

**Broads Authority
Heritage Asset Review Group**

Notes of Meeting held on Friday 3 February 2017 starting at 12.30pm

Present:

Jacque Burgess - in the Chair
Mike Barnard
Peter Dixon
Haydn Thirtle

In attendance

Sandra Beckett – Administrative Officer (Governance)
Will Burchnall – Programme Manager (HLF-LPS)
Ben Hogg – Historic Environment Manager
Andrea Long – Director of Planning and Resources
Prue Smith – Consultant on Cultural Heritage

21/1 Apologies for absence and welcome

Apologies had been received from Bill Dickson and Paul Rice.

21/2 To receive the note of the twentieth meeting held on 19 August 2016

The Note of the twentieth meeting of HARG held on 19 August 2016 was received as a correct record.

21/3 Points of Information arising from the last meeting

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

21/4 Conservation Area Re-Appraisals

Progress was reported on the following Conservation Areas.

(1) Loddon and Chedgrave Conservation Area Re-Appraisal

This had been adopted by the Broads Authority at its meeting on 27 January 2017.

(2) Stalham Staithe Conservation Area Re-Appraisal

As had been reported at the last meeting the Stalham Staithe Conservation Area Re-Appraisal had been prepared in consultation with North Norfolk District Council as part of the conservation area fell within its boundary. Following consultation, a number of meetings had been held with Stalham Town Council and other agencies as well as a public

meeting. Following the last meeting of the group Officers sent a copy of the further version to the Town Council. The Chairman of the Town Council had responded positively suggesting one further amendment which had now been incorporated. No other responses had been received.. Another meeting had been held on 30 January. As no further comments had been received, Members considered that it was now time for a report to be submitted to the Planning Committee. If it was possible to do this for the 3 March 2017, it could be adopted by the Authority on 24 March 2017.

Members considered that the process of engagement with the local community and organisations for the Stalham Staithe Conservation Area had proved a positive way forward.

(3) **East and West Somerton Conservation Area 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 subject to inclusion of some amendments to the text and additional graphics. The leaflet had now been prepared and the Chairman and Vice-Chairman of the Parish Council had been sent a copy and informed that this was now ready to be sent out for formal consultation.

Members were very complimentary of the Consultation Leaflet. The Group agreed that the consultation should now proceed as soon as possible in order to complete the process but before doing so inform Somerton Parish Council that this was the intention.

It was agreed that a report be prepared for a future Planning Committee meeting once the consultation had been carried out.

21/5 Heritage at Risk

21/5(1) Buildings at Risk Schedule 2016

The Consultant on Cultural Heritage 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 full application for **Common Farmhouse, Fleggburgh** was anticipated following pre-application discussions.

The repairs to **Bridge Farmhouse, Low Road, Mettingham**, had been the subject of a Section 106 Agreement, where the construction of another property was dependent on repairs to the farmhouse being carried out. The planning permission had now expired, a revised scheme was required but nothing further had been received. It was considered that an Urgent Works Repair Notice was now required and therefore a report would be prepared for the Planning Committee.

Langley Abbey –the Historic Buildings Consultant had had positive discussions with the owner and the Historic buildings consultant had met him on site a further meeting is planned on 9 February to discuss what was required and agree the scope of the work.

Brick Barn, Hill farm Gillingham –An application was awaited. However, it was considered that an Urgent Works Notice would be required and therefore a report prepared for the Planning Committee setting out the options for potential action.

With reference to **Swim Coots Drainage Mill** at Catfield, A door was ready to be installed and a site visit with the NWT Warden would need to be arranged.

With reference to the **Mills** within the schedule, most came within the Landscape Partnership Scheme bid and it was noted that the schedule of works were now completed for the LPS development stage.

The Historic Environment Manager reported that a complaint had recently been received concerning a dangerous cornice on Grade II Listed 34 Bridge Street, Bungay formerly known as the Music House. Part of the building dates from the early 17th Century with the frontage dating from the 18th Century. There appears to be no one living in the property at present. The owner as well as a local builder had been contacted by colleagues within Waveney District Council with the aim of removing the danger of the loose cornice in the first instance. The Authority had a duty of care and further contacts would be required.

Officers would continue to work with colleagues in the District.

21/5(2) Enforcement

The Group noted that a report had been considered by the Planning Committee meeting that morning concerning the Manor House at Ashby with Oby.

21/6 Staithes Research Paper

Tom Williamson had given a presentation to the Broads Forum in July 2016 and had been invited to provide a similar one to the full Authority. Unfortunately, this had not yet been possible. In addition, the final report was not yet available as the compilation of the documentary evidence of maps and photographs was not yet finalised. Much of this was with UEA.

The matter had been raised at the Forum meeting on 2 February 2017, with comments that there were inaccuracies and issues about the ownership of the Staithes. Members of HARG considered that there was an unintentional misunderstanding about the nature of the Staithes Research Paper. It was intended as a piece of historical research. It was not intended to be used as a policy tool for the Broads Local Plan.

Although there had been a request that the research paper be placed on the website, it was considered that it would not be of great value without the maps and photographs.

21/7 Stracey Arms

The Chairman reported that the Norfolk Mills and Pumps Trust had been granted £554,000 by the Heritage Lottery Fund to undertake the project for the development of the Stracey Arms. It was considered that this would dovetail in well with the LPS. The funds would enable the Mill to be fully restored and operational and include a car park. An arrangement was being made with the multifaith groups who owned the adjacent premises for the use of their car park for school buses.

The Group welcomed the positive outcome.

21/8 BT Telephone Boxes

BT was continuing its nationwide survey of BT boxes to ascertain their use and whether they were still required to fulfil their original function. 14 telephone boxes had been identified within the Broads Area. If they were not well enough used to be viable to maintain, they would be removed. The Authority had been consulted about the principle of removing some or all of the 14.

The matters for consideration were:

- (i) To identify those that made a contribution to the character of the Broads;
- (ii) To query whether any of these should be retained as an emergency facility especially those in areas liable to flooding or in isolated areas, or in areas where there was limited mobile phone coverage.

If not required as telephone boxes they maybe able to be used for other purposes as required by the local community. Change of use would require planning permission.

From the current survey, it was considered that 3 boxes could be removed. However, the Officers had objections to 11 of those identified to be removed as it was considered that they contributed to the Broads landscape character. It was noted that the criteria for statutory listing was very strict.

It was agreed that the parish councils be consulted directly to ascertain whether they wished to adopt the identified BT telephone box within their areas.

21/9 Water, Mills and Marshes: The Broads Landscape Partnership Bid

The Historic Environment Manager reported that the specific schedules for each of the Mills identified for work to be carried out on had been completed with the aid of the laser scanning technology. This provided an excellent historical record and archive of the work that had been carried out in the past as well as providing details of what work was required in the future in order to draw up the necessary plans to implement that work. The results of the scanning would also provide a useful tool for interpretation and would be included on the LPS website.

The Group was also provided with information on Stones Mill at Halvergate where public access was inhibited. Therefore it was intended that this would be designated a Habitat Mill for wildlife.

Will Burchnall the Programme Manager for the Broads Landscape Partnership Project provided a progress report on the development phase for the second round application of the HLF bid. He explained that the Education and Heritage Skills Training Strategies were being well developed.

The Group was given a presentation of the updated Landscape Character Assessment to include archaeological elements and ecclesiastical history that had been completed for £12,000 with Lesley Marsden (former Broads Authority Landscape Architect) as lead officer in association with Norwich City Council. This provided some excellent graphics illustrating the evolution of the Broads. The document included 230 pages, some of which could be extracted for individual areas. It might also be used at the Information centres.

The Group considered this to be an excellent document and agreed that investigations for potential publication be pursued.

The Group welcomed the progress being made.

21/10 Any Other Business

National Parks Conservation Officers Conference 2017

The Historic Environment Manager informed the Group that the Broads would be hosting the National Parks Conservation Officers workshop between 9 – 11 May 2017. It was hoped that HARG members could be involved.

21/10 Date of Next Meeting –

It was noted that the next meeting of the Heritage Asset Review Group would take place on Friday 26 May 2017 following the Planning Committee meeting.

The meeting concluded at 13.55pm