

# Planning Committee, 10 January 2020

## Heritage Asset Review Group (HARG) Minutes of the meeting held on 06 December 2019

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**The meeting commenced at 13.00 following the Planning Committee meeting.**

**Present**

Harry Blathwayt, Bill Dickson, Tim Jickells, Bruce Keith and Melanie Vigo di Gallidoro

**In attendance**

Sandra Beckett – Administrative Officer (Governance), Kayleigh Judson – Heritage Planning Officer, Cally Smith – Head of Planning, Marie-Pierre Tighe – Director of Strategic Services.

## **1. Apologies and welcome**

The Head of Planning welcomed everyone to the meeting.

**Apologies** were received from Julie Brociek-Coulton.

## **2. Appointment of Chair**

The Head of Planning invited nominations for Chair of the Group. Melanie Vigo di Gallidoro commented that the Group was a very loose collective and said she was happy to continue in the role of Chair. There being no other nominations,

**It was resolved to appoint Melanie Vigo di Gallidoro as Chair of the Group.**

Melanie Vigo di Gallidoro in the Chair.

## **3. Appointment of Vice-Chair**

The Chair invited nominations for Vice-Chair. Bruce Keith proposed, seconded by Melanie Vigo di Gallidoro and there being no other nominations

**It was resolved to appoint Harry Blathwayt as Vice-Chair of the Group.**

## **4. Declarations of interest and introductions**

Members commented that they had no other declarations of interest other than those already disclosed.

## **5. Minutes of HARG meeting held on 7 December 2018**

The minutes of the meeting held on 7 December 2018 were received. These had been submitted to the Planning Committee 11 January 2019.

## **6. Points of information arising from the minutes**

**Cultural Heritage staffing** - The Head of Planning reported that there had been a number of changes since the last meeting of the Group, with Ben Hogg as Historic Environment Manager leaving the Authority in November to work with English Heritage. He would be replaced by Kate Knights in January 2020. Formerly heritage advice had been undertaken by a heritage consultant – Conservation Adviser, Prue Smith but the work was now being brought in-house and a new part time post of Heritage Planning Officer had been filled by Kayleigh Judson. Prue

Smith (Conservation Adviser) would still assist with the conservation area reappraisals that had been approved by the Planning Committee for consultation, since she had been involved with drafting them.

In addition, Will Burchnall, Project Manager for the Heritage Lottery Funded Landscape Partnership Project: Water Mills and Marshes (WMM) had left the Authority for a new post with the National Trust. The role of Project Manager was being advertised. There had also been changes internally with Heritage Management coming within the planning section and the WMM project under the Operations Directorate. Kayleigh Judson would also be working with the WMM project and therefore there would be continuity.

The Chairman took the opportunity to thank Prue Smith for her contribution to the heritage work of the Authority.

## **7. Conservation Area Re-appraisals Update: Horning and Ludham**

The Planning Committee had considered the Draft Horning and Ludham Conservation Area Re-Appraisals at its meeting today, 6 December 2019 and approved them for public consultation. The Heritage Planning Officer reported that it was anticipated that the consultation would start in the new year. The Group noted that it was intended that the responses to the consultation and appraisal for Horning would be brought to the HARG meeting in March 2020 for consideration and a report to Planning Committee in May 2020 for adoption by the Authority. The responses from the Ludham Conservation Area re-appraisal consultation were due to be submitted to the June HARG meeting and reported to the Planning Committee in August 2020 for adoption.

**The group noted the proposed timetable.**

## **8. Conservation Areas: review programme for 2020**

The Group noted that the Authority had a statutory duty to review its Conservation Areas periodically and from time to time consider the designation of new ones. There were 25 Conservation Areas within the Broads and since the programme started in 2010 the review of all of these was nearing completion, (Horning and Ludham being the final two), it was now time to begin the review programme again. It was noted that informal agreement had been reached with the District Councils' Conservation Officers whereby if most of the area came within the Broads Authority's boundary, the appraisal review would be undertaken by the Authority. Where the area fell mainly outside the Broads Authority's boundary, the work would be carried out by the relevant district.

The Heritage Planning Officer showed a schedule of the proposed review programme of the Conservation Areas for 2020. Those areas that had initially been reviewed were highlighted and these would be the first ones to be re-appraised. Officers would be discussing the programme with the Districts, being aware of resource constraints. Members requested a copy of the slide. (Attached at Appendix 1)

It was noted that one of the lessons learnt from carrying out the re-appraisals was that as well as considering the old heritage, it was also important to consider potential new heritage. New legislation and regulations relating to this were forthcoming. Members considered that it would be challenging to balance heritage preservation and the need to take account of climate change, reduction in carbon emissions and new materials to mitigate such effects.

**The Group noted the Conservation Area Re-Appraisal process and Review Programme for 2020. (Appendix 1).**

## **9. New assets: War memorials at Buckenham, Thorpe St Andrew and Thurne**

The Heritage Planning Officer reported that in line with the centenary of the first World War, Heritage England in partnership with the Heritage Trust had run a project in 2018 to include War Memorials for listing. 645 were now added to the list, 3 of which were in the Broads Authority area. The Group were given illustrations of these proposed new assets for inclusion on the Listed Buildings register, the war memorials at Buckenham erected in 1920, Thorpe St Andrew erected in 1919 and at Thurne.

A member commented that the Parish Council were currently in negotiations as to a proposal to erect a new war memorial at Hickling to include commemoration of those who had flown the flying boats.

Members queried whether there was any particular occupation or innovative development intrinsic to the Broads area that might warrant a form of commemoration. It was noted that the Wherryman were recognised in the Wherryman's Way. This included a commemoration to Billy Blue Light and this was such an example. One of the projects within the Water Mills and Marshes Project included a trail of pill boxes. The role of the east coast defences with gun batteries was also such a project.

**The Group noted the listing of the War memorials and it was agreed suggestions of commemorative features be investigated to identify a theme for the Local List.**

## **10. Quinquennial survey: review programme for 2020 Heritage at Risk**

The Heritage Planning Officer reported that it was now appropriate to undertake a review of the 269 Listed Buildings in the Broads Executive Area. It was intended to survey 54 per year on a 5-yearly rotation, with the survey of the first batch being started early in 2020. Those at risk would be prioritised and included in the Buildings at Risk (BAR) Schedule.

**The Group agreed that it would be helpful for HARG to have a view of the survey sheets.**

The Group also suggested that it would be worth including Listed Buildings and/or buildings at risk in a Members site visit to raise awareness of the area's heritage assets among all Members.

## 11. Listed building applications and other issues: Ashby with Oby, Heronby and Raven's Hall

The Group were informed of issues relating to the following Listed Buildings:

**Ravens Hall** – a Listed Building application had been received for this recently purchased property on Haddiscoe Island. This involved a 2-storey side extension to accommodate a stairwell, a new front porch, alterations to the outbuilding and internal alterations. The environmental heritage service at Norfolk County Council had indicated that the property was in an unusual location for its size and age, having some suggestions as to its history and function and recommended that an archaeological condition be attached to any planning permission.

**Heronby, Wroxham** – Officers welcomed the support from the Planning Committee at its earlier meeting for the submission of an application to List the building. The Heritage Planning Officer provided more details of the material that would be included in the application to the Secretary of State. This included details on the history and people involved as well as the pioneering development of an innovative foundation system. There were a number of properties in the area which had been included in the Local List of riverside chalets. The relevant dissertation would be included with the application.

**Ashby with Oby – Manor Farm House** was referred to in the Enforcement Update at Item 15.

## 12. Red Telephone Box Removal consultation by BT

The Group were informed of the consultation by BT for the removal of two telephone boxes within the Broads Area at Hickling and Potter Heigham. The Authority had consulted the relevant parish councils and both, particularly Hickling Parish wished to retain the telephone service on these premises for safety reasons, given that they were by the water and mobile phone signals were not always reliable.

It was noted that if BT did not wish to retain its services there was an option to adopt/adapt the telephone box. A number of parishes were using them to house defibrillators. It was noted that the red telephone box at Belaugh had recently been removed since there had not been a local community group willing to take on responsibility for it.

**The Group agreed that the Authority should support the parish council in its view that the red telephone service and box be retained, particularly at Hickling.**

## 13. Water Mills and Marshes – update on the HLF Landscape Partnership project.

The Head of Planning provided the Group with an update on the HLF landscape partnership project, Water Mills and Marshes (WMM). One of the main projects of the 38 involved in the WMM programme related to heritage and learning, the most relevant to this Group being the restoration of listed mills. This involved partnership working with Norwich City College and the development of a specific heritage skills course. Those on the course had been

undertaking the practical work of restoration. Members noted the quote from the Ofsted monitoring visit report. “The whole course had enabled students to gain valuable experience with historic windmills and pumps in the Broads and significantly boosted their expertise in a highly specialised area of construction.”

The Group noted that the work on the Strumpshaw Steam engine house had now been completed. Some members had had the opportunity to visit the site while work was ongoing as part of the Members Site Visit in March 2019. The Group was shown slides of the work in progress as well as the work being done on the North Mill at Reedham. Work on the next mill on the schedule, Six Mile House, Halvergate was due to start in December. Dutch specialist engineers had been contracted to produce a piling and stabilisation engineering solution for Muttons Mill and Herringfleet and work on Muttons Mill was due to start mid-2020. The WMM project had recruited 2 Heritage Skills apprentices.

The Group noted that there was now a Centre for Heritage Skills Training on the Norwich City College Campus. This included a 1300<sup>2</sup> metre Workshop providing space to produce drainage mill sails, caps, windows and doors as well as a space for additional heritage skills training courses out of college hours.

The project had won the Preservation and Rejuvenation category and Overall Winner of the Norfolk Constructing Excellence Awards 2019 and had also received Highly Commended at the National Constructing Excellence Awards.

**The Group welcomed the progress on the project.**

## 14. Heritage at Risk – Buildings at Risk 2019 Schedule

The Group received a schedule providing an update on the Buildings at Risk in 2019. It was noted that a number of those listed were drainage mills or pumps, which fortunately were included in the WMM project. It was clarified that most of the mills were in private ownership.

## 15. Heritage at Risk – Enforcement 2019 Schedule

The Group received an update on the issues relating to the two cases on the Enforcement update on historic buildings:

**Manor Farm House, Ashby with Oby** – Unauthorised replacement windows with upvc. Approval for an enforcement notice had been given and Listed Building consent had been granted to replace the upvc windows with timber frames with a 10-year compliance period. Five of the windows had been replaced. It was noted that any potential buyers of the property would be made aware of the situation.

**8 Pirnhow Street, Ditchingham** - The owner of the property intended to insert a glazed link to the side extension. Officers were in contact with the owner and any prospective buyer would be made aware of the need to regularise the development.

## **16. Any other business**

No further business to report.

## **17. Date of next meeting**

The next meeting of HARG would be held on Friday 6 March 2020 following the Planning Committee meeting at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting ended at 14.10 pm

Signed by

Chairman

## Appendix 1 – Conservation Areas Review Programme for 2020

No.	Conservation Area	Authority	Status	Notes	Last appraised
1*	Beccles	Waveney	Re-appraised 2014	BA - adopted Aug 2014	2014
2	Belaugh	Broads Authority Broadland	Re-appraisal complete – public consultation 2010	BA – adopted 2011	2011 BA led
3*	Bungay	Waveney	Re-appraised 2007 By Waveney DC	Adopted 2007	2007
4*	Coltishall & Horstead	Broadland	Re-appraisal complete – public consultation to be undertaken by BDC	With BDC	On going
5	Ditchingham Dam	South Norfolk	Re-appraisal complete – public consultation April 2012	BA – consultation 2012, adopted March 2013	2013 BA led
6*	Ellingham Mill	South Norfolk	Re-appraisal in complete – public consultation April 2012		2013 BA led
7*	Geldeston	South Norfolk	Re-appraisal in complete – public consultation April 2012		2013 BA led
8	Halvergate Marshes (Haddiscoe)	Broads Authority (Great Yarmouth/Broadland/SNDC)	Re-appraisal complete adopted 2015	Re-appraisal adopted 2015	2015 BA led



No.	Conservation Area	Authority	Status	Notes	Last appraised
9*	Halvergate & Tunstall	Broadland	Designated July 2007	B A – adopted 2007	2007
10*	Horning	North Norfolk	Draft re-appraisal complete HARG Dec 2018		On going BA led
11*	Langley Abbey	South Norfolk	Reappraised Summer 2013	Adopted 28 <sup>TH</sup> February 2014	2014 BA led
12*	Loddon & Chedgrave	South Norfolk	Re-appraised By SNDC adopted	Adopted Jan 2017	2017
13*	Ludham	North Norfolk	Draft re-appraisal complete HARG Dec 2018		On going BA led
14*	Neatishead	North Norfolk	Re-appraisal complete – public consultation 2011	BA –adopted 2011	2011 BA led
15*	Norwich: Bracondale	Norwich	Re-appraisal complete – adopted 2007	NCC adopted 2007	2007
16*	Norwich: St Matthews	Norwich	Re-appraisal complete – adopted 2007	NCC adopted 2007	2007
17*	Norwich: City Centre	Norwich	Re-appraisal complete – adopted 2007	NCC adopted 2007	2007
18*	Oulton Broad	Waveney	Re-appraisal complete - adopted 2015	Reappraisal complete adopted 2015	2015 BA led

No.	Conservation Area	Authority	Status	Notes	Last appraised
19*	Salhouse	Broadland	Designated 2003 reappraised 2009 Consultation 2013 – With BDC.	Consultation Summer 2013.	2013
20*	Somerleyton	Waveney	Adopted 2011	BA - Adopted 2011	2011
21*	Stalham Staithe	North Norfolk	Re-appraisal complete adopted 20	March 2017	2017 BA led
22*	Thorpe St Andrew incl Thorpe Island	Broadland	Re-appraised, June 2007	BDC adopted 2007	2007
23	Trowse	South Norfolk	Re-appraisal complete 2009 SNDC	adopted 2012	2012
24*	West Somerton	Great Yarmouth	Re-appraisal complete adopt Dec 2018	Adopt 2018	2018 BA led
25*	Wroxham	Broadland	adopted 2010	BA-adopted 2010	2010

\* partly in Broads Authority area - shared with neighbouring authority