Sunways.	To include this part of the historic settlement
East (GYBC)		
Manor Farm Road	Extension of boundary to include Manor Farmhouse and barns	To include this part of the historic settlement

Public consultation.

Consultation with interested parties and organisations was carried out in accordance with the Broads Authority 'Statement of Community Involvement'. A joint consultation exercise was undertaken with Great Yarmouth Borough Council as the proposed Conservation Area boundaries include land in both planning authority areas as defined on the maps included in the character appraisals. A letter and leaflet was delivered to all residents living within the Conservation Area boundary, and copies of the

appraisal documents were made available both online and in hard copy format in the Broads Authority offices and through the Parish Council. The leaflet included a comments section and consultees were also able to comment by letter or Email. The consultation included an open morning in the village, where consultees could comment directly to Officers.

Appendix 1

Listed structures in the Conservation Area (grade II unless otherwise indicated)

Heronfield, Sandy Lane,

Church of St Mary (II*)

Ruins of the Church of St Mary

Burnley Hall (II*)

Stables at Burnley Hall

Garden Walls at Burnley Hall including Icehouse

Appendix 2

Broads Authority Guidance leaflets

- Keeping the Broads Special
- Do I need Planning Permission?
- How do I apply for Planning Permission?
- Building at the Waterside – A guide to design of waterside buildings in the Broads Authority area
- Environment and Landscape – How do I plan and manage trees and scrub alongside rivers?
- Development and Flood Risk in the Broads
- Riverbank Protection Works – A guide for riparian landowners
- Sustainability Guide – Sustainable development in the Broads

Appendix 3

Unlisted buildings that make a positive contribution to the character of the Conservation Area (within the Broads Authority Executive Area)

Whilst the following buildings, boundary walls and railings within the present Conservation Area and the proposed extensions to it do not merit full statutory protection, they are considered to be of local architectural or historic interest, and every effort should be made to maintain their contribution to the character of the Conservation Area.

West (BA Exec)

Sandy Lane

Holly Cottage

West View Cottage

Rectory Cottage, former barn and curved boundary wall

Staithe Farmhouse

Staithe Farm Barn

Cottage Road

Grange Cottage

Common Road

East View

Sparrow House

First Cottage

Horesy Road

Ivy House and outbuildings

Barn and outbuildings to Home Farm House

Deepwell Cottage and outbuildings

Tudor Cottage

The Staithe

Rivers End

Staithe Cottage

Free Staithe Cottage

Staithe House Farmhouse

Wherries End

Appendix 4

Buildings that contribute to the character of the Conservation Area (GYBC)

West

The Street (west side)

White House Farm, outbuildings and garden wall

Former barns and outbuildings to the west of White House Farm

Farriers

Thatched Cottage

The Two Cottages

East Side

The Gables,

Starlings Cottages (1 – 4) and outbuildings

East

West Lodge

East Lodge

Manor Farmhouse

Former barns and outbuildings to the west, north and east of Manor Farmhouse

Somerton Hall

The Lodge

Barns and outbuildings at Somerton Hall

Garden and boundary walls at Somerton Hall

Hall Farmhouse

Hall Farm Cottages

Appendix 5

Contact details and further information

The Broads Authority
Yare House
62 – 64 Thorpe Road
Norwich
NR1 1RY
Tel: 01603 610734
Website: www.broads-authority.gov.uk

Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF
Tel: 01493 856100
Website: www.great-yarmouth.gov.uk

Norfolk Historic Environment Service
Union House
Gressenhall
Dereham
Norfolk NR20 4DR
Tel: 01362 869280
Website: www.heritage.norfolk.gov.uk

Sources and references

Whites Directory 1874 & 1845

Kelly's Directory of Cambridgeshire, Norfolk and Suffolk 1883

Historic England: Guidance on Conservation Area appraisals, 2006

Historic England: Guidance on the management of Conservation Areas, 2006

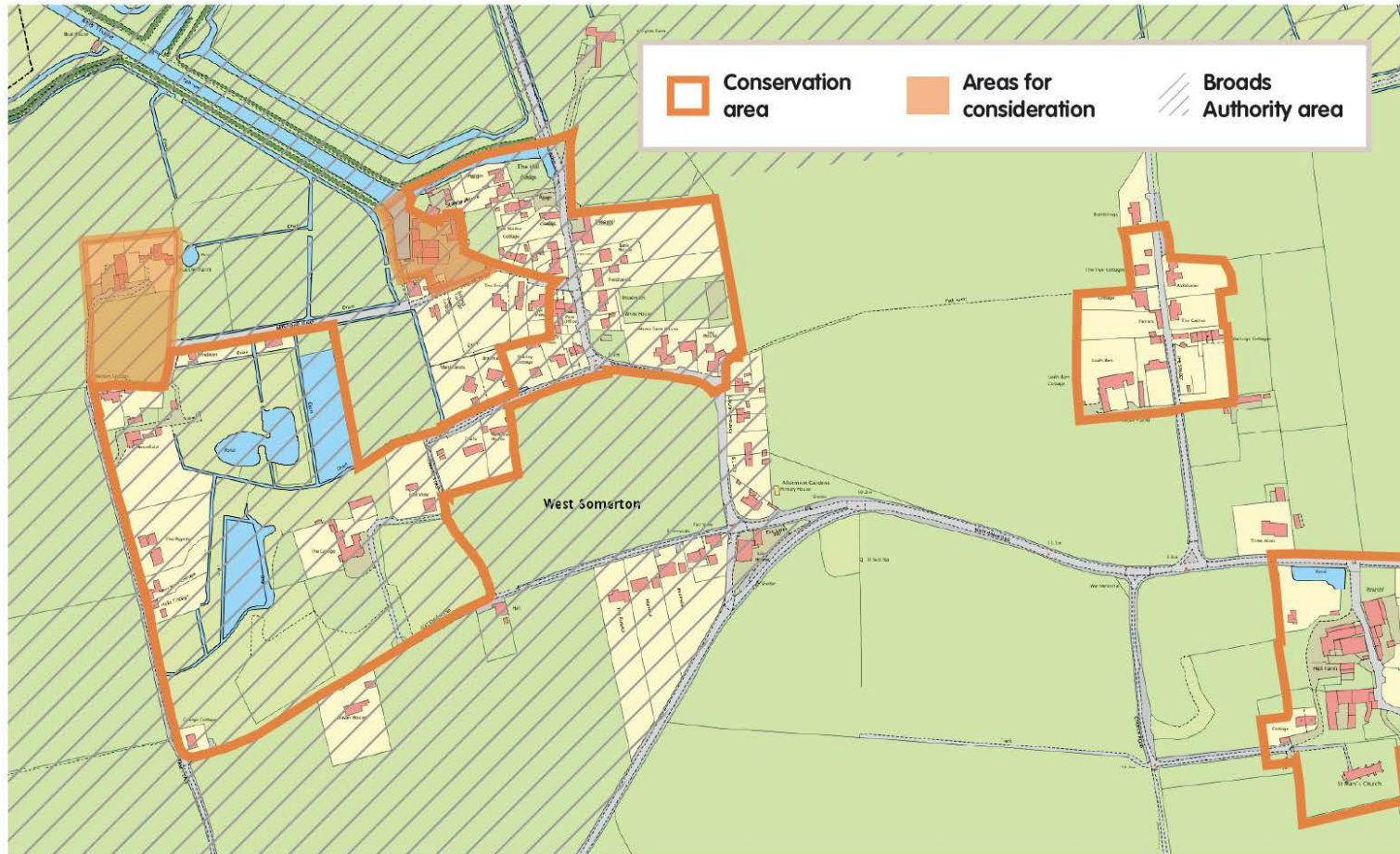
Understanding Place: Conservation Area designation, appraisal and management. Historic England 2010

The Buildings of England, Norfolk 1: Norwich and North-East, Nikolaus Pevsner

*The Norfolk Broads, A Landscape History, Tom Williamson
Landscape Character Assessment, Great Yarmouth Borough Council, 2008
Broads Landscape Character Assessment, 2006*

Adoption Draft

Somerton conservation area boundary - west



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Somerton conservation area boundary - east



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Somerton Conservation Area Appraisal

Consultation responses.

The appraisal was prepared in consultation with Great Yarmouth Borough Council as part of the conservation area is within their boundary.

A public consultation morning was held between 10.00 am and 1.30 pm on Saturday 7th October 2017 at Somerton Village Hall. This was attended by officers from the Broads Authority Planning Team and by approximately 26 local residents to ask questions, propose or suggest minor amendments to the appraisal or boundary, and raise issues of concern.

From	Comment	Positive	Neutral	Negative	BA response
A resident	<ul style="list-style-type: none"> - Map shows ponds which no longer exist - East & West Somerton merged to Somerton 1935 - Extension to boundary to East at Bloodhills Farm - Include Honey Pot & Keepers Cottage 		<ul style="list-style-type: none"> • • • • 		<ul style="list-style-type: none"> - Amend map - Amend text - Agreed appropriate to consider this at next re-appraisal - Boundary amendment considered inappropriate at this time due to location outside main settlement.
Somerton Parish Council	<p>Four comments have been received directly from parishioners/property owners:</p> <ul style="list-style-type: none"> - The Street – 4 residents contacted the Chairman to inform they do not want any involvement with the BA in their area - Manor Farm – they have no objections (only 1 response informing ‘no objections’) - Staithe Farm, Sandy Lane – no objections from the owner - Staithe House Farm, Staithe Road– Email from the family stating – they strongly disagree and object to the proposed changes being put forward: <p>The boundary should be left as it is.</p> <p>Part of the area is on their land, the farmyard has no special architectural or historical importance.</p>	<ul style="list-style-type: none"> • • 		<ul style="list-style-type: none"> • • 	<ul style="list-style-type: none"> - Comment noted – the BA isn’t involved in the GYBC area this won’t change. - Comment noted. - Comment noted. - Comment noted. We consider Staithe Farm house to be a central feature at the head of the Staithe / River. The house, although altered, does make a positive contribution to the area and the farmstead represents a part of the historic development of the settlement.

APPENDIX 3

From	Comment	Positive	Neutral	Negative	BA response
	There were also similar objections to having Broads Authority involvement from adjacent property owners.				
A resident	- Object to proposed boundary changes particularly inclusion of Staithe House Farm, as of no 'special architectural or historic interest'.			•	- See above - Retain in CA boundary as part of historic development of settlement
A resident	- Congratulate BA on thorough appraisal & agree with all three extensions - Include mention of flint, thatched barn in Staithe House farmyard - Include 4 houses on east side of Horsey Road - Omit reference to 'outbuildings' at Tudor Cottage	•	• • •		- Noted. - No change to text as no thatched barn exists at Staithe House Farm & brick barns considerably altered in recent years - Boundary amendment considered inappropriate judged against Historic England criteria. - Amend text
Anonymous	- Somerton should be left as it is without any changes - Various comments on the Broads Authority not related to the CAA		•	•	- Comment noted - Comments noted
A resident	- Extend boundary to include LA housing to east of Horsey Road including old school - Extend boundary to north of Burnley Hall to include Keepers Cottage & Honey Pot Cottage - Is the inclusion of Manor Farm relevant considering recent development nearby? - Comments relating to recent changes in area		• •	• •	- Boundary amendment considered inappropriate judged against Historic England criteria. - Boundary amendment considered inappropriate at this time due to location outside main settlement. - Retain Manor Farm area as proposed as part of the historic development of the settlement - Comments noted
A resident	- Exclude two buildings furthest east at East Somerton			•	- The converted barns. We consider that these contribute to the character of the area and chart the historical development of the

APPENDIX 3

From	Comment	Positive	Neutral	Negative	BA response
	<ul style="list-style-type: none"> - Extend boundary to north of Burnley Hall to include Keepers Cottage & Honey Pot Cottage - Include Knight's Farm - Include Chapel Field & Horsey Road - Include Village Hall - Include Lion PH, remains of brick kiln & remains of WWII pill boxes - Move West Somerton boundary northwards to include green lane and old common - Include open space at end of Common Road (former Common?) - Comments relating to traffic issues & footpaths 		<ul style="list-style-type: none"> • • • • • • • • 		<p>settlement. Will confirm these are the buildings referred to.</p> <ul style="list-style-type: none"> - Boundary amendment considered inappropriate at this time due to location outside main settlement. - Boundary amendment considered inappropriate judged against Historic England criteria. - Boundary amendment considered inappropriate judged against Historic England criteria. - Boundary amendment considered inappropriate judged against Historic England criteria. - Boundary amendment considered inappropriate judged against Historic England criteria. - Boundary amendment considered inappropriate judged against Historic England criteria. - Boundary amendment considered inappropriate judged against Historic England criteria. - BA to liaise with Highway Authority
A resident	<ul style="list-style-type: none"> - Consider extending boundary to include New Road (track) and any adjacent property, fields and landscape - Exclude 1 & 2 Hales Cottages, Staithe Rd as of insufficient historic interest 		<ul style="list-style-type: none"> • • 		<ul style="list-style-type: none"> - Inappropriate to include large areas of landscape as CA designation largely concerned with historic settlements - Retain in Conservation Area. Whilst constructed in the 20th century, 1 & 2 Hales Cottages are already in the Conservation Area and in the heart of the village. Consider boundary amendment not justified.

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From	Comment	Positive	Neutral	Negative	BA response
	<ul style="list-style-type: none"> - Consider including The Village Hall, Primary House (formerly the School), Chapel Field (site of village chapel) and the Lion PH. - Comments regarding traffic and parking issues 		•		<ul style="list-style-type: none"> - Boundary amendment considered inappropriate judged against Historic England criteria. - BA to liaise with Highway Authority
A resident	<ul style="list-style-type: none"> - 'Outbuildings' at Rectory Cottage are barns to former Heronfield farmyard - Extension to boundary to include Staithe Farm welcomed 	•	•		<ul style="list-style-type: none"> - Amend text - Comment noted
A resident	<ul style="list-style-type: none"> - Fully support proposals - well presented document 	•			<ul style="list-style-type: none"> - Comment noted
A resident	<ul style="list-style-type: none"> - Fully support proposal – the more protection the better 	•			<ul style="list-style-type: none"> - Comment noted
Verbal comments received on day - 26 Attendees	<ul style="list-style-type: none"> - All positive or Neutral 	•	•		<ul style="list-style-type: none"> - Comments noted

From the statutory/amenity bodies consulted, responses were received as follows:

Organisation	Comment	Positive	Neutral	Negative	BA response
Great Yarmouth BC	<ul style="list-style-type: none"> - We have been through the document and are happy with the proposed extension as well as the wording regarding GYBC. 	•			<ul style="list-style-type: none"> - Comment noted
Historic England	<ul style="list-style-type: none"> - We welcome this useful and concise document - Various suggested text changes - Suggest using photographs and maps in published document - Consider inclusion of buildings on local list 	•	• • •		<ul style="list-style-type: none"> - Comment noted - General Comments noted and text will be amended accordingly. - Comment noted - Buildings of Local interest may be considered for inclusion on the Local list at

APPENDIX 3

Organisation	Comment				BA response
	<ul style="list-style-type: none"> - Consider the use of Article 4 directions - Suggest identifying management proposals separately - Carefully consider areas of extension - Suggest Include Glossary of terms - Suggest referencing HE advice notes 		<ul style="list-style-type: none"> • • • • • 		<p>the next review.</p> <ul style="list-style-type: none"> - Article 4 directions are not being considered for Somerton at this time. - Comment noted - Comment noted – see responses against individual suggested boundary amendments - Comment noted - Comment noted
Broads Society	- No comment received				
Norfolk County Council, Historic Environment Service	- Various comments relating to background information		•		- Amend text
Anglian Water	- No comments		•		

Further comments received as at September 2018

From	Comment	Positive	Neutral	Negative	BA response
Parish Council meeting 1 May 2018	<p>The Somerton Conservation Area review was considered by Parish Councillors at their meeting held on the 1st May 2018.</p> <p>Somerton Parish Council would like to make the following comments which we trust will be forwarded to the Members of the Authority’s Planning Committee for consideration</p> <p>1. Staithe House Farm yard & adjoining properties on the NE side of Staithe Road (Second Cottage, Grebe Cottage & Sunways);</p> <p>There is very strong opposition from the owners</p>			•	<ul style="list-style-type: none"> - Staithe house is already within the conservation area boundary. While the extension proposed will contain the modern agricultural buildings, the farmstead does form part of the settlement historically and

APPENDIX 3

From	Comment	Positive	Neutral	Negative	BA response
	<p>of the farm yard and the property Sunways to the proposals to include these sites in to the Conservation Area. The Parish Council considers that the proposals are in effect seeking to conserve modern asbestos roof agricultural buildings that have no historical or architectural interest or significance. It is what buildings are there now which merits the justification for conservation area status and these buildings do not contribute in any way to the conservation area character. It may be a key location from the Broads Authority point of view but we feel, at this particular time, there is no justification for conserving these modern buildings. The same reasons apply to the property Sunways.</p> <p>Perhaps changes may come to the site in the future and another review may well be justified but, at this particular moment in time, we ask that this area be left as it is i.e. outside the conservation area.</p> <p>2. Sandy Lane: The owner of the property indicated at the consultation meeting in the village hall that he was happy with the proposal to include his property in the Conservation Area. The Parish Council therefore supports this.</p> <p>3. Village Hall: The Parish Council supports the unanimous view of the Village Hall Committee not to include the hall in the Conservation Area.</p> <p>4. The Parish Council strongly objects to the Broads Authority making any decision regarding properties outside the Broads Authority Executive area and we request that these decisions are left to the Planning Department responsible for the area, Great Yarmouth Borough Council (GYBC).</p>	<ul style="list-style-type: none"> • 		<ul style="list-style-type: none"> • • 	<p>occupies an important position at the head of the dyke. We remain of the opinion that inclusion is therefore justified. The property Sunways occupies a less important position and is of limited historic or architectural interest, and it is therefore not proposed to recommend the inclusion of this property at this time.</p> <p>- The Parish Council's support for this is noted</p> <p>- The Parish Council's support for the Village Hall Committee's recommendation is noted. The Hall is of some historic but of limited architectural interest, so it is not proposed to recommend that the Hall is included at this time</p> <p>- The Parish Council's objection is noted. The Broads Authority has worked closely with GYBC in the production and the content of the appraisal. The Broads Authority cannot and would not make any decision regarding the adoption of an</p>

APPENDIX 3

From	Comment	Positive	Neutral	Negative	BA response
	<p>Could you please confirm as to whether the Broads Authority will be informing GYBC of this matter and our request.</p> <p>Could we also point out that it was the Parish Council who first suggested conservation areas should be designated in Somerton. We worked with the Borough Council and we feel we have areas designated which have local support. Unfortunately, some of the Authority's suggestions have strong opposition and we feel that unless the proposals have both owners and locals support, there would be little purpose in having a conservation area in the first place.</p>		<ul style="list-style-type: none"> • 		<p>appraisal outside its Executive Area, which in this case must be done by GYBC.</p>
Village Hall Committee	<ul style="list-style-type: none"> - Agreed unanimously that they did not want the Village Hall to be included in the conservation area 			<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> - Noted and text amended
A resident	<ul style="list-style-type: none"> - Staithe House Farm Yard, West Somerton. Please note our very strong objections to your plans to put the farm yard agricultural building into the conservation area. The buildings have no historical or architectural interest and we do not accept the Broads Authority reason that the buildings should be included based on location. 			<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> - The owner's strong objection is noted. Staithe house is already within the conservation area boundary. While the extension proposed will contain the modern agricultural buildings, the farmstead does form part of the settlement historically and occupies an important position at the head of the dyke. We remain of the opinion that inclusion is therefore justified. The property Sunways occupies a less important position and is of limited historic or architectural interest, and it is therefore not proposed to recommend the inclusion of this property at this time.

From: [REDACTED]
To: [Ben Hogg](#)
Subject: Re proposal by the Broads Authority conservation area Staithe House Farm Yard, West Somerton.
Date: 23 July 2018 13:22:43

Dear Mr Hogg,

Regarding the proposal to include Staithe House Farm Yard, West Somerton, Please note our very strong objection to your plans to put the farm yard agricultural building into the conservation area. The buildings have NO historical or architectural interest and we do not accept the Broads

Authority reason that the buildings should be included based on the location.

Could you please advise when this matter will be considered by the planning committee and also

the appeal procedures for such matters.

Regards.

[REDACTED]

**Heritage Asset Review Working Group
Review of Role and Membership**
Report by Historic Environment Manager

Summary:	This report provides a reminder of the role of the Heritage Asset Review Group (HARG) and invites the appointments to HARG from Planning Committee.
Recommendation:	Members are invited to note the report and to confirm the Membership of the Working Group.

1 Introduction and Background

- 1.1 One of the three main purposes of the Broads Authority is to conserve and enhance the natural beauty, wildlife and cultural heritage of the Broads and this is referred to in Section D of the current Broads Plan 2017. The Broads Authority Strategic Priorities includes the successful delivery of the Landscape Partnership Scheme: Water Mills and Marshes, a wide-ranging project covering all the Authority's objectives but in particular conserving landscape character and enhancement of the area's cultural landscape.
- 1.2 In March 2010, The Planning Committee agreed to set up the Heritage Asset Review Member Working Group (HARG) to guide officers in the protection of Heritage Assets in particular the high number of Buildings at Risk that were identified in a survey at that time. The first HARG meeting was on 26 March 2010 and it has subsequently met 23 times.
- 1.3 HARG is very useful for informal and collaborative working between officer and members on all aspects of the Historic Environment. Reporting back to the Planning Committee provides a formal and appropriate level of scrutiny for the work of the group.
- 1.4 The Group is useful in addressing specific and detailed issues about the cultural heritage of the Broads and has also been helpful in progressing the implementation of the Landscape Partnership Scheme, Water Mills and Marshes.
- 1.5 HARG's Membership comprises Members of the Planning Committee including the Chair and Vice Chair, and four other Members. Membership of the Group is not exclusive as other members of the Planning Committee are welcome to attend. In light of the changes to the membership of the Planning Committee since the last HARG meeting in March, the Membership is as follows:

Melanie Vigo di Gallidoro *Chairman of Planning Committee*

Bruce Keith *Vice-Chairman of Planning Committee*

Mike Barnard Bill Dickson

Jacquie Burgess Haydn Thirtle *Heritage Champion*

- 1.6 It was originally intended that HARG meet every four months but this has depended on business required. Since the panel was set up, good progress has been made to reduce the number of buildings on the Buildings at Risk Register, and therefore there has not been the need to meet so frequently. The work on the 25 Conservation Area Re-Appraisals has also been successful with only two now due for completion. The Group has also given advice on the inclusion of buildings/artefacts on the Local List and this is very useful. Meetings of HARG take place immediately after Planning Committee. The terms of reference are attached at Appendix 1.
- 1.7 The Group is an advisory group only. The next meeting is scheduled for 7 December 2018 following the Planning Committee meeting.

2 Role of the Group

- 2.1 The purpose of the group is to provide guidance and direction on specific heritage issues. It can be proactive and develop strategies; for example, for a building at risk.
- 2.2 The Group can also advise where Enforcement action might be appropriate; for example where unauthorised work to a listed building has taken place.
- 2.3 The Group monitors the local list to ensure consistency and inclusion is justified. This is prior to adoption by Planning Committee and is a continuing process.
- 2.4 The Group is particularly useful in planning and prioritising the review of appraisals and management plans for existing and new Conservation Areas.
- 2.5 The Group helps to explore and advise appropriate partnership working and external funding opportunities to maximise positive impact on the Historic Environment.
- 2.6 It also provides guidance on communicating advice to owners to achieve the maximum impact and benefit to the Historic Environment.
- 2.7 The Group will also advise in the development and progress of the Mills and Marshes partnership project.

3 Financial implications

- 3.1 There are potential financial implications associated with the use of statutory notices to protect historic assets. Similarly, there are financial implications to taking enforcement action, preparing a List of Locally important Heritage Assets and the preparation and publication of guidance for owners. These are reported on a case-by-case basis.

4 Conclusions

- 4.1 The HARG group addresses specific and detailed issues relating to the Historic Environment in the Broads reporting to Planning Committee as required. In order to continue to address and progress these issues, the input and approval of Members is still required.
- 4.2 The Committee is requested to approve the membership of the Group.

Background papers: None

Author: Ben Hogg/Sandra Beckett
Date of report: September 2018

Appendices: APPENDIX 1 – Role of the Working Group (Adopted by Planning Committee)

Role of the Working Group

The role of the Working Group is to advise officers on those issues, which could include authorisation of the serving of Urgent works and Repairs notices, Building Preservation notices, Enforcement notices. In the case of designation of new Conservation Areas and adoption of re-appraisals and management plans for existing Conservation Areas, these will continue to be reported to the Planning Committee for decision.

These matters are delegated to Officers specifically in the case of urgency when they might be exercised after consultation with the Chair or Vice-Chair of Planning Committee. It is not proposed to alter this arrangement.

Working Group Terms of Reference

The group is asked to look at the issue of Cultural Heritage with a view to:

- Protecting heritage assets identified as being “at risk “and prioritising and taking appropriate action to achieve their protection. Developing and adopting a strategy for their long/medium/short term future. This includes heritage assets at risk from climate change and developing and approving the publication of advice to owners of heritage assets.
- Developing and adopting criteria for the preparation of a list of locally important heritage assets and developing and adopting a strategy for their long/medium/short term future – identifying where and what changes of use might be appropriate in order to secure the future of the asset.
- Considering where necessary, appropriate enforcement action against unauthorised works to protected structures.
- Considering appropriate methodology for the preservation and enhancement of designated conservation areas in the Broads Authority Executive Area. Considering re-appraisals and boundary changes to existing Conservation Areas and the designation of new Conservation Areas in the Broads Authority executive area, including Landscape character assessment work.
- Exploring opportunities for partnership working with other organisations and agencies (English Heritage other national parks etc) involved in the Historic Environment and also opportunities for external funding.

Reporting Mechanism and meeting frequency.

The working group meets up to three times a year as business requires and reports to the Broads Authority Planning Committee.

Appeals to the Secretary of State: Update
Report by Administrative Officer

Summary: This report sets out the position regarding appeals against the Authority since 1 June 2018.

Recommendation: That the report be noted.

1 Introduction

1.1 The attached table at Appendix 1 shows an update of the position on appeals to the Secretary of State against the Authority since June 2018.

2 Financial Implications

2.1 There are no financial implications.

Background papers: BA appeal and application files

Author: Sandra A Beckett
Date of report: September 2018

Appendices: APPENDIX 1 – Schedule of Outstanding Appeals to the Secretary of State since June 2018

APPENDIX 1

Schedule of Appeals to the Secretary of State received since 1 June 2018

Start Date of Appeal	Location	Nature of Appeal/ Description of Development	Decision and Date
Awaited	APP/E9505/W/18/3204127 BA/2017/1030/OUT BA/2017/0487/COND Hedera House The Street THURNE NR29 3AP Mr Richard Delf	Appeal against grant of Planning Permission with Conditions	Committee Decision on 18 August 2017/ 2 March 2018

Decisions made by Officers under Delegated Powers
Report by Head of Planning

**Broads Authority
Planning Committee**

12 October 2018

Agenda Item No 15

Summary: This report sets out the delegated decisions made by officers on planning applications from 30 August 2018 to 26 September 2018
Recommendation: That the report be noted.

Application	Site	Applicant	Proposal	Decision
Ashby, Herringfleet And Somerleyton PC				
BA/2018/0220/FUL	Somerleyton Marina Brickfields Somerleyton NR32 5QW	Lord Somerleyton Hugh Crossley	Removal of two existing timber staging moorings, replacement with five floating pontoon moorings and provision of associated concrete pathways with gravel finish.	Approve Subject to Conditions
Brundall Parish Council				
BA/2018/0301/APPCON	Cane Rise 48 Riverside Estate Brundall Norwich NR13 5PU	Mr Roger Hubbard	Details of: Condition 3 - Contamination of permission BA/2018/0015/HOUSEH	Approve
BA/2018/0261/FUL	41 Riverside Estate Brundall Norwich Norfolk NR13 5PU	Mr Graham Russell	Replace quay heading with plastic piling	Approve Subject to Conditions
BA/2018/0264/NONMAT	21 Riverside Estate Brundall Norwich Norfolk NR13 5PU	Miss L Dent	Replace windows & doors with white/coloured UPVC, non-material amendment to previous permission BA/2014/0127/HOUSEH	Approve Subject to Conditions
Coltishall Parish Council -				
BA/2018/0275/COND	Meadside Church Loke Coltishall Norwich Norfolk NR12 7DN	Mr Alistair Paterson	Change of building facing, variation of condition 2: approved plans of BA/2017/0353/HOUSEH	Approve Subject to Conditions
Ditchingham Parish Council -				
BA/2018/0260/HOUSEH	20 Ditchingham Dam Ditchingham NR35 2JQ	Ms Rose Titchener	Erection of single storey side extension	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Filby Parish Council				
BA/2018/0309/HOUSEH	Dawn-Dew Main Road Filby NR29 3AA	Mr Dale Ward	Remove conservatory, replace with games room	Approve Subject to Conditions
Fritton With St Olaves PC				
BA/2018/0289/APPCON	Thatched Cottage Priory Farm Beccles Road St Olaves Fritton And St Olaves Norfolk NR31 9HE	Mr & Mrs Hardy	Details of: Condition 3: finishing materials of permission BA/2018/0172/HOUSEH	Approve
BA/2018/0324/APPCON			Details of: Condition 3: finishing materials of permission BA/2018/0192/LBC	Approve
Gillingham Parish Council				
BA/2017/0477/HOUSEH	Boathouse Hill Cottage Yarmouth Road Gillingham NR34 0EE	Mr Harvey Snowling	Garage and boat shed.	Approve Subject to Conditions
Haddiscoe And Toft Monks PC				
BA/2018/0298/HOUSEH	Spinnakers Riverside New Cut Bank Road Haddiscoe Norfolk NR31 9HE	Mr David Scougall	Replace wooden windows and doors with UPVC	Approve Subject to Conditions
BA/2018/0182/COND	Haddiscoe Tavern, Pampas Lodge Caravan Park The Street Haddiscoe NR14 6AA	Mr Colin Shirley	Replace existing 23 touring, 18 seasonal and 6 static caravan pitches with 33 static caravan pitches, variation of condition 2 of permission BA/2017/0188/COND.	Approve Subject to Conditions
Horning Parish Council -				
BA/2018/0256/FUL	Eagles Nest Ferry Road Horning Norfolk NR12 8PS	Mr Clayton Williams	Install velux roof window.	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
BA/2018/0263/HOUSEH	Roseberry Ropes Hill Horning Norfolk NR12 8PA	Mrs Beverley Bullen	New 3 bay timber garage.	Approve Subject to Conditions
Hoveton Parish Council -				
BA/2018/0300/APPCON	Bure Court House Marsh Road Hoveton NR12 8UH	Mr Martin Gowing	Details of: Condition 3 - Materials of permission BA/2018/0139/FUL	Approve
BA/2018/0285/HOUSEH	Brightside Brimbelow Road Hoveton Norfolk NR12 8UJ	Mr Paul Davis	New Boathouse	Approve Subject to Conditions
Ludham Parish Council -				
BA/2018/0269/FUL	The Workshop Yarmouth Road Ludham NR29 5QF	Mr Simon Brown	Change of use of outbuilding to 2 one bed holiday lets, external alterations & parking	Approve Subject to Conditions
Mautby Parish Council				
BA/2018/0295/HOUSEH	Old School House School Road Runham Mautby Norfolk NR29 3EG	Ms Elthea Marden	Single storey extension - conservatory	Approve Subject to Conditions
Oulton Broad Parish Council -				
BA/2018/0314/COND	Study Centre Burnt Hill Lane Carlton Colville Suffolk NR33 8HU	Mr Steve Aylward	Variation of Condition 10 - Timetable for Demolition of permission BA/2017/0405/FUL.	Approve Subject to Conditions
Reedham Parish Council				
BA/2018/0284/FUL	Haddiscoe Island, River Yare Land East Of Seven Mile House The Marshes Reedham Norwich Norfolk	Environment Agency	Remove 93m of piling, realign "cross-wall", tie in the remaining piling.	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Repps With Bastwick Parish Council				
BA/2018/0250/HOUSEH	The Harbour 74 Riverside Repps With Bastwick NR29 5JX	Mr N Duffield	Extension to residential dwelling.	Approve Subject to Conditions
Thorpe St Andrew Town Council				
BA/2018/0238/FUL	Norfolk Garden Supplies 54B Yarmouth Road Thorpe St Andrew Norwich NR7 0HE	Matthew Hales	Regularisation of existing uses and buildings for car wash, offices and garden centre for a temporary period of 2 years.	Approve Subject to Conditions
BA/2018/0253/FUL	The Ferry 3 Bungalow Lane Thorpe St Andrew Norwich NR7 0SH	Mrs E BUXTON	Replace existing bungalow and workshop with a bungalow of same combined footprint. Relocate public footpath to the east boundary.	Approve Subject to Conditions
Thurne Parish Council -				
BA/2018/0305/FUL	Lion Inn Public House The Street Thurne NR29 3AP	Mr Ian McFadyen	Sewage treatment unit.	Approve Subject to Conditions