

**Broads Authority
Heritage Asset Review Group**

Notes of Meeting held on Friday 23 March starting at 11.10am

Present:

Melanie Vigo di Gallidoro – in the Chair
Mike Barnard
Peter Dixon
Bruce Keith
Paul Rice
Haydn Thirtle

In attendance

Sandra Beckett – Administrative Officer (Governance)
Will Burchnall – Programme Manager, Water Mills and Marshes:
Landscape Partnership Scheme (WMM)
Ben Hogg – Historic Environment Manager
Simon Hooton – Head of Strategy and Projects
John Packman – Chief Executive
Marie-Pierre Tighe – Director of Strategic Services
Prue Smith – Consultant on Cultural Heritage

23/1 Apologies for absence and welcome

Apologies were received from Jacquie Burgess and Bill Dickson.

23/2 To receive the note of the meeting held on 10 November 2017

The Note of the twenty-second meeting of HARG held on 10 November 2017 was received as a correct record.

23/3 Points of Information arising from the last meeting

There was nothing further to report other than matters that would be covered under the items on the agenda.

23/4 Heritage at Risk

23/4(1) Buildings at Risk Schedule March 2018

The Historic Environment Manager provided the Group with the updated Schedules relating to the Buildings At Risk Survey as well as the Schedule relating to current and potential Enforcement issues.

It was noted that the planning and listed building consent for **Common Farmhouse, Fleggburgh** had been approved at the Planning Committee

meeting on 2 March 2018. The Local Member wished to thank the Authority and the parish council for their support in progressing the matter. Members recognised the ambitious scale of the project and were hopeful of its successful progress and completion. Officers would continue to have dialogue with the owner.

Bridge Farmhouse, Low Road, Mettingham - It was noted that following the catastrophic fire earlier in the year Historic England had approved the application to delist the building and therefore this would now be removed from the Historic Buildings National List. Recording of the special features would be undertaken as demolition was to take place. The owner had been advised not to carry out a full demolition until the necessary recordings had been done. Members were advised that it was unlikely that it would be possible to salvage any materials for recycling.

Manor Farm House, Thurne. The application upon which the Authority had been consulted, to delist this building, had been approved by Historic England on 8 December 2017, the reason being due to the remodelling of the interior. Members considered this to be unfortunate since it was one of the first buildings to be viewed when entering the village and still retained considerable historic significance. It was considered that it still had merit as a non-designated heritage asset and should be included on the Local List.

Langley Abbey Stable block – It was pleasing to note the works to the property had been carried out and therefore this had now be removed from the H@R schedule.

Brick Barn, Hill Farm, Gillingham – Repairs to the roof sheeting had been undertaken and therefore there was no immediate threat but monitoring would continue .

Mills

Swim Coots Drainage Mill at Catfield – It was noted that repair works had been carried out and the site was now secure and no longer at risk, therefore it could be removed from the list.

With reference to the **Mills** within the schedule, most came within the Water Mills and Marshes Landscape Partnership Scheme project . However, with regard to Tunstall Dyke and Tunstall Smock Mills at Halvergate, the owners had not engaged with the laser scan programme. In one case considering that the clearance of the structure may encourage trespass. Officers would continue to engage with the owners to ensure that they were aware of their responsibilities for heritage assets. It was hoped that the progress on the LPS would provide an incentive and catalyst.

The Six Mile House Drainage Mill, Chedgrave Marshes, Haddiscoe currently sits on an island within a soke dyke as a result of the BESL works. BESL have carried out medium term flood protection work to the defences around the mill and have consulted on the long term solution.

These works were due to be completed shortly and this would allow works on the mill to be undertaken as part of the LPS scheme. The works for the Lockgate Mill, Breydon would potentially start in the Autumn as part of the LPS.

It was pleasing to note that the repair works on the Mills seemed to be progressing as a result of the LPS.

The Historic Environment Manager reported that Prue Smith, the Historic Buildings Consultant had managed to contact the owner of the **Grade II Listed 34 Bridge Street, Bungay formerly known as the Music House** which was sadly in need of repair and vulnerable to further potential damage. The owner was aware of the financial commitment. The Historic Buildings Consultant would be meeting with the owner to discuss options, recognising the limitation of resources.

High Mills at Potter Heigham. This property had now been taken off the list as extensive cap repairs had been carried out. Before and after photographs had been taken.

The Group welcomed the progress report.

23/4(2) Enforcement Issue: Manor House Ashby with Oby

Although the schedule for the replacement windows and doors was phased over a long period, it was appreciated that it would be advantageous for some works to be carried out on a regular basis so as there was not a significant financial commitment near to the end of the compliance period. The next phase was due to take place in Summer 2018 and the Planning Officer (Compliance and Implementation) would be visiting the owner within the next two weeks.

23/5 Conservation Area Re-Appraisals Update

Progress was reported on the following Conservation Areas.

(1) East and West Somerton Conservation Area (CA) Re-Appraisal

It was noted that the Somerton Conservation Area Re-Appraisal had been approved for consultation by the Planning Committee on 1 April 2016 and sent out for public consultation on 22 September 2017. The closing date was 20 November 2017. The preparation for the consultation had been fruitful and received positive feedback from the parish council and all concerned.

The Historic Environment Manager reported that the responses had all been received and were being analysed. As a result, there were a number of the main site issues that required consideration. These included Staithe House and Staithe House farm yard, a property on Staithe road, some open land to the south of Staithe road, an area to the south of West

Somerton to include the remaining properties and field between, the village hall and properties to the east of the Street. The Historic Environment Manager explained that generally open agricultural land did not fully meet the criteria for inclusion in the Conservation Area. Such inclusion could not be included to prevent any development taking place. Any proposals for development would be assessed under the usual planning policies and merits of the case. Neither was the proposed southward extension considered to meet the criteria, although this had been supported locally via the consultation. The village hall could be included in this assessment. The Group considered that the Conservation Area boundary in relation to the centre of the village should remain as it is.

The Group considered that Staithe Farm house should remain within the Conservation Area and the Head of the Staithe dyke including the Staithe Farmhouse buildings should also be included but that the 20th century property on the south west corner of the farmyard (Sunways) could possibly be excluded.

It was noted that a report would be prepared for a future Planning Committee meeting in May 2018 following an analysis of the consultation. The Planning Committee would formally consider the representations and make a decision regarding adoption and any boundary changes. It was intended that a report would then go to the full Authority for adoption in July 2018.

(2) Ludham and Horning Conservation Area Re-Appraisals

It was noted that the process for dealing with the Conservation Area Re-appraisals had improved considerably as lessons were learnt. There were now only 2 Conservation Areas out of the 25 that required re-appraisal – Ludham and Horning. Both of these areas shared boundaries with North Norfolk District with the majority being outside the Broads area. However, given that substantial and significant parts were contained within the Executive Area, the Authority would be carrying out the appraisals. Members were provided with maps of the existing CA boundaries, and indications of the existing parts considered to be no longer worthy of inclusion and therefore excluded as well as parts which now might be considered as worthy of inclusion.

Ludham

Officers considered that there were three distinct character areas for Ludham relating to Horsefen Road, the Village itself and Staithe Road. It was noted that there had been considerable new development since the Conservation Area had been designated originally and these were being evaluated in relation to conservation area status criteria. Slides of the areas were provided for information.

Horning

The Group considered that the area of Upper Street Horning, including the Water Works building were worthy of consideration as a satellite part of the Conservation Area. It was also suggested that some properties on the eastern side of Lower Street, in North Norfolk District, had Broads characteristics and were worthy of consideration for inclusion. The suggestion of including the Crabbetts Marsh development upstream from the Swan Inn and Horning Sailing Club also had some merits.

Officers undertook to examine the proposed boundaries for the Conservation Area Re-Appraisals in more detail before bringing reports to the Planning Committee for approval for consultation.

The Group welcomed the progress being made.

23/6 Water, Mills and Marshes: The Broads Landscape Partnership Project

- (1) Members had been provided with the link to the Water Mills and Marshes website which they considered to be very useful and impressive, noting that it was being developed as the project was progressing.

Web: www.watermillsandmarshes.org.uk

Twitter: [@Broads_LPS](https://twitter.com/Broads_LPS)

Facebook: www.facebook.com/watermillsandmarshes

YouTube: https://www.youtube.com/channel/UCbma_7-l-sokaExkKxitjxw

The Project Manager reported that the project had commenced in January 2018 having been officially launched on 17 January 2018. The Project had now been able to recruit three members of staff, Andrew Farrell as a project Officer, Anna Lynch an Administrative Officer and Sean Grimes as Heritage Skills Training Supervisor who would be commencing work on 3 April 2018 to manage construction and maintenance work on the drainage windmills.

Norwich City College was enthusiastically developing the heritage skills training programme in association with its building courses. It was anticipated that this could involve the creation of a special qualification that could be recognised by City and Guilds. City College was building its own workshop for construction of doors and windows on site to link in with the project. It was hoped that the training could cover 100 students per year. Work was already starting on the Pumping Station at Strumpshaw in association with the RSPB.

The Group welcomed the progress and the idea of going into the colleges and schools and providing introductory talks for students on heritage providing the idea of heritage as a potential career pathway and vocational route.

The Project Manager would be providing regular updates on the Water

Mills and Marshes project to the full Authority.

The Group enthusiastically welcomed and noted the progress being made.

(2) Mills

The Historic Environment Manager provided the group with a series of images of the Mills that would be worked on during the course of the WMM project. This would include a variety of works depending on the state of the individual mills. Planning permission for work on the first of the mills – Pumping Station, Low Road, Strumpshaw for works to the chimney, the engine house, moving of irrigation pump and landscaping in the area was granted by the Planning Committee on 2 February 2018. *Wiseman's Mill at Oby* It was queried whether this application (not submitted by the LPS but forming part of the scheme) was due to come to Planning Committee. The Historic Environment Manger would seek clarification. Once the structures were consolidated the potential for other functions, such as providing broadband facilities could be examined. It was noted that the the Project was employing a specialist engineer for some of the work.

The Group welcomed the update and looked forward to receiving the next instalment on progress.

23/7 HARG Meetings Programme during WMM project

The Chairman proposed that the meetings for HARG be scheduled for every six months rather than four monthly particularly while the officers responsible for Cultural Heritage were involved in the Water Mills and Marshes project. Members would be able to receive updates via email and/or through the website in between the meetings and as the WMM project would be focussing on the mills, these formed a significant section of the Buildings At Risk register.

Members considered the proposal sensible and agreed HARG meetings take place six monthly either in October and April or November and May. The meetings would follow the Planning Committee meeting.

23/8 Any Other Business

No other items for report were raised.

23/9 Date of Next Meeting –

It was noted that the next meeting of the Heritage Asset Review Group would take place either on Friday 9 November 2018 or 7 December 2018 following the Planning Committee meeting.

The meeting concluded at 13.00pm