

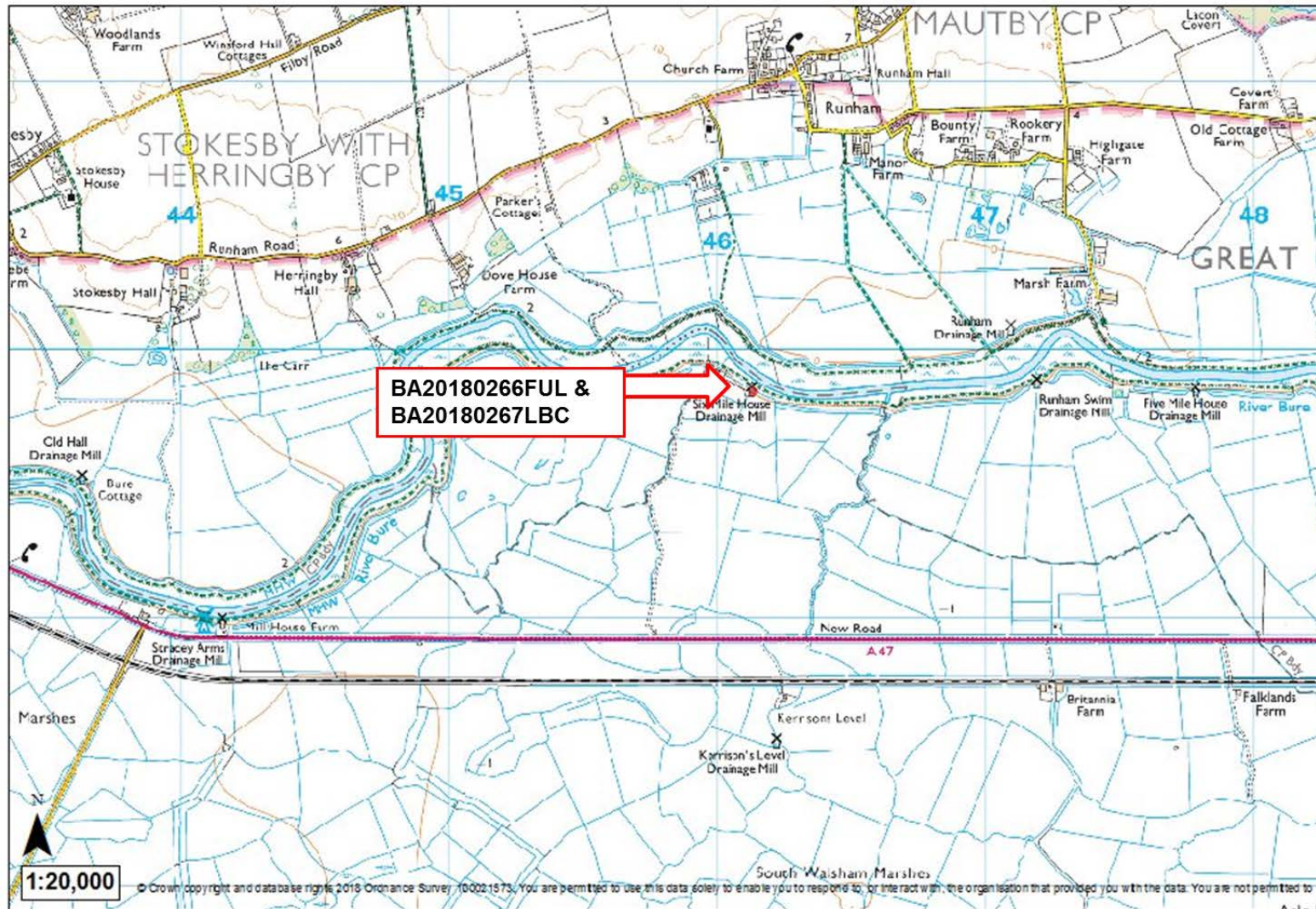
Reference:

BA/2018/0266/FUL and BA/2018/0267/LBC

Location:

Six Mile House Drainage Mill, Acle New Road,
Halvergate

BA/2018/0266/FUL & BA/2018/0267/LBC Six Mile House Drainage Mill, Halvergate 20000



Application for Determination

Parish	Halvergate
Reference	BA/2018/0266/FUL Target date 31 st October 2018 and BA/2018/0267/LBC
Location	Six Mile House Drainage Mill, Acle New Road, Halvergate
Proposal	Works to conserve mill, including the installation of new doors & windows, flat roof & access ladders
Applicant	Water Mills & Marshes Landscape Partnership Scheme
Recommendation	Approve subject to conditions
Reason for referral to Committee	Director discretion

1. Description of the Site and Proposals

- 1.1. Six Mile House Drainage Mill is within the parish of Halvergate adjacent to the southern bank of the River Bure and is accessible and visible from Acle New Road. Runham is the nearest settlement and is to the north east of the application site. The site is within the Halvergate Marshes Conservation Area.
- 1.2. Six Mile House Drainage Mill is an historic brick built drainage windmill that was used to drain land to the south of the River Bure and dates to the mid-19th Century. The building is Grade II Listed, and is included on the Broads Authority list of local buildings of Historic or Architectural Interest. It is a three storey tapering circular brick tower with one first floor window opening and two doors at ground floor level. Externally, the curb on top of the tower and the brick drainage lane are intact, and there are remnants of the scoop wheel at ground level. A temporary protective flat roof was fitted around 1990, but this is now in poor condition.
- 1.3. Although much of the interior mechanisms of the mill survived until the 1970s, regrettably little now remains apart from the timber upright shaft and parts of the crown wheel and pit gear. There are three boarded floors above ground level, all in poor condition.
- 1.4. The proposal is to carry out like-for-like repairs to consolidate and repair the existing surviving fabric to the curb and brick tower, the repair of the floors and

re-installment of ladder stairs between the floors and the repair or re-installment to the original design of the existing doors and window. The structure will be protected overall by a new flat metal clad roof and coping flashing to the remaining curb structure. The proposed works do not involve the removal of or damage to the existing historic fabric and are designed to be reversible if, for instance, the re-construction of the former cap and sails be thought appropriate in the future. The proposals include for elements of surviving fabric currently stored off site to be accommodated in or adjacent to the mill and for interpretation information to enable an appreciation of the history and significance of the site.

- 1.5. This project is part of the Water Mills and Marshes Landscape Partnership Scheme which is funded by the Heritage Lottery Fund.

2. **Site History**

None relevant

3. **Consultation**

Parish Council – No response received

District Member – No response received

Environment Agency – Holding objection subject to FRA and Flood Response Plans being supplied. Both of the above have been submitted and sent to the EA for comment, currently awaiting their response which will be reported orally.

Historic England – No objection. Identifies the site's specific details of interest

BA Historic Environment Manager- It is considered that the proposed works are necessary to arrest any further decay to the historic fabric and secure this important heritage asset for the foreseeable future. The proposed repair techniques and materials are appropriate for the historic structure and the works are entirely reversible and will have no adverse effect on the external appearance of the structure. Recommends conditions.

BA Ecologist – No objection. Recommends conditions.

4. **Representations**

- 4.1. None received.

5. **Policies**

The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

NPPF

Development Management Policies DPD (adopted 2011)

DP2 – Landscape and Trees

DP4 – Design

DP5 – Historic Environment

DP27 – Visitor and Community Facilities and Services

DP29 – Development on site with a High Probability of Flooding

Neighbourhood Plan

There is no neighbourhood plan in force in this area.

6. Assessment

- 6.1. The proposed development relates to renovation and maintenance works to the disused listed Drainage Windmill as part of the wider Water Mills & Marshes Landscape Partnership Scheme and seeks to protect this building from further decline and enhance its appearance through a scheme of maintenance work, including replacement of the existing roof. The mill is disused, and it is important to note that these two applications do not seek to bring the building back into a specific use but relate only to the proposed renovations. Some interpretation may be provided, but the building itself would not be used.
- 6.2. The key issues in the determination of the application are the principle of the development, the impact on the heritage, the impact on ecology and flood risk.

Principle of the development

- 6.3. The proposal is to undertake repair and renovation works to a former drainage mill, which contributes to the character of the Broads area generally and the Conservation Area specifically. The work would arrest the on-going deterioration of the building and secure its future for the medium term. It is acceptable in principle and, indeed, welcomed.

Heritage

- 6.4. Six Mile Drainage Mill is a listed building which is an integral part of this area's landscape quality. However, it is in poor condition and the proposed maintenance is required to safeguard the future of the building. The application includes a comprehensive Heritage Statement and schedule of work and has been well thought through. The proposed works do not involve the removal of or damage to the existing historic fabric and are designed to be reversible, if for instance, the re-construction of the former cap and sails be thought appropriate in the future. Both the Broads Authority Historic Environment Manager and Historic England's Inspector of Historic Buildings and Areas support the proposal.

- 6.5. The proposed works would ensure that the heritage asset is protected which is in accordance with policy DP5. In approving this maintenance work the Local Planning Authority would ensure that special regard is being made to preserving listed buildings, and therefore complying with the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Ecology

- 6.6. There is evidence that the mill building has been used by owls, although not for breeding, and whilst it has low potential as a bat roost they do forage around the site. The Broads Authority Ecologist does not object to the scheme subject to a scheme of proportionate mitigation measures being implemented and this can be covered through planning conditions.

Flood Risk

- 6.7. The site lies within flood zone 3, this has meant that the Environment Agency (EA) has placed a holding objection to the development until a Flood Risk Assessment (FRA) is submitted. Both an FRA and a Flood Response Plan (FRP) have now been provided and submitted to the EA and their response is awaited. It should be noted that the site does not have a use, the works relate solely to renovations to make good the building and no one would be present at the site apart from during the renovations phase. It is anticipated that the EA will remove their objection.

7. Conclusion

- 7.1. The proposed works are considered to be an acceptable scheme which would preserve a listed building and would not harm the fabric, character or appearance of the mill or wider site. Subject to the Environment Agency withdrawing their holding objection, planning permission should be granted subject to the conditions as set out below.

8. Recommendation

- 8.1. That authority be delegated to officers to approve the application subject to the Environment Agency withdrawing their holding objection, together with any subsequent requests from the Environment Agency and subject to conditions below:
- i. Standard time limit;
 - ii. In accordance with submitted plans;
 - iii. Approval of joinery, ironwork and rainwater goods;
 - iv. Location and details of interpretation
 - v. Timing works outside bird breeding/nesting season (March- end August)
 - vi. Ecological mitigation and enhancements
 - vii. Works in accordance with flood response plan

9. Reason for Recommendation

9.1 The proposal is considered to be in accordance with Policies DP4, DP5, DP27, DP29 of the Development Plan Document (2011), and complies with the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act as having special regard to preserving listed buildings. It is in accordance with the National Planning Policy Framework (2018) which is a material consideration in the determination of this application.

List of Appendices: Location Plans
Background papers: Application File BA/2018/0266/FUL and BA/2018/0267/LBC
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