

Heritage Asset Review Group

Notes of Meeting held on Friday 21 August 2015 starting at 12.30 pm.

Present:

Jacquie Burgess
Murray Gray
Lana Hempsall

In attendance:

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

17/1 Apologies for absence and welcome

Apologies for absence were received from Mike Barnard and Sholeh Blane

17/2 Appointment of Chairman

The Director of Planning and Resources invited nominations for Chairman

Jacquie Burgess, seconded by Lana Hempsall, proposed Murray Gray as Chairman.

Murray Gray in the Chair

17/3 To receive the note of the sixteenth meeting held on 2 April 2015

The Note of the sixteenth meeting of HARG held on 2 April 2015 was received as a correct record.

17/4 Points of Information arising from the last meeting

Minute 16/6 The Local List – Waterside Chalets

It was confirmed that the Authority had adopted the Waterside Chalets for the Local List at its meeting on 10 July 2015.

There were no further points of information arising from the last meeting other than those to be discussed within the agenda.

17/5 Conservation Area Re-Appraisals

Progress was reported on the following Conservation Areas.

(1) **Oulton Broad Conservation Area Re-Appraisal**

The Group noted that the Oulton Broad Conservation Area re-appraisal had been to the Planning Committee meeting on 24 July 2015 and was due to be adopted by the full Authority on 25 September 2015.

(2) **Stalham Staithe Conservation Area Re-Appraisal**

The Group received the Draft Conservation Area Re-appraisal for the Stalham Staithe Conservation Area. As most of the area fell within the Broads Authority's LPA jurisdiction, the work and consultation was being carried out by the Broads Authority. It was intended to submit the Re-appraisal to the Planning Committee meeting for approval for consultation in October 2015.

The Group considered the proposed amendments to the boundary which included options for exclusions on the basis of the guidelines for designation of Conservation Areas. The two areas suggested for exclusion were:

- The open ground /allotment area which included development around this
- Exclusion of all the area west of Mill Road.

These fell within North Norfolk District Council's jurisdiction and therefore it would be up to North Norfolk to determine these elements.

It was noted that even if these elements fell outside the Conservation Area boundary, the existence of the Conservation Area would still need to be taken into account in determining any planning applications.

The Group considered that for the benefit of the consultation, these elements should remain within the Conservation Area boundary. However, the text should be very clear that exclusion was an option, giving the reasons and the question asked within the consultation leaflet for views.

It was agreed that prior to submitting the text for consultation, comments should be invited from the local District members – Paul Rice and Nigel Dixon as well as Keith Bacon, Broads Forum and Broads Local Access Forum Chairman.

(3) **West Somerton Conservation Area Re-Appraisal**

The Group were advised that preliminary work had been undertaken on the Somerton Conservation Area Re-Appraisal. It was noted that there were two distinct areas with various satellites coming within the one conservation area of East and West Somerton. Both parts came under Somerton Parish Council. However, East Somerton came within Great Yarmouth's area and West Somerton within the Broads Authority's area. Ben Hogg and Andrea Long had been invited to the Parish Council meeting in September and this would provide an opportunity of discussing proposals with them.

It was noted that the whole of the East Somerton section was worthy of inclusion. However, there were certain parts of the West Somerton area where designation was questionable. The most obvious part worthy of designation was in the vicinity of the Staithe. Great Yarmouth Borough Council currently did not have the resources to carry out the full appraisal or that of the East Somerton section and would be happy for the Authority to carry this out on their behalf.

It was noted that the Somerton CA was one of the last Conservation Area Re-appraisals to be undertaken, Ludham and Horning being the other two.

It was agreed that progress on the Conservation Area Re-Appraisal for Somerton be held in abeyance until after the meeting with the parish council.

- (4) **South Walsham and Salhouse Conservation Area Re-Appraisals** had both been carried out but final adoption was awaiting various issues to be resolved by Broadland District Council.

17/5 Heritage at Risk

Buildings at Risk Schedule 2015

The Group received the updated Schedules relating to the Buildings At Risk Survey as well as the Schedule relating to current and potential Enforcement issues. The Historic Environment Manager also provided photographs of each of the properties on the schedule.

With reference to the Mills within the schedule some were within the same ownership and most came within the Landscape Partnership Scheme bid where match funding had been promised by owners should the LPS bid was successful.

It was noted that Bridge Farmhouse, Low Road, Mettingham, was the subject of a Section 106 Agreement, where planning permission for another property was dependent on repairs to the farmhouse. The Group were informed that the planning permission was due to expire. The owner wished to revisit the existing planning permission in order to reduce the size of the property for which he had permission.

Langley Abbey – the owner had indicated that he intended to carry out works on the former stable block as part of a comprehensive scheme for the site. The Group expressed concerns and considered that the building could be the subject of an Urgent Works Notice, which would require authorisation from the Planning Committee. It was agreed that the matter be discussed with the owner in the first instance.

It was noted that an Urgent works Notice might also be required on another property at Gillingham which would require Planning Committee

authorisation. Again the owner would be approached in the first instance.

The Group were pleased to note that the work on the Church of St Peter and St Paul in Burgh Castle had been successfully completed.

Enforcement

The Group welcomed the progress on the replacement of the windows and doors at Ashby with Oby Manor House, and noted that the owner had hoped that the next phase would be implemented shortly.

17/6 The Local List for the Broads

The Historic Environment Manager commented that he had been heartened by the positive response from the owners of the Waterside Chalet properties following letters being written confirming being included in the Local List. The text for these would be included on the website.

Proposals for the next group to be considered for inclusion on the Local List included Staithes and possible groups of buildings within Conservation Areas.

17/7 Water, Mills and Marshes: The Broads Landscape Partnership Bid

The Group noted that the bid for Heritage Lottery Funding (HLF) for the Broads Landscape Partnership titled: Water, Mills and Marshes had been submitted at the end of May. It was understood that the HLF would be meeting on 25/27 October 2015 and therefore a decision was expected soon afterwards. If successful, it would then take 18 months to prepare the Development Phase in order to submit a second round application. The Authority had received a visit from the Regional Director and Assessment Officer and Case Officer for HLF on 31 July 2015 when they had been taken by train to Great Yarmouth and also went out on to the Halvergate Marshes where they were met by landowners, representatives from Norfolk County Council and other partners. Officers were able to clarify a number of queries and the visit had felt positive.

17/8 Any Other Business

Jacque Burgess reported that the next meeting of the Norfolk Windmills Trust was due to take place on 1 September 2015.

17/9 Date of Next Meeting – 4 December 2015

It was noted that the next meeting of the Heritage Asset Review Group would take place on Friday **4 December 2015** following the Planning Committee meeting.

The meeting concluded at 14.00 pm