

Planning Committee

Agenda 23 April 2021

10.00am

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Participants: You will be sent a link to join the meeting. The room will open at 9.00am and we request that you **log in by 9.30am** to allow us to check connections and other technical details.

Members of the public: We will publish a live stream link two days before the meeting at [Planning Committee - 23 April 2021 \(broads-authority.gov.uk\)](#). The live stream will be suspended for any exempt items on the agenda. Please email committees@broads-authority.gov.uk with any queries about this meeting.

Introduction

1. To receive apologies for absence
2. To receive declarations of interest
3. **To receive and confirm the minutes of the Planning Committee meeting held on 26 March 2021** (Pages 3-9)
4. Points of information arising from the minutes
5. To note whether any items have been proposed as matters of urgent business

Matters for decision

6. Chairman's announcements and introduction to public speaking
Please note that public speaking is in operation in accordance with the Authority's [Code of Conduct for Planning Committee](#) and the new Government regulations and standing orders agreed by the Authority.
7. Request to defer applications include in this agenda and/or vary the order of the agenda
8. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
 - 8.1. BA/2021/0092/FUL – Norfolk Broads Yacht Club, The Avenue, Wroxham: replacement single storey office building (Pages 10-17)

Enforcement

9. **Enforcement update** (Pages 18-22)
Report by Head of Planning

Policy

10. **Belaugh Conservation Area reappraisal – consultation** (Pages 23-49)
Report by Historic Environment Manager
11. **Consultations** (Pages 50-58)
Report by Planning Policy Officer

Matters for information

12. **Dark Skies and the Broads - update** (Pages 59-61)
Report by Planning Policy Officer
13. **Decisions on Appeals by the Secretary of State between April 2020 and March 2021**
(Pages 62-65)
Report by Planning Technical Support Officer and Senior Planning Officer
14. **Decisions made by officers under delegated powers** (Pages 66-71)
Report by Senior Planning Officer
15. **Heritage Asset Review Group – notes of meeting held on 12 March 2021** (Pages 72-77)
Notes by Governance Officer
16. **To note the date of the next meeting – Friday 21 May 2021 at 10.00am**

Planning Committee

Minutes of the meeting held on 26 March 2021

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Present

Melanie Vigo di Gallidoro – in the Chair, Harry Blathwayt, Bill Dickson, Andrée Gee, Gail Harris, Lana Hemsall, Tim Jickells, Bruce Keith, James Knight, Vic Thomson and Fran Whymark

In attendance

Natalie Beal – Planning Policy Officer, Cheryl Peel – Senior Planning Officer, Cally Smith – Head of Planning, Sarah Mullarney – Governance Officer (meeting Moderator) and Sara Utting – Governance Officer (minute taker)

Members of the public in attendance who spoke

Chris Game of Plaice Design (agent) and Colin Girling (objector) both for item 8(1) – application BA/2020/0408 – Westerley, Broad View Road, Oulton Broad.

1. Apologies and welcome

The Chairman welcomed everyone to the meeting.

Apologies were received from Stephen Bolt.

Openness of Local Government Bodies Regulations 2014

The Chairman explained that the meeting would be held remotely in accordance with the Coronavirus Regulations 2020 and the Standing Orders for remote meetings agreed by the Broads Authority on 22 May 2020. The meeting would be live streamed and recorded and the Authority retained the copyright. The minutes remained the record of the meeting.

2. Declarations of interest and introductions

Members provided their declarations of interest as set out in Appendix 1 to these minutes and in addition to those already registered.

The Head of Planning reminded members that they had previously authorised the commencement of prosecution proceedings for unauthorised works to a tree at Oulton Broad and drew their attention to the planning application on the agenda for the same site. She emphasised, however, that these were completely separate matters and members were not prejudiced in determining the planning application.

3. Minutes of last meeting

The minutes of the meeting held on 5 March 2021 were approved as a correct record and would be signed by the Chairman.

4. Points of information arising from the minutes

Minute 10 – Tree in Oulton Broad Conservation Area - prosecution

The Head of Planning reported that the prosecution papers were now with the solicitor for processing. She also advised members that this matter should not be a consideration when determining the associated planning application which was on the agenda for this meeting.

Minute 11 – Adopting the Peat Guide; Minute 12 – Norfolk Strategic Planning Framework version 3 and Minute 14 - Review of Scheme of Delegated Powers to Officers

The Head of Planning reported that all these documents had been approved by the Authority at its meeting on 19 March 2021.

5. Matters of urgent business

There were no items of urgent business.

6. Chair’s announcements and introduction to public speaking

Public Speaking: The Chair stated that public speaking was in operation in accordance with the Authority’s Code of Conduct for Planning Committee.

The Chair referred to the announcement the previous day that emergency legislation regarding remote council meetings would not be extended and therefore would end on 7 May. The accompanying guidance, “Guidance on the Safe Use of Council Buildings”, had also been updated and published and it was noted that officers needed time to consider the implications and practicalities but would keep Members informed.

7. Requests to defer applications and/or vary agenda order

No requests to defer or vary the order of the agenda had been received.

8. Application for planning permission

The Committee considered the following application submitted under the Town and Country Planning Act 1990 (also having regard to Human Rights), and reached the decision set out below. Acting under its delegated powers, the Committee authorised the immediate implementation of the decision.

The following minutes relate to additional matters of information or detailed matters of policy not already covered in the officer’s report, which were given additional attention.

(1) BA/2020/0408 – Westerley, Broad View Road, Oulton Broad

Demolition of existing dwelling (Westerley) and erection of replacement dwelling and erection of new dwelling on neighbouring plot (The Moorings)

Applicant: Mr and Mrs Swietlik

The Senior Planning Officer (SPO) provided a detailed presentation of the application for the demolition of the existing dwelling (Westerley) and the erection of a replacement dwelling together with the erection of a new dwelling on the neighbouring plot (The Moorings) at Westerley, Broad View Road, Oulton Broad. The SPO advised that an additional condition needed to be added to reflect the comments of the Environmental Health Officer requiring the submission of a contamination report and the officer recommendation was amended accordingly.

In assessing the application, the SPO addressed the key issues of: the principle of development; the design of the new buildings and the impacts on the Conservation Area; trees; biodiversity; flood risk; neighbour amenity and highways.

A member questioned if the design of both properties was very similar and the SPO responded that the style and materials were the same, although one of the properties was larger than the other.

Mr Girling, an objector representing himself and a number of members of his family, provided a statement, referring to the loss of an open space in a Conservation Area as a result of the second property and the loss of views for the public. The second house was considered to be overdevelopment by many, including the Parish Council. Mr Girling referred to the comments by the Head of Planning at the start of the meeting about the tree and stated that this invalidated the comments he would have made on this issue.

Mr Game, the agent, provided a statement in support of the application, drawing attention to the fact that the site was within the development boundary. Pre-application advice had been sought and the proposals had been amended to incorporate recommendations made by the Broads Authority and technical consultees. At that time, the principle of both the replacement and new dwelling was considered to be acceptable and in accordance with the Local Plan for the Broads. He concluded that, if approved, the scheme would create two exemplar sustainability homes which would sit well in the landscape and accord with the Local Plan and vision for Oulton Broad.

In response to a comment on the amount of impervious material surrounding the two new dwellings and a question if freshwater flooding had been taken into account, the agent stated that a full assessment had been carried out of the flood risk and advised that there was a lot of permeable surfacing surrounding the properties.

A member asked for the officers' view on whether this proposal would set a precedent on intensification of development in this area, given the number of other properties with large gardens, whilst appreciating that each application would be determined on its own merits. The SPO advised that this plot was unique as it was within the development boundary whilst all the rear gardens of the others properties on Broad View Road were outside of the development boundary.

Another member commented that there was no reason to refuse the application; the starting point when within a development boundary was always a presumption in favour of development. He referred to the comments made about the loss of a public amenity, ie a view across the land, and stated that this was not a material planning consideration. He considered that the design of the properties fitted in well.

Conversely, another member referred to the type of properties which were on Broad View Road, being very large houses and gardens dating from the Edwardian period. During the 1960's new houses had been crammed into people's gardens, thereby destroying the uninterrupted views of the Broad. In her opinion, the new buildings were not the right design in this location and would be out of character with the Conservation Area. The Parish Council

was totally against the proposal considering it to be intrusive and not in keeping and she supported those views.

Whilst acknowledging the views expressed above, another member commented that he liked the design and it was becoming more and more prevalent, reflecting more modern times.

James Knight proposed, seconded by Bruce Keith, to approve the application, subject to conditions.

A member commented that he felt the proposals would lead to a loss of views of Oulton Broad when approaching by boat, with these building plots catching the eye and giving the impression of a built up area on an attractive piece of water. The addition of a new building would interfere with the view and this should be taken into account. Whilst he did not dislike the design, he would prefer to see only one building as opposed to two.

The HoP advised that the development boundary was a key issue as both the proposed dwellings were within it and therefore, the presumption was in favour of development and the main issues for consideration were design and amenity. She confirmed that there was no "right to a view" and views were not protected. Using the presentation material as a reference to illustrate the line of the development boundary, the HoP advised that most of the properties here had large gardens with space for an additional dwelling and they were outside the flood plain. This was why the development boundary had been drawn tightly around the existing buildings to preclude this sort of situation. She concluded that the scheme could not be opposed on the grounds of principle but on specifics only.

A member questioned if consideration had been given to separate proposals, ie one for redevelopment of the existing property and the other as a new development, and he also referred to the potential for a significant amount of disturbance for local residents during the construction, and questioned if this was a planning consideration. Another member commented that it was encouraging for the committee to see the plans for the whole of the site and not piecemeal. The SPO advised that it was beneficial to see all the proposals together as the boundary of the existing plot was being moved to accommodate the new dwelling.

In conclusion, Members concurred with the officer assessment that the design of the dwellings, whilst modern, used traditional methods and, when coupled with the proposed landscaping, would result in a development that blended well with the existing character of the surrounding Conservation Area. The position and angles of the dwellings would ensure there was no direct overlooking, overshadowing or loss of privacy to existing neighbours. In addition, there were no issues raised with regards to biodiversity, highways or flood risk. Accordingly, the proposals were considered to be in accordance with the policies of the Local Plan for the Broads.

It was resolved by 7 votes for, 2 against and 2 abstentions (1 due to the member having lost connection)

to approve the application subject to the conditions outlined within the report and an additional condition requiring the submission of a contamination report.

9. Enforcement update

Members received an update report on enforcement matters previously referred to the Committee.

A member questioned why a number of hearings had been postponed and the Head of Planning advised that this was an anomaly, caused by the Covid19 restrictions. The Planning Inspectorate was committed to an accompanied site visit taking place in person for the Great Yarmouth appeal and that was the reason for postponement until July, and the delay was a concern for officers.

10. National Planning Policy Framework (NPPF) consultation response

The Planning Policy Officer (PPO) presented her report on the Government's proposed changes to the NPPF, with a short commentary on how they could be relevant to the Broads Authority and the Broads. It was noted that, in terms of responding to the consultation, National Parks England had produced a response which represented all the National Parks and the Broads. Overall, the majority of the proposed changes seemed to be positive but the PPO stated that there was some concern about the proposed changes to when to apply the major development test as well as the wording related to Article 4 Directions. Members would be kept informed of the progress on this consultation and any changes adopted by the Government.

The report was noted.

11. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since the last meeting.

12. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 22 February to 16 March 2021 and Tree Preservation Orders confirmed within this period.

13. Date of next meeting

The next meeting of the Planning Committee would be on Friday 23 April 2021 at 10.00am.

The meeting ended at 11:03am

Signed by
Chairman

Appendix 1 – Declaration of interests Planning Committee, 26 March 2021

Member	Agenda/minute	Nature of interest
Andrée Gee	8.1	Ward Councillor

Planning Committee

23 April 2021

Agenda item number 8.1

BA/2021/0092/FUL- Norfolk Broads Yacht Club, The Avenue, Wroxham- Replacement single storey office building

Report by Planning Officer

Proposal

Replacement of existing single storey office building with one of similar size and same location, subsidiary to the main clubhouse building.

Applicant

Mrs Elysia Ferrier-Hanger

Recommendation

Delegate approval to officers, subject to removal of Environment Agency holding objection and resolution of issue around the potential for bats.

Reason for referral to committee

Members of the club include BA Members and staff

Application target date

07.05.2021

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1. Description of site and proposals

- 1.1. The application site is a sailing club located on the western banks of Wroxham Broad accessed off a private road which connects to the public highway on The Avenues, Wroxham. The site is to the south of Wroxham and Hoveton and is characterised by farmland to the west and north west of the sailing club grounds, and woodland to the north east of the grounds. The Broad runs the length of the eastern boundary of the sailing club. The sailing club has a car park, boat park, club house, moorings, slip ways and open lawn areas as well as a timber single storey office building located to the north of the main club house (to which this application relates), and a number of other buildings elsewhere on site.
- 1.2. The application site is located within an area of high flood risk (Environment Agency Flood Zone 3), it is not in a Conservation Area and there are no trees in close proximity to the existing building. The area to the east of the River Bure, which is in turn to the east of Wroxham Broad and this application site, has nature and habitat protection status, including Special Area of Conservation, Broadland RAMSAR, Bure Marshes National Nature Reserve and Broadland SPA.
- 1.3. Planning permission is sought for the replacement of the timber office building. The office building and use is incidental to the sailing club which is a sports, leisure and recreation use. The current building is approximately 4.0m wide, 8.0m long, and has a ridge height of 4.2m. The design of the existing building is a timber clad single storey building with a relatively steeply pitched roof with gables at either end. The application explains that the building is no longer fit for purpose as it suffers from rot and some settlement of the piling foundations. The building houses the club's 3 staff members.
- 1.4. The proposed replacement building is of a similar scale and design, and located on the same footprint. It would be 9.08m long x 5.0m in width with a ridge height of 5.3m from ground level. All of these dimensions are approximately 1.0m greater than the existing building's dimensions. It would have dark stained timber cladding, barge boards etc and corrugated metal roof covering coated in green PVC. Windows would be as existing (white UPVC). Included in the drawing is a 1.2m wide access ramp with a 1:12 gradient, which would replace the current stepped access.
- 1.5. In support of the application as part of the proposal, are details of the flood resilience measures to be included in the construction of the replacement building. These include a slightly elevated floor level (450mm above ground level), all electrical fittings to be elevated 1.0m minimum from finished floor level. The submission is also supported with a flood response plan setting out how flood risk could be mitigated, and in the

event of a flood or flood warnings evacuation to higher ground outside of a flood risk zone is possible.

2. Site history

- 2.1. None relevant.

3. Consultations received

Wroxham Parish Council

- 3.1. Support for proposal.

Environment Agency

- 3.2. Holding objection as all development within flood zone 3 requires a Flood Risk Assessment. However, informally the EA consider that it should be possible to address flood risk in a fairly brief document and there is a high probability that the development would not lead to an increased flood risk to users of the application site and surrounding sites.

Norfolk County Council as Local Highways Authority

- 3.3. No objection as there will be no material change or generation of additional traffic.

BA Ecology

- 3.4. A bat survey is required and suitable mitigation and biodiversity enhancements would be required subject to the results of this survey.

BA Historic Environment Manager

- 3.5. No objection in principle subject to details of materials being agreed.

4. Representations

- 4.1. None received.

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).
- 5.2. The following policies were used in the determination of the application:
- DM5 Development and Flood Risk
 - DM13 Natural Environment
 - DM16 Development and Landscape
 - DM21 Amenity
 - DM22 Light Pollution and Dark Skies

- DM23 Transport, Highways and Access
- DM29 Sustainable Tourism and Recreation Development
- DM43 Design
- DM44 Visitor and Community facilities and services

6. Assessment

- 6.1. The replacement of an existing building with a building of similar proportions for the same use still requires consideration of the principle of development. The other key considerations are design, flood risk and ecology. Other considerations include accessibility, amenity and highways.

Principle of development

- 6.2. The sailing club use is a water compatible use and the office building as currently occupied is incidental to the overall use on the site. The replacement of the office building, in terms of maintaining the facilities of this sports club, is supported in principle by policy DM29 and DM44 of the Local Plan for the Broads.
- 6.3. As this is a water compatible use, the location of the development within a flood area can in principle be acceptable, subject to the scheme not representing an increase in flood risk. Flood risk is covered later in the report.
- 6.4. There is a functional need to locate this building in close proximity to the club house and, therefore, to the water's edge as this is both the focal point of club events and the point at which members, visitors, employees etc congregate. Additionally, by having staff within close proximity to, and with a view over the Broad, this provides a degree of safety cover for those using the water.

Design

- 6.5. The proposed replacement building is of a similar scale, layout, massing and finish to the existing and the slight increase of volume of the building (1.0m approx. additional in each dimension of length, height and width) is acceptable. The design is considered to be an appropriate replacement which would not have any major visual impact, particularly as the relationship with the dominant club house building would be retained, and the gable facing the broad and 45 degree roof pitch would also be retained. This would ensure that the proposal would not have an adverse impact upon the wider landscape or character of the site in accordance with Policy DM16 of the Local Plan for the Broads.
- 6.6. The materials and detailing proposed include a corrugated steel roof (finished in green), black stained timber cladding, all of which are typical materials for boatyard and waterside uses in the Broads. In this instance the materials are considered acceptable. The barge boards and soffits would be timber of a similar appearance to those on the existing building. The use of UPVC rainwater goods windows and doors are in this instance considered to be acceptable and accord with Policy DM43 of the Local Plan for

the Broads. Whilst timber windows would be preferable, on balance given that the existing windows on site, including in the main club house, are white UPVC it is considered that the use of UPVC is not unacceptable.

Flood risk

- 6.7. The site is located within an area of flood risk so a formal Flood Risk Assessment(FRA) is required, however this has not been submitted with the application. The applicant has agreed to update the information provided in the planning statement and flood response plan to effectively create a more comprehensive flood risk assessment, following the comments of the Environment Agency. This is awaited, but in the meantime, the Environment Agency has raised a holding objection.
- 6.8. Following discussions with the Environment Agency, it is considered that there is a good likelihood that this issue can be resolved and the objection will be removed.
- 6.9. Informally, considering the information within the Planning Statement and flood response plan, and following discussions with both the applicant and the Environment Agency, a water compatible use can be appropriate here, and it is the case that there are no other suitable locations at a lower risk of flooding which could offer the required overview of the Broad and proximity to existing services. This, combined with the fact that the proposal would result in betterment of an existing building in regards to flood resilience, and would be a replacement mean that the issue of flood risk is likely to meet the requirements of Policy DM5 of the Local Plan for the Broads, as well as the Exceptions and Sequential Test set out in the NPPF.
- 6.10. An update on this issue will be given verbally at the meeting.

Ecology

- 6.11. The existing single storey timber clad building has a shingle roof and the application details show that some of the timbers are broken, giving access to the gap between the internal and external walls, and potentially to the roof lining. Given its proximity to the water and the associated suitable foraging habitats, it is possible that this building supports roosting bats. Bat roosts are protected by law at all times of year, even when bats are not present. An assessment of use by bats therefore needs to be undertaken by a suitably qualified ecologist to consider any potential impacts on bats resulting from the demolition of the existing building.
- 6.12. As the period for bat surveys runs between May and September this survey has not yet been conducted, but could be completed in a relatively short period of time.
- 6.13. Recommendations for mitigation and enhancements can be made following the results of the bat survey but could include the use of BS747 Type 1F Bitumastic Felt for roofing (non-spun bond, non-breathable membrane) as other types of roofing felt have been shown to delaminate and trap bats. Enhancements could also include the installation of swallow nesting cups and the applicant has indicated that this would be acceptable.

- 6.14. At this point, therefore, there is a requirement for a further survey. If the results of this show that the demolition is possible with no impact on bats, or that the impacts can be mitigated, the proposal is acceptable. If the survey reveals that there are impacts which cannot be mitigated, then further consideration and assessment will need to be undertaken.
- 6.15. It is recommended that members delegate the decision to officers, in consultation with the Authority's ecologist, to approve if there is no effect on bats, or if this effect can be mitigated. Should this not be achievable, the decision would be referred back to the Planning Committee.

Other issues

- 6.16. In regards to amenity, the use is established and the building would not have any additional impact upon neighbouring residential properties subject to conditions relating to lighting. The building is a workplace for staff members, so improving this space both in floor area as well as insulation etc. would improve the amenity of employees of this site. The development would therefore comply with Policy DM21 of the Local Plan for the Broads.
- 6.17. Turning to the access, the proposal includes a wheelchair accessible ramp which the applicant has agreed will comply with the relevant Building Regulations (Part M2). Therefore, this would be a betterment over the current stepped access and accords with Policy DM43 part H.
- 6.18. The replacement of an existing building would not result in any additional vehicular traffic and there is no objection on highways grounds. The proposal is considered to accord with Policy DM23 of the Local Plan for the Broads. The site has sufficient car parking, and the applicant has separately proposed to install cycle parking on site.

7. Conclusion

- 7.1. The application is considered to be in accordance in principle with Policy DM44 of the Local Plan for the Broads as this development supports a popular local and regionally important sports and recreation club. The development would improve the working conditions of the employees of the club, and also ensure that the continued safe and efficient functioning of the club's activities can continue. The scale and design of the replacement building are proportionate and well considered and accord with policy DM43 of the Local Plan for the Broads.
- 7.2. Two issues remain to be resolved. These are the completion and submission of a bat survey and the assessment of this data; and the provision of further details to overcome the holding objection from the Environment Agency. It is proposed that the decision is delegated to officers to approve, subject to satisfactory resolution of these issues. The application would be brought back before the Planning Committee if either of these issues cannot be resolved.

8. Recommendation

- 8.1. Members are requested to resolve to delegate to officers the power to approve the decision including appropriate conditions, subject to the successful confirmation that protected species (bats) would not be harmed in this development, and following the removal of the Environment Agency's holding objection.

9. Reason for recommendation

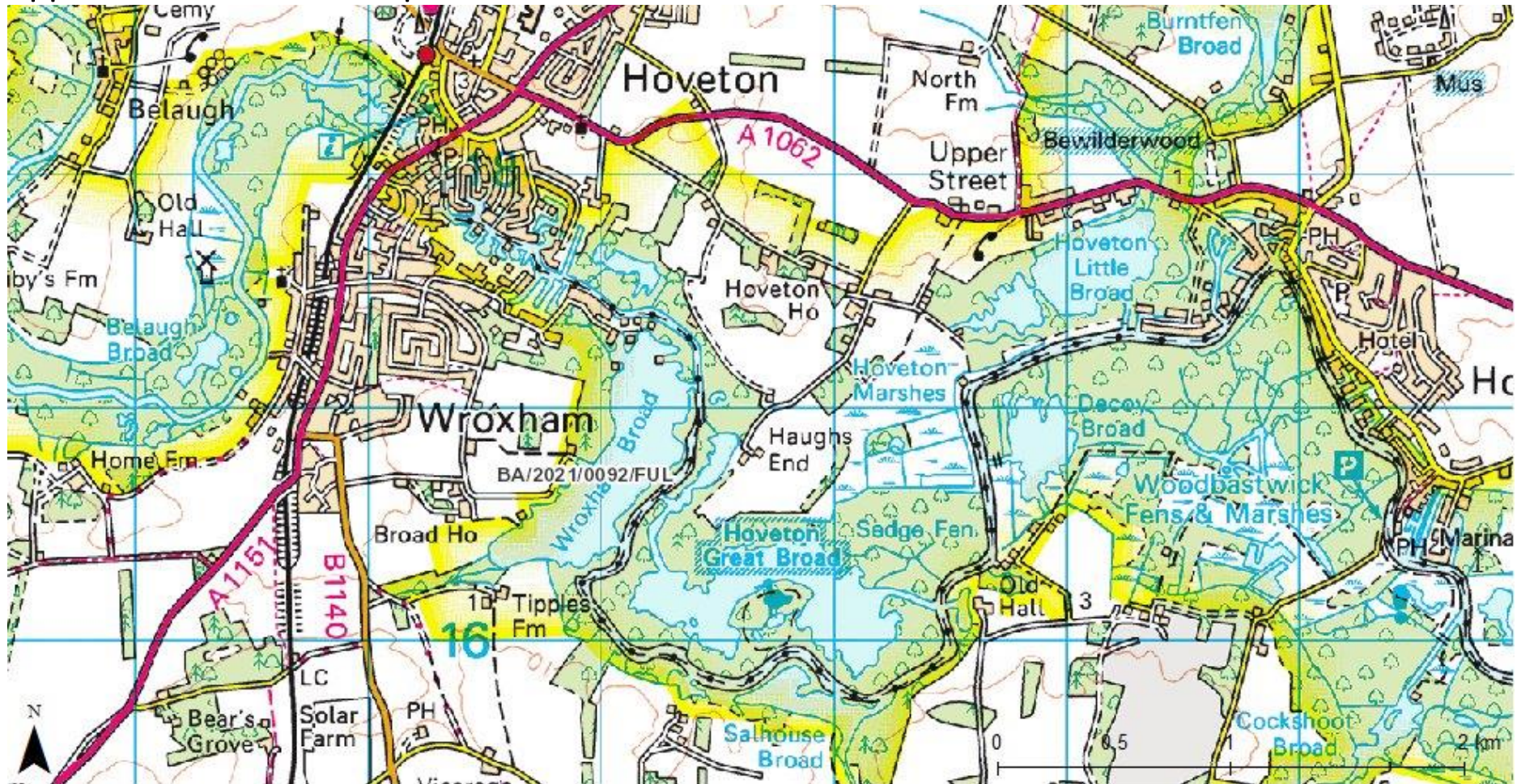
- 9.1. The scheme is in accordance with Policy DM43, 44, 21, 23 of the Local Plan for the Broads. Subject to two points of clarification the scheme is likely to comply with Policy DM13 (Natural Environment) and DM5 (Development and Flood Risk) of the Local Plan for the Broads.

Author: Jack Ibbotson

Date of report: 09 April 2021

Appendix 1 – Location map

Appendix 1 – Location map



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Planning Committee

23 April 2021

Agenda item number 9

Enforcement update- April 2021

Report by Head of Planning

Summary

This table shows the monthly updates on enforcement matters. The financial implications of pursuing individual cases are reported on a site by site basis.

Recommendation

To note the report.

Committee date	Location	Infringement	Action taken and current situation
31 March 2017	Former Marina Keys, Great Yarmouth	Untidy land and buildings	<ul style="list-style-type: none"> • Authority granted to serve Section 215 Notices. • First warning letter sent 13 April 2017 with compliance date of 9 May. • 26 May 2017: Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Monitoring 15 June 2017. Further vandalism and deterioration. • Site being monitored and discussions with landowner. • Landowner proposals unacceptable. Further deadline given. • Case under review. • Negotiations underway. • Planning Application under consideration December 2018. • Planning application withdrawn and negotiations underway regarding re-submission. • Works undertaken to improve appearance of building. • Revised planning application submitted 1 April 2019. • Planning Committee 19 July 2019: Resolution to grant planning permission. • Arson at building, with severe damage 18 August 2019. • Discussions around securing building and partial demolition 19 August 2019. • Pre-demolition surveys almost completed and works commence thereafter 24 October 2019. • Works underway to secure and commence agreed demolition. 16 December 2019.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Site now sold. New landowner intends to build out with some amendments to be agreed. • New owner asked to demolish building as does not propose conversion 12 February 2020. • Application received to demolish building (and other amendments to scheme) 20 February 2020. • Application approved and demolition almost complete. 24 September 2020. • Demolition completed and site almost cleared. November 2020 • Final inspection needed. March 2021
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the removal of unauthorised static caravans on land at the Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so. • Site being monitored. • Planning Contravention Notices served 1 March 2019. • Site being monitored 14 August 2019. • Further caravan on-site 16 September 2019. • Site being monitored 3 July 2020.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Complaints received. Site to be visited on 29 October 2020. • Three static caravans located to rear of site appear to be in or in preparation for residential use. External works requiring planning permission (no application received) underway. Planning Contravention Notices served 13 November 2020. • Incomplete response to PCN received on 10 December. Landowner to be given additional response period. • Authority given to commence prosecution proceedings 5 February 2021 • Solicitor instructed 17 February 2021 • Hearing date in Norwich Magistrates Court 12 May 2021
8 November 2019	Blackgate Farm, High Mill Road, Cobholm	Unauthorised operational development – surfacing of site, installation of services and standing and use of 5 static caravan units for residential use for purposes of a private travellers’ site.	<ul style="list-style-type: none"> • Delegated Authority to Head of Planning to serve an Enforcement Notice, following liaison with the landowner at Blackgate Farm, to explain the situation and action. • Correspondence with solicitor on behalf of landowner 20 November 2019. • Correspondence with planning agent 3 December 2019. • Enforcement Notice served 16 December 2019, taking effect on 27 January 2020 and compliance dates from 27 July 2020.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Appeal against Enforcement Notice submitted 26 January 2020 with a request for a Hearing. Awaiting start date for the appeal. 3 July 2020. • Appeal start date 17 August 2020. • Hearing scheduled 9 February 2021. • Hearing cancelled. Rescheduled to 20 July 2021.
4 December 2020	Land to east of North End, Thorpe next Haddiscoe	Unauthorised change of use to mixed use of a leisure plot and storage.	<ul style="list-style-type: none"> • Authority given for the service of Enforcement Notices. • Section 330 Notices served 8 December 2020. • Enforcement Notice served 12 January 2021 with compliance date 12 February 2021. • Some clearance commenced. Three month compliance period • Site to be checked for progress. W/c 12 April 2021
8 January 2021	Land east of Brograve Mill, Coast Road, Waxham	Unauthorised excavation of scrape	<ul style="list-style-type: none"> • Authority given for the service of Enforcement Notices. • Enforcement Notice served 29 January 2021 • Appeal against Enforcement Notice received 18 February 2021

Author: Cally Smith

Date of report: 09 April 2021

Planning Committee

23 April 2021

Agenda item number 10

Belaugh Conservation Area re-appraisal-consultation

Report by Historic Environment Manager

Summary

The Authority has a statutory duty to review and appraise its Conservation Areas.

The purpose of this report is to inform members of the re-appraisal process for Belaugh Conservation Area and to seek approval to proceed with the public consultation on the draft document and associated proposals contained within it, including proposed extension to the Conservation Area, Article 4 Directions and additions to the Broads Authority Local List.

Recommendation

That Members should approve the public consultation process for Belaugh Conservation Area Appraisal.

1. Introduction

- 1.1. The Authority has a duty to identify and maintain up-to-date appraisals of Conservation Areas and to publish proposals for the preservation and enhancement of them. Members have previously agreed to the Authority carrying out the phased re-appraisal of our Conservation Areas.
- 1.2. The Belaugh Conservation Area lies primarily within the Broad Authority Executive area with a small area within Broadland District Council's remit. It has been agreed that the Broads Authority should carry out the re-appraisal of the Belaugh Conservation Area, with input from colleagues at Broadland District Council.
- 1.3. The Conservation Area at Belaugh was first designated in 1973 and was last appraised in 2011.
- 1.4. As part of the re-appraisal process, Broads Authority officers have considered whether boundary changes are required and have concluded that a minor boundary change should be proposed. It is also proposed to add a number of buildings to the Broads Authority's Local List and to serve two Article 4 Directions to restrict certain permitted development rights. A series of management and enhancement proposals will also be detailed.

- 1.5. The draft proposals for the Belaugh Conservation Area Appraisal were presented to HARG at its meeting on 12 March 2021.
- 1.6. The draft Belaugh Conservation Area Appraisal is attached at Appendix 1.

2. The Proposed Consultation Process

- 2.1. It is a requirement to carry out public consultation as part of the re-appraisal process. In preparing the draft appraisal document, we have already consulted Broadland District Council and the Chair of the Belaugh Parish Meeting and their comments have been taken into account.
- 2.2. We intend to provide all households within the village with a leaflet about the consultation. It will provide links to the draft appraisal that can be viewed online and details of how to request a hard copy. It will also provide contact details for officers, so that we can answer any questions and queries, and give contact addresses so that comments can be submitted to us by post, e-mail or telephone. The consultation period will be open for six weeks, rather than the normal four weeks. This is the process that we used successfully at Ludham. Additionally, at Belaugh we have offered an online meeting with the Parish Meeting where we propose to do a presentation and answer questions. We are waiting to hear whether they want us to do this.
- 2.3. We intend to commence consultation at the beginning of May, running until the middle of June.

3. Proposed Contents of the Appraisal

- 3.1. The Conservation Area Appraisal follows the standard format for such documents. It contains a history of the village and a description and assessment of its built form, with an analysis of what makes it special. The purpose is to ensure that the special characteristics of the settlement are set out and can be preserved and enhanced when changes are proposed.
- 3.2. The document goes on to set out a series of potential management enhancements that could help to improve the appearance of some parts of the Conservation Area.
- 3.3. It is proposed that the boundary of the Conservation Area is amended to include a house and its curtilage called Piper's Haigh on Top Road (within the Broadland DC area). It is a substantial house with a number of mature and significant trees in its grounds that contribute to the character of the area.
- 3.4. We are also proposing to serve two Article 4 Directions. Article 4 Directions can be made by the Local Planning Authority to restrict the scope of permitted development rights in relation to particular areas. They are made to provide some control to works that could otherwise harm a Conservation Area and mean that planning permission would be needed to undertake the specified works. In these circumstances the LPA is able to waive the planning fee and this would happen here.

- 3.5. We are proposing an Article 4 Direction relating to the installation of solar PV panels on street and river facing roof slopes along The Street. This is to ensure that any such development is situated in a manner that is as unobtrusive as possible and is not of detriment to the significant views of the village from the river. We are also proposing an Article 4 Direction to protect thatched roofs on a group of semi-detached thatched properties on Top Road. This cluster of houses make a particular contribution to the Conservation Area, the character of which would be eroded should any of the roofs be replaced with another material.
- 3.6. We are proposing that a number of buildings that are identified as contributing positively to the character of the Conservation Area are added to the Authority's Local List. Most of these were identified in the 2011 appraisal but had not previously been formally adopted as Locally Listed buildings.

4. Conclusion

- 4.1. The Authority has a statutory duty to review Conservation Area Appraisals and publish up-to-date appraisals and management proposals.
- 4.2. The consultation of residents, business owners and others with an interest in the area is an important part of the process and will help to inform the final appraisal document.
- 4.3. The draft Belaugh Conservation Area Appraisal has been completed and it is recommended that approval is given for us to proceed with consultation on the basis described above.

Author: Kate Knights

Date of report: 08 April 2021

Appendix 1 – Draft Belaugh Conservation Area Appraisal

Belaugh Conservation Area



Conservation Area Appraisal

1. Introduction

What are Conservation Areas?

Definition: A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance' (Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990).

As described by Historic England:

'Historic places convey a sense of uniqueness and awe and are strong emotional pillars for common values, connecting communities across England. Cultural heritage as a physical resource can play a critical role for community cohesion, collective action and in shaping human health and societal wellbeing. Heritage can also improve personal wellbeing, by helping us understand our past, our individual and communal identity and help us connect with the places where we live' Historic England¹ (2020). There are therefore clear community benefits for the protection and preservation of high-quality historic environments such as conservation areas.

Designation of a conservation area recognises the unique quality of an area. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. Many elements contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing and materials. Rear and side elevations can also be important, particularly in the Broads where building elevations often face and address the river or Broads, side views from alleys and yards or views down onto buildings in valleys or low-lying topographies. If the special qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

It should also be acknowledged that change is inevitable, and often beneficial, and the purpose of a Conservation Area status is a means of managing change in a way that conserves and enhances the character and appearance of historic areas.

Legislative and Policy Background

The concept of conservation areas was first introduced in the Civic Amenities Act 1967, in which local planning authorities were encouraged to determine which parts of their

area could be defined as “Areas of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance”.

The importance of the 1967 Act was for the first time recognition was given to the architectural or historic interest, not only of individual buildings but also to groups of buildings: the relationship of one building to another and the quality and the character of the spaces between them.

The duty of local planning authorities to designate conservation areas was embodied in the Town and Country Planning Act 1971, Section 277. Since then further legislation has sought to strengthen and protect these areas by reinforcing already established measures of planning control which is now consolidated in the Planning (Listed Buildings and Conservation Areas) Act 1990.

The National Planning Policy Framework (2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest.

Land and buildings in the Belaugh Conservation Area lie within both the Broads Authority executive area and Broadland District Council area. The Broads Local Plan (2019) sets out the Authority’s policies for guiding development within the Broads Executive Area and The Development Management DPD (2015) sets out the council’s policy for guiding development within Broadland District Council’s area (see more information at Appendix 3 planning policy and guidance).

2. Aims and objectives

The conservation area at Belaugh was originally designated in 1973 and was last re-appraised in 2011. This re-appraisal (2021) aims to examine the historic settlement and special character of Belaugh, review the boundaries of the conservation area and suggests areas where enhancements could be made.

The appraisal provides a sound basis for development management and encourages development opportunities which endeavour to improve and protect the conservation area as well as stimulating local interest and awareness of both problems and opportunities.

3. What does designation mean for me?

To protect and enhance the conservation area, any changes that take place should positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or

cumulative effect on this significance. The additional controls in conservation areas include:

The Extent of Permitted Development Rights

Permitted Development Rights (i.e. changes that are allowed without requiring planning permission from the local authority) may be restricted; for example, replacement windows, alterations to cladding, the installation of satellite dishes, removing chimneys, adding conservatories or other extensions, laying paving or building walls. Changing the use of a building (e.g. from residential to commercial) will require planning permission. The types of alterations/development that need permission can be altered by the local authority by the making of Article 4 Directions. It is therefore advisable to check with the local planning authority before making arrangements to start any work.

Demolition

Demolition or substantial demolition of a building within a conservation area will usually require planning permission from the local authority.

Trees

If you are thinking of cutting down a tree or doing any pruning work to a tree within a conservation area you must notify the local authority 6 weeks in advance. This is to give the local authority time to assess the contribution that the tree makes to the character of the conservation area and decide whether to make a Tree Preservation Order.

4. Summary of special interest

Belaugh village is grouped on and around a geological feature unique to the northern Broads. A large meander in the River Bure, a scarp slope on the outer bank of the bend and an outcrop of chalk combine to give the village its dramatic setting. The church tower rises magnificently above the trees on the hill and the wooded slopes fall steeply down to the river. The village shelters beneath the west facing scarp slope overlooking marshland and alder carr on the opposite bank. Whilst the buildings are not necessarily all of individual merit, collectively with their walls, hedges and trees, they give a sense of enclosure that enhances the drama of this splendid settlement.

5. Location and context

Belaugh is a compact village 10 miles north east of Norwich, located on the outer bank of a large meander in the upper river valley area of the River Bure, mid-way between the busy yachting centre of Wroxham and the large village of Coltishall. It is also roughly mid-way between the source of the river at Melton Constable Park (26 miles away), and the sea at Great Yarmouth, some 32 miles away. The village is on a no-through road, and around 130 people live within the parish.

General character and plan form

Belaugh is a very distinctive riverside village. Its physical character is dictated by the layout of the land and its position on the river. The approach to Belaugh is through gently rolling countryside, and the village itself nestles around a scarp slope facing the river. The built form is grouped around two narrow lanes running roughly parallel to the river, where the buildings are concentrated around access to the river via the staithe and a footpath. This linear form of development is contained between the river and Top Road running along the upper part of the scarp slope, and there are few buildings outside the village envelope, apart from outlying farms.

Landscape setting

Arable farmland surrounds the village, with medium sized fields defined by neatly cut hedges, which are a very distinctive feature. The land drops steeply to the river and the majority of the village development is on this slope, with the church positioned on an outcrop at the highest point in the village. To the east, farmland leads to a large wooded area surrounding the river at the opposite neck of the meander towards Wroxham. To the west, the marshy flood plain on the opposite side of the river gives way to fields on higher ground and to a wooded ridge towards the village of Horstead. Long views of the village are restricted, especially from the river. However, because of its tight plan form and size, the relationship between the village and the surrounding landscape is a close one.

Geological background.

The chalk which underlies the whole of Norfolk is at an accessible depth in this area. Cretaceous Chalk is the oldest rock type to be found in East Anglia, with an approximate age of 100 million years, and because it was subjected to smoothing glacial action, it provides a much more subdued topography than in other areas of Britain. The chalk deposits were subsequently overlain in Pleistocene times by a series of sand, muds and gravels, and these shelly sand deposits are known as 'Craggs'. They bore the first brunt of the Ice Age as large glaciers moved into East Anglia from the north; the action of the ice moving over the loose deposits contorted the underlying material into complex thrust-type folds, known as 'contorted drift'.

In the area around Belaugh, the chalk drifts in a west-east direction and chalk outcrops are evident at about 20 ft above sea level, on the west side of the meander, where the river has cut into the land below the church. Woodland growth marks the only other chalk outcrop in the area, on the steep slope between the church and Jubby's Farm to the south. The distinctive main ridge of Belaugh, rising to approximately 50 ft above sea level, was formed by the beds of sand and gravels of the Norwich Craggs.

On the river valley floor, the chalk and Norwich Craggs are overlain by alluvium. The flood plain, at about 15 ft above sea level, is wide above the village, narrows through the village and then widens out again towards Wroxham. Swampy marsh surrounds the

river, resulting in a series of small waterways, although upstream of the village, there are luxurious water meadows, through which the footpath to Coltishall can be found.

Outside the conservation area, Belaugh Broad is downstream, on the opposite side of the meander, and in common with other 'Broads' in the county, was formed through peat digging between the 10th and late 13th centuries. The decline in peat burning, the rise in coal imports and the change in climate which affected NW Europe after 1250, brought higher sea levels and the end of the pits. Belaugh Broad is now silted up and un-navigable.

6. Historic development

Archaeology

The Norfolk Museums and Archaeology Service compiles records of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, defensive structures and historic buildings in the county. These records are known as the Norfolk Historic Environment Record (NHER). The NHER contains 35 records for the parish of Belaugh, although most of these are outside the conservation area boundary.

The earliest evidence of occupation on the peninsular is from the Neolithic period, including the site of a possible Neolithic mortuary enclosure to the north of the parish, on higher ground overlooking the river, which is visible on aerial photographs. Sites of possible Bronze Age round barrows, now visible as ring ditches close to the site of the enclosure, suggesting that the site continued to be associated with the dead throughout the prehistoric period. Roman pottery and coins have been found in a series of enclosures, ditches and trackways, but there is little other evidence from that period, and some late Saxon work in St Peter's Church, is the only evidence for Saxon settlement in the parish.

No medieval buildings survive in Belaugh, apart from the church, which has an unusual Norman font from the 12th century, and a medieval painted rood screen. Metal-detecting undertaken in the parish in 2013 recovered medieval coins and metal objects. The metal finds include a medieval rotary key, a medieval/post-medieval buckle and weight. Belaugh Broad, the flooded remains of medieval peat workings, is the only other legacy from this period, but this is not within the conservation area boundary.

There are no scheduled monuments within the parish.

Early development

Belaugh was recorded as a small settlement in the Domesday book as Belaga, but in other documents is referred to as Bellhagh, Belaw, Bilhagh or Bilough. The village may have taken its name from Norse, Danish and Anglo-Saxon sources, meaning 'a sheltered

dwelling place by the water'. (For example, the Norse word "liggia" meaning a sheltered place and the Anglo-Saxon "hloew" – a hill, "by" – a dwelling and "eau", water.) The name may also have been from the Old English, meaning 'an enclosure where dead are cremated', which would accord with evidence of its earliest occupation.

The village was part of the Hundred of South Erpingham. A 'Hundred' was a division of a shire and is a term dating from the C10. It was, as the name suggests, an area of land containing approximately 100 families, or 10 tithings. There were 33 Norfolk Hundreds listed in the Domesday Book in 1086, and they remained the accepted units of administration and taxation until 1834.

In Francis Bloomfield's essay on the County of Norfolk (1808) it is recorded that in the time of Edward the Confessor, the parish was held by Ralph Stalra, who then gave it to the Abbot of St Bennet's at Holm, where it remained until the dissolution of the monasteries in Henry VIII's reign. Uniquely St Bennet's was never actually dissolved.

In 1600 the population of the village was recorded as 80. It rose to 150 in 1680 and it remained at about this figure until 1851, when it reached a maximum of 172 people, distributed among some 38 houses.

Records in 1881 show that the parish contained 139 inhabitants, that Edward William Trafford was Lord of the Manor and that Sir Jacob Henry Preston Bart also held estates in the area.

Nowadays, the Traffords and the Prestons are still significant landowners of the 850 acres in the parish, although the population has dropped to 134 people (2011 census), distributed among some 55 houses and farms.

The Grade I listed church is the earliest surviving building and the only structure in the village to be included in the Secretary of State's List of Buildings of Special Architectural or Historic Interest. Constructed of flint with limestone dressings, it dates from the 12th century and early 14th century with the west tower built in the 15th century. Internally, a painted rood screen dating from the 15th century is of fine quality for such a small parish. The screen shows the Apostles and was defaced in the 17th century by a 'godly trooper', as a zealous Puritan wrote to the Sheriff of Norwich. There is also an unusual 12th century tub-front font in blue stone. Originally thatched, the church was re-roofed and the roof re-modelled in 1861 and the pews, pulpit and lectern were replaced in 1875.

The Rectory, according to Francis Blomefield in 1808, "stands between the river and the churchyard, directly under it, the bottom of the steeple being higher than the top of the house". The building dates from the 18th century and the grounds include an ice house cut into the side of the hill on which the church stands. (Historic Environment Record, SMR number 19207). The church must have retained some significance into the 19th

century as in 1845 White's Gazetteer recorded that there was both a Rector and a Curate. Records also show that the Rectory was repaired and enlarged in 1883 and again in 1910 (Kelly's Directory 1933). It was sold as a private house in 1977, when the parish joined with Wroxham and Hoveton. In association with the church, a small school was built in the late 19th century (now the Church Rooms). This was extended in 1913 to provide accommodation for infants, and closed in 1936, when the children were transferred to the school at Coltishall.

Maps show that the road pattern has not changed substantially over the last 200 hundred years. Access from the Coltishall Road was still via Back Lane and Top Road. Early development in the village was along the line of Church Lane and The Street and this appears to be the 'main' street, with only sporadic development along Top Road. Top Road was formerly known as Butt Lane; it is thought that this was because a field opposite the entrance to Church Lane was used by villagers for Sunday archery practice.

The river has always played a large part in village life. Belaugh is unusual in having two Staithe (Commissioner's Staithe and Church Staithe), the oldest of which is Commissioner's Staithe on The Street. The land was registered in the Act of Enclosure of 1828, and Commissioner's Staithe has been in continuous use ever since.

Commissioner's Staithe would have been the commercial centre of village activity, where both goods and people arrived by water. Bulk items such as hay and coal, delivered by wherry, were stacked on the Staithe for collection or distribution around the village. Following the decline in the transportation of goods by river, the Staithe became popular for the holiday boating trade.

Commissioner's Staithe was the social centre of the village; its position adjacent to the well made it an informal meeting place for adults collecting water several times a day as well as a playground for the children. Fishing was always a popular pastime and this is an activity which continues today, along with picnicking or just sitting observing the river.

Church Staithe, located below the church tower is the newest Staithe. It was created in 1977 on the sale of the Rectory to ensure that the church had its own direct access from the river via Pilgrim's Path, an unusual feature in the Broads.

Farming has always played an important part in the life of Belaugh and until the mid-1980s there were four working farms within the parish, these being Grange Farm, Church Farm, Juby's Farm and Old Hall Farm. Traditionally a large proportion of the working population of the village would have been employed on these farms; on a regular basis as tenant farmers or farm labourers, or on a casual basis, at busy times, such as harvest. Grange Farm is the only one within the conservation area. Grain crops predominated, especially barley, taking advantage of the productive loamy soil, and this may explain the extensive range of farm buildings at Grange Farm including an unusually

large brick barn, possibly reflecting the size of the farm, (some 300 acres) and used to store and thresh the corn. The proximity to the river to transport the grain to market may also be a significant factor. Animals were a secondary crop, and largely kept to manure the land and serve the domestic purposes of the family.

The farmhouse at Grange Farm is built of flint and brick, both materials available locally, but not necessarily within the parish. The flint is knapped and squared and laid in courses, a particularly expensive way of building indicating that it must have been a building of some standing. It appears to have undergone modification in the 18th and 19th centuries, when a slate roof was also added.

Later Developments

As can be seen from the population figures and from early maps, there was little expansion of the village until the 19th century, and even then, it was on a modest scale. Apart from the school and a small number of cottages, buildings of note are Belaugh House, built in the late 19th century on Top Road and Piper's Haigh (previously Sunny Haigh), constructed shortly afterwards and the only house to the east of Top Road.

Apart from agriculture, the main activities in the village were connected to its position on the river, which was important for both communication and trade. Employment was found in the marshes, maintaining drainage channels, cutting marsh hay and litter to be sent by train from Wroxham to London, as well as eel catching, fishing and wildfowling. Activities on the water were also important, with the Staithe providing access to the river for the movement of goods to and from other villages and the coast, as has been mentioned earlier. Nearby Coltishall, with its thriving malting and brewing trade in the 18th and 19th centuries must have provided employment as well as entertainment, and the chalk workings in the area contributed to the activity on the river. In the early 20th century, there were boatsheds on the eastern boundary of the parish, on the opposite side of the peninsular from the village. By 1916 the boat building trade was established in roughly its current position on The Street adjacent to Commissioner's Staithe. A family concern, two boathouses were building and hiring out wherries, racing yachts and boats, as well as storing and repairing private yachts. The boatyard is still in use today for the repair and hiring of boats.

Early 20th century development centred on vacant land between Top Road and Church Lane and included three pairs of thatched and rendered 'estate style cottages' and a pair of brick-built cottages (dated 1939) on The Street near the access to Grange Farm.

In the second half of the 20th century, some half dozen houses and bungalows have been added, but these, in the main, replaced earlier buildings, for example Kareela, on the site of the shop, and Duck Cottage. An early photograph shows a late 18th or early 19th century cottage which contained the only village shop, on The Street with an area of open land to the river behind. A footpath beside it linked the river to The Street and

this right of way exists today. The building was demolished and replaced by the current two storey house in 1963 and the shop closed ten years later.

The most recent buildings at Hill Piece Loke were built on former allotments.

It would seem that the village had few facilities apart from the Church, the school and the shop, but there were close associations with Coltishall, and the foot path through the water meadows connecting the two villages was regularly used well into the 20th century for access to work in the malting and brewing industry that thrived there in the 18th and 19 centuries, other shops and trades.

Although the village must have been relatively isolated on a cul-de-sac on the peninsular, the proximity of two larger villages brought mains gas in 1925, although mains electricity did not reach the village until 1956 and it was not connected to the main water supply until the mid1960's. Prior to that the villagers drew their water from 17 wells, mostly serving individual houses, but 12 cottages shared a larger, roofed well head which stood on the Street opposite Commissioner's Staithe until it was irreparably damaged by an accident in 1971 and the site redeveloped for Staithe House. The village was connected to mains drainage in the 1960s when the sewage treatment works was built on the edge of the village.

Late 20th century changes include the sale of The Rectory as a private house and the formation of the Pilgrims Path to the Church Staithe in 1977, when the parish joined with Wroxham and Hoveton, and the cessation of active farming at Grange Farm in the mid1980s, when the farm house and associated buildings were converted for residential use.

7. Spatial analysis

Much of the character of the village is derived from the topography and the relationship of the built form to the river and the wider landscape. The sheltered position of the early development on the scarp slope means that long views of the village do not prevail. Access to the opposite bank is not easy, but the view from the river is particularly significant, with St Peter's Church sitting high above the River Bure and the village nestling in the slope below, contained by the river bank.

The scale, form and layout of the village are largely due to its relationship with the river and in particular, the points of access to the River from the Street. The lanes, lokes and paths from the higher ground at The Street developed to provide convenient access for the inhabitants, and this in turn has led to the distinctive form of the village.

Top Road provides the other boundary to development in the village, defining the transition between the open landscape and the built form of the village. There is little awareness of the river from this upper part of the village, but the church tower is a prominent landmark and almost constantly in view. There are long views from Top Road to woods across fields to the west towards Wroxham, and to the east, where the wooded ridge towards Horstead can be seen from Hill Piece and from the access to Church Lane. The significant open spaces here are mainly within private gardens, such as Sunny Haigh and Belaugh House, but undeveloped areas between the houses are just as important to the rural feel Hill Piece serves as a turning and parking area to the 20th century houses and bungalows, and is a hard-landscaped public open space which is unlike the soft landscaped areas found elsewhere in the village. This, including the area of grass containing the parish notice board is underexploited. The area would benefit from a sensitively designed formal parking area, landscaping and a bench for quiet contemplation at the hill top.

Leading off Top Road, Church Lane presents an enticing prospect as it drops down towards the river valley and makes a sharp turn to the right to run along the rear of the cottages on the upper road. Church Lane is a very intimate space; more of a lobe than a road, enclosed by walls and hedges, the scene unfolding as it gently curves, rises to the Church and drops down again to join The Street at another right-angled bend. The churchyard is a major open space here, emphasised by its position at the summit of the hill and containing many mature trees. At the base of the tower a splendid view opens up over the village and along the river, while below, in contrast, the Pilgrims Path leads down steep steps through mature trees to open up views across and along the river at the Church Staithe.

At the junction of Church Lane and The Street, the Rectory gardens allow the first glimpse of the river from the road. A similar view of the river is afforded besides the former shop, although masked by a pair of metal gates. The Street is a narrow space, emphasised by the informal nature of the road itself, with no footpaths or hard edges. It is more densely developed with the boatyard occupying a prominent position and with the buildings, hedges and fences, enclosing the street itself. Distinctive features of The Street are the private gardens going down to the river, where neatly cut grass reaches the water's edge, (for example the Rectory, those attached to River Cottage and Staithe Cottage and further on, Duck Cottage and the pair of workers cottages beyond). Commissioner's Staithe is a small, but prominent public open space in this part of the village; again, grass to the river edge, with the wild marsh and alder carr woodland on the opposite bank of the river providing a dramatic contrast to the neat character of the village. It is also here that the edge of the village, defined by the river can be observed, with views upstream of gardens and private moorings. The view downstream is more restricted by the boatyard buildings. Looking back up The Street the view of the church tower is a prominent feature, although marred by the confusion of overhead wires and associated poles.

At the end of The Street, the public footpath across the private grounds to Grange Farm allows long views towards the river. Beyond Grange Farm the countryside becomes apparent once more, with the footpath to Coltishall winding through lush water meadows. The topography is particularly prominent here, where to the east there is a dramatic change in level to the upper part of the scarp slope, at the top of which a narrow winding lane leads to the Wroxham/Coltishall Road which forms part of the conservation area boundary.

8. Character analysis

Use and activity

Before the middle of the 20th century, a large proportion of the population found employment within the parish or close by, predominately in occupations relating to agriculture or the river. The majority of buildings in the village were, and still are, in residential use. Small to medium sized cottages prevail, most of them set in gardens large enough to grow vegetables for the family, which is demonstrated by the pattern of development in, for example, Top Road. Traditionally, these smaller dwellings were tied cottages in the ownership of the employing farmers; the larger buildings in the village were associated with the farms, which, apart from Grange Farm, were located outside the village envelope. Nowadays, changes in agricultural practices and improved transport have meant that less of the residents work in the parish, and the riverside setting has made this a popular location for retirement and for holiday accommodation, although unlike some other settlements in the Broads area, the proportion of buildings in seasonal use appears to be relatively low.

Overview of streets, buildings and architecture

Top Road.

Top Road is characterised by:

- Road with grass verges but no kerbs or footpaths
- Fields to the east contained by well-kept hedges
- A mix of detached and semi-detached houses and bungalows
- Single storey and two storey development
- The buildings generally set back from the road
- Front gardens behind hedges
- Many mature trees

The entrance to the village on Top Road is marked by houses either side, with gardens enclosed by hedges and containing mature trees. Piper's Haigh penetrates the farmland to the east, and to the west, two pairs of 20th century houses mark the beginning of the village envelope. This sense of enclosure and maturity is interrupted by an access and

parking / garaging for the 20th century houses and bungalows at Hill Piece which is of an uncharacteristic scale and design. A small area of grass containing the parish notice board appears to be unused and is also a suitable case for improvement, where some additional landscaping would be of benefit. Almost hidden from view, a narrow loke runs steeply down from Hill Piece to emerge between two cottage gables onto The Street in the lower part of the village. Until the early 20th century, this footpath was an important link between The Street and Hill Piece, providing access for the delivery of coal and other goods from Commissioner's Staithe and for water from the public well on The Street. Nowadays, the loke still forms a charming and useful pedestrian link between the two parts of the village and its informal character should be retained.

Beyond Hill Piece, Belaugh House is a substantial 19th century house, set back from the road in a generous plot containing a large number of mature trees, including beech, chestnut and Corsican pines.

Previous to 2020, at the junction of Top Road with The Street, a traditional red 'K6' public telephone box was a prominent landmark. Unfortunately BT removed it as a part of a project consolidating their assets. Given the positive contribution that the K6 public telephone box made to the conservation area, it would benefit from the re-installation of a telephone box, which could be re-used as some form of village facility. This could possibly be undertaken as a joint project in association with the Parish Community Forum.

The pattern of development on the remainder of Top Road is of dwellings, detached or semi-detached on rectangular plots running towards the river valley. The road is flanked by gardens enclosed by hedges, apart from where accesses have been formed for car parking in the gardens. The sense of enclosure to this edge of the village could be improved with additional planting to these driveways or parking areas. Development here is mainly 20th century, including 3 pairs of 'estate style' cottages, thatched with rendered walls. These seem to turn their backs to Top Road, with their main elevation to Church Lane, facing the river valley. Flint Cottage, formerly a terrace of cottages and now extended to form one house, is set in a large plot running down to the river and marks the end of the village development on Top Road.

Beyond Flint Cottage and the conservation area boundary, the views open over the landscape with sporadic development until the tracks to Old Hall Farm and Juby's Farm are reached.

Church Lane.

Church Lane is characterised by;

- A narrow winding loke following the topography
- No formal road surface

- Grass verges with no kerbs or footpaths
- Enclosed by red brick and flint walls and hedges
- A mix of plot sizes
- A mix of building styles and ages

Leading off Top Road, almost at the end of the built up area, Church Lane drops down quite steeply towards the river, to make a sharp turn to the right behind the 'estate style' cottages to run parallel with the river. The lane then gently curves as the ground rises up to the highest point in the village at the Church. Lower down, it joins The Street on a sharp bend. Church Lane is a very intimate longitudinal space, tightly enclosed by walls and hedges. It is essentially an informal loke, unsurfaced with grass at the verges and in the centre. This informality in materials and construction is essential to its character, and every effort should be made to preserve it.

To the west a good example of 1950s architecture (High Meadow), designed by architect Lionel Smith, recently re-ordered, and a bungalow overlook the river, the latter having been built in the grounds of the former school. The former school (now Church Meeting Rooms) is set down below the level of the churchyard in a grassy plot almost hidden by mixed evergreen and deciduous hedges. Part of the plot adjacent to the churchyard, has been set aside as a small informal parking area between school and church. It is currently unsurfaced and any intensification of use of this area may necessitate some sort of low maintenance surfacing. The choice of materials and layout will need to be carefully handled to preserve the character of the area.

The Church of St Peter occupies a commanding position above a steep bank dropping down to the river. It is the only statutory listed building in the village, grade I. A wooded hoggin path and steps (The Pilgrims Path) leads from the base of the tower down to the river edge at the Church Staithe. This allows mooring for boats to enable visitors to access the church directly, and is one of only a few churches in the Broads to have this facility. The trees in this area and on the churchyard should be maintained carefully, to preserve the character of the area. Built of stone, flint and brick, the churchyard wall is a particularly important feature on Church Lane.

Opposite the church, Hillcrest is a two-storey red brick house. There is evidence of an earlier building on the west gable, where it can be seen that the building was extended, heightened and refaced late in the late 19th century or early 20th century. It has recently been extended. It is possible that the use of the original building was connected to Church.

The Street

The Street is characterised by:

- Road with grass verges but no kerbs or footpaths

- Road enclosed by buildings, walls, hedges or fences
- A tight knit form of development
- A mix of architectural styles - small scale cottages and larger scale 20th century houses, mainly two storey
- Distinctive riverside boatyard development
- Open green spaces adjacent to the river
- The centre of the village is in marked contrast to the open countryside surrounding the developed area

At the junction between Church Lane and The Street, The Old Rectory is built hard up against the road with a large garden adjoining the river behind. Glimpses of the river through the garden are partly masked by a 20th century carport. A red post box in the wall of the Rectory is a prominent feature.

As can be seen from the historical background to this appraisal, boats and boat building has been a traditional occupation in Belaugh for at least a century. This industry has produced a particular type of development in the village centre; a series of characteristic long thin sheds built at right angles to the river, traditionally clad and roofed with corrugated iron painted mostly in shades of dark green. More recently erected temporary shelters for boat repair may need to be formalised to reflect this character in some way. The boatyard buildings restrict views of the river.

Beyond the boatyard, there are two gardens adjacent to the river, but separated from the houses by the road. This traditional configuration protects the buildings from flooding whilst exploiting the river frontage. River Cottage retains its traditional boatshed at the water's edge.

The grass verges and informal design of the road on The Street should be retained.

Whereas the church tower is visible from many places in the village, the visitor is hardly aware of the proximity of the river until Commissioner's Staithe is reached. Apart from Church Staithe, this is currently the only public open space adjacent to the river, although a third access - Footpath No 4, leads from the Street to the water.

A small area of carparking is separated from Commissioner's Staithe by timber posts. It is a popular area for residents and visitors by road and by river, for picnics, fishing or quiet contemplation. The landscaping is natural and this informal feel should be retained. Recent improvements have been made to the village sign and interpretation board. The slipway into the water has been restored and gives access for canoes and small craft. The marsh and alder carr on the opposite bank would benefit from careful management, but the wild character should be retained and any permanent mooring discouraged.

The sewage pumping station adjacent to Commissioner's Staithe is partially hidden by planting, although a small gap in the screening still exists. A more permanent screen of say, Norfolk reed panels, to supplement the planting, would be beneficial.

There are several mid 20th century buildings in the village centre. Whilst not traditional in style, they generally use materials from the same palette and fit into the character of the area, by virtue of their boundary treatments which continue the enclosure of the street e.g. Duck Cottage by planting; Staithe House by brick walls. However, opposite Commissioner's Staithe, the sense of enclosure has been lost with the open vehicle access to The Knoll on higher ground. Improvements could be made to enclose the boundary here and link it visually to the rest of The Street.

At the end of The Street, Grange Farm is an interesting group of buildings of high architectural character, both individually and as a group. The farm house (which is of significant architectural and historic merit,) is built of flint with brick dressings in an elegant country style. On the opposite side of the loke, the barn is particularly imposing, not only because of its size in plan form but also because of the sweeping pantile roof and its relationship to the dramatic change in ground level behind it. This and the associated farm buildings have been converted to residential use, but it is still possible to understand how this group of buildings worked as a farm.

Architectural styles and materials.

There is no prevalent architectural style as would be found, for example, in planned suburban areas. The village has grown up slowly and this is reflected in the variety of building designs, closely related to use (for example, the farm buildings at Grange Farm, the boatsheds and the domestic dwellings). A unifying factor is the scale of development, generally small scale, of no more than two storeys. Buildings constructed in the late 20th century, however are of a slightly larger scale than the earlier buildings. Generally, the roofs of the smaller buildings are gabled, with the ridges parallel to the street. Larger houses, such as The Old Rectory, have hipped roofs. The boatsheds are distinctive in their form, at right angles to the street and the river.

A variety of materials has also been used; the earlier buildings employing those found locally (although not necessarily within the parish) such as flint, brick and pantile. 19th century and early 20th century buildings introduced render, slates and thatch. Those most recently constructed are of brick and pantile, although the character of the brick used is not always in tune with the earlier material.

Trees and significant open spaces

Trees and hedges contribute greatly to the beauty and attractiveness of the village. The approaches to the village are lined with mixed hedges and there are many groups of mature trees within the village envelope, in particular around the church and the Church Meeting Room, and in the grounds of the Old Rectory and Belaugh House. There are no Tree Preservation Orders in the village, as consent is required from the Broads

Authority for any work to trees within the conservation area. Many of these trees are reaching or have reached their maturity and thoughtful management of them is required to maintain their important contribution to the character of the area. It is an objective to both maintain existing trees and promote new planting where appropriate to secure the ongoing tree cover and associated character of the conservation area.

Commissioner's Staithe is a significant open space within the village street scene, particularly as it opens up views along the river. The area beside Hill Piece is also an important focal point, although it could be made more attractive with sensitive landscaping. Other noteworthy open spaces are in the main, within private gardens, but undeveloped areas throughout the village (for example between Top Road and Church Lane) are just as important to the rural character of the village.

However, the setting of the village depends heavily on the wider landscape. There is extensive tree cover following the meander in the river, giving the village an almost circular green backdrop, and protection of this wider area is important factor in the preservation of its character.

Boundaries

Traditional walls, fences and gates exist throughout the conservation area and make an important contribution to its character. Historic walls survive around the churchyard and along Church Lane, and in The Street flint and brick retaining walls, timber picket fences and railings provide traditional means of enclosure. Hedges are the more usual boundary treatment on Top Road, although they are also found throughout the conservation area.

9. Issues, pressures and threats

Buildings

Generally, the buildings and gardens are very well maintained. However, the special character of conservation areas can easily be eroded by seemingly minor, and well intentioned, home improvements such as the insertion of replacement windows and doors with ones of an inappropriate design or material, (for example hinged opening lights in lieu of sash windows and UPVC instead of painted timber). This is a particular issue with unlisted buildings that have been identified as contributing to the character of the conservation area. In line with current legislation, all complete window replacements are required to achieve minimum insulation values, but recognising the affect that inappropriate replacements can have, Local Authorities are empowered to relax that requirement when considering the restoration or conversion of certain buildings within conservation areas, and advice should be sought from the local Planning Department at an early stage.

Streetscape issues

An essential part of the character of the village is the scale and informality of its streets and lokes, for example The Street and Church Lane. Any proposals to diminish this character by introducing kerbs, footpaths and modern materials should be resisted. At Hill Piece the width of the road, the introduction of footpaths and the use of materials are in stark contrast to the earlier thoroughfares, and these factors should be taken into account when any new development or vehicle accesses are being considered. Access to the river and the lower part of the village is difficult in any vehicle larger than a car, due to the narrow width of the roads, the incline and the tight corners at either end of The Street. This is not normally an issue for residents, but deliveries by large vehicles to the boatyard have in the past, caused damage to verges and occasionally buildings. The boatyard is an essential part of the character of the village, and it is not suggested that this activity should cease, but consideration could be given to restricting the size of vehicles allowed access to The Street. Public parking in Belaugh is restricted with only a handful of spaces available at Commissioner's Staithe, which are often in high demand.

The important contribution made by mature trees, both within the village and in the wider area has already been highlighted, but the removal of smaller trees, hedges and other traditional boundary treatments, particularly in order to provide parking in gardens, can have an adverse impact on the character of the buildings and the overall street scene. This is particularly noticeable on Top Road, where appropriate replanting could soften the effect of these alterations to the original boundary treatments.

There is little room for new development within the conservation area and proposals for extending or altering existing properties should be carried out with due regard to the effect on the character of the area. The approaches to the village are so important to the character that development outside the village envelope should be resisted.

10. Recommendations

This appraisal has identified the distinctive qualities that make the Belaugh Conservation Area special which should be preserved and enhanced, and has also identified the following areas that would benefit from improvements:

- Additional planting to boundaries on Top Road around vehicle accesses
- Reinstatement of boundary enclosure to the vehicle access to The Knoll
- Environmental enhancement and a review of the signage, heritage interpretation and benches at Commissioners' Staithe and Church Staithe and replacement with more traditional materials where appropriate
- Environmental enhancements to Church Staithe. This might include works to the riverbank, new seating and heritage interpretation and screening to the sewage pumping equipment adjacent to Commissioners' Staithe

- Environmental enhancements to the parking and turning area at Hill Piece. This might include resurfacing of the road and parking area, timber bollards to prevent parking on the grass, tree or other planting, a bench.
- The removal or tidying up of the overhead wires in The Street
- Improved parking area to the church room.
- Maintain existing trees and promote new planting where appropriate to secure the ongoing tree cover and associated character of the conservation area.

Suggested boundary changes

The original conservation area was declared in 1973 and reviewed in 2011. As part of the 2011 appraisal, it was proposed that Piper’s Haigh on Top Road should be included within the conservation area. Unfortunately, due to an oversight, that alteration to the boundary was never formally adopted by Broadland District Council. We still consider the building and its grounds to be worthy of inclusion within the conservation area, and as such this is once again proposed as an extension.

The following change to the conservation area boundary is therefore suggested:

Extend boundary to include the following property and its curtilage:

(a) Piper’s Haigh on Top Road. Note this extension is within Broadland District Council’s administrative area (see **MAP 1** below).

Suggested Article 4 Directions

Given the importance of the views from the river and the topography of the valley side there would be concerns about the impact of the installation of solar panels which can be currently undertaken without planning consent in some instances. An Article 4 direction could be used here in order to ensure solar panels require planning consent. This would not be to completely stop the use of solar panels but to ensure that consent is required so they can be positioned sympathetically and protect views from the river.

There are three semi-detached properties in Belaugh which have thatched roofs and these thatched roofs are considered to contribute significantly to the character of the properties and wider conservation area. Thatched roofs can be changed under the current permitted development rights and given the properties are semi-detached could result in one side being changed from away from thatch which would be considered particularly detrimental to the character.

The imposition of two Article 4 Directions as follows:

Categories of permitted development which are restricted under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 upon confirmation of this Direction.

1. The installation, alteration or replacement of solar photovoltaic (solar panels) or solar thermal equipment on the front, side or waterway facing roof slopes of a

dwellinghouse, being development comprised within Class A of Part 14 of Schedule 2 to the Order

Properties comprised in the land affected by this Direction

The Street, Belaugh: 1, 3, 5 Staithe Cottage, 6, 11, 10-12 Hillside and Riversdale, 11, 14, 15, 16, 17, 18 The Old Rectory.

2. Altering the existing roof covering of the front or side of a roof of a dwellinghouse where the roof covering forms part of the principal elevation or is visible from a highway, being development comprised in Class C of Part 1 of Schedule 2 to the Order.

Properties comprised in the land affected by this Direction

Top Road, Belaugh: 4-5, 8-9, 10-11.

See **Map 2 and 3** below

Suggested inclusions on the local list

<p><i>Top Road</i> 2 Piper's Haigh 7 & 8 Hill Piece Belaugh House No 7, Holly Wood Nos 4 & 5, 8 and 9, 10 and 11 No 12 Flint Cottage</p>	<p><i>Church Lane</i> The Old School (Church Meeting Rooms) & outbuilding Hillcrest, outbuilding and walls to Church Lane High Meadow, 3 Church Lane</p>
<p><i>The Street</i> The Cottage Church Cottage & flint boundary wall The Old Rectory Bure House River Cottage & boundary wall</p>	<p>Staithe Cottage Boatsheds Riversdale & Hillside Grange Farmhouse 2 – 8 Bure Bank, (Barn, Cartshed, farm buildings,)</p>

See **Map 4** below

Public consultation

This appraisal was subject to public consultation during May 2021. It should be read in conjunction with the adopted Policy and Guidance (see **Appendix 3**).

Appendix 1

Listed building within the conservation area

The following building is included in the list of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State:

Church of St Peter, Belaugh, Grade I

Appendix 2

List of buildings considered to positively contribute to the character of the Conservation Area.

Whilst the following buildings, boundary walls and railings within the present conservation area and the proposed extensions to it do not merit full statutory protection, they are considered to be of local architectural or historic interest, and every effort should be made to maintain their contribution to the character of the conservation area.

Top Road.

2 Piper's Haigh
7 & 8 Hill Piece
Belaugh House
No 7, Holly Wood
Nos 4 & 5, 8 and 9, 10 and 11
No 12 Flint Cottage

Church Lane.

The Old School (Church Meeting Rooms) & outbuilding
Hillcrest, outbuilding and walls to Church Lane
High Meadow, 3 Church Lane

The Street

The Cottage
Church Cottage & flint boundary wall
The Old Rectory
Bure House
River Cottage & boundary wall
Staithe Cottage
Boatsheds

Riversdale & Hillside
Grange Farmhouse
2 – 8 Bure Bank, (Barn, Cartshed, farm buildings,)

Appendix 3

Broads Authority

Planning documents, policies and associated guidance

Local Plan for the Broads (Adopted 2019):

Policy SP5: Historic Environment

Policy DM11: Heritage Assets

Policy DM12: Re-use of Historic Buildings

Policy DM43: Design

Policy DM48: Conversion of Buildings

Policy SSMills: Drainage Mills

Broads Authority Supporting Documents:

The Landscape Character Assessment
(Updated 2016)

The Landscape Sensitivity Study for renewables and infrastructure (adopted 2012)

Strategic Flood Risk Assessments

Broads Authority Flood Risk SPD

Biodiversity Enhancements Guide

Landscape Strategy Guide

Mooring Design Guide

Riverbank Stabilisation Guide

Waterside Bungalows and Chalets Guide

Sustainability Guide

Planning Agents information booklet

Keeping the Broads Special

Building at the Waterside

Broadland District Council

Planning documents, policies and associated guidance

Joint Core Strategy for Broadland, Norwich and South Norfolk (Adopted January 2014):

Policy 1: Addressing climate change and protecting environmental assets

Development Management DPD (Adopted 2015):

Policy GC4: Design

Policy EN2: Landscape

Broadland District Council Supporting Documents:

Landscape Character Assessment

Design Guide (1997)

Place Shaping (a guide to undertaking development in Broadland)

Please note: Local planning policies, supporting documents and guidance are updated periodically, whilst this policy and document list was relevant at the time of the writing of the report please check with the relevant Authority for update.

Appendix 4: Sources of information

Belaugh! A Millennium review
Blomefield – Volume VI – 1808
Draft Local Character Area Appraisal 22, Bure Valley – Upstream Wroxham to Horstead.
English Heritage: Guidance on conservation area appraisals, 2006
English Heritage: Guidance on the management of conservation areas, 2006
English Heritage and CABE: Building in Context: New development in historic areas
East Anglia, A Geographia Guide
Historic England¹ (2020) – Heritage and Society
Historic England (2019) Advice Note 1 Conservation area appraisal, designation and management
Historic Environment Record, Norfolk Landscape Archaeology
Kelly's Directory of Norfolk – 1933
Norwich and its Region, British Association for the Advancement of Science, 1961
St Peter's Church leaflet
The Buildings of England, Norfolk 1: Norwich and North-East, Nicholas Pevsner and Bill Wilson
William White – History etc – 1845
Whites Gazetteer of Norfolk 1883

Appendix 5: Contact details and further information

Broads Authority
Address: The Broads Authority, Yare House, 62 – 64 Thorpe Road, Norwich NR1 1RY
Telephone: 01603 610734
Website: www.broads-authority.gov.uk

Broadland District Council
Address: Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU
Telephone: 01603 431133
Website: www.broadland.gov.uk

Norfolk Historic Environment Service
Address: Union House, Gressenhall, Dereham, Norfolk NR20 4DR
Tel: 01362 869280
Website: www.heritage.norfolk.gov.uk

MAPS to insert

INSERT MAP 1 with boundary and changes proposed

INSERT MAP 2 and 3 with boundary of Article 4 Directions recommended

INSERT MAP 4 with local list inclusions recommended

INSERT MAP 5 with topography

Planning Committee

23 April 2021

Agenda item number 11

Consultations

Report by Planning Policy Officer

Summary

This report informs the Committee of the officer's proposed response to planning policy consultations received recently, and invites members' comments and guidance.

Recommendation

To note the report and endorse the nature of the proposed response.

1. Introduction

- 1.1. Appendix 1 shows selected planning policy consultation documents received by the Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2. The Committee's comments, guidance and endorsement are invited.

Author: Natalie Beal

Date of report: 08 April 2021

Appendix 1 – Planning Policy consultations received

Appendix 1 – Planning Policy consultations received

Organisation: Filby Neighbourhood Plan

Document: <https://www.great-yarmouth.gov.uk/Filby-Neighbourhood-Plan>

Due date: 11 June 2021

Status: Regulation 16 version – pre-submission

Proposed level: Planning Committee Endorsed

Notes

This Neighbourhood Plan aims to build on the strengths of the parish and its community, notably its rural character and strong, valued sense of community. It will enhance the natural environment for wildlife and people, protect key historic assets and the tranquillity, help to tackle climate change, and facilitate opportunities for people to meet and get together. Importantly, if there is any further housing development, the plans aims to ensure it is the right type with the right design.

This version is known as the Regulation 16 version and is the final version that will be examined.

Once the consultation ends, comments will be collated and the Parish Council may wish to submit the Plan for assessment. The Parish Council, with the assistance of Great Yarmouth Borough Council and the Broads Authority, will choose an Examiner. Examination tends to be by written representations. The Examiner may require changes to the Plan.

As and when the assessment stage is finished, a referendum is required to give local approval to the Plan. However, given that referendums are not able to go ahead until May 2021 at the earliest, the Government has made provisions that plans that have been examined and are ready for referendum have significant weight. Therefore, when we get to that stage the Authority will use the Plan to help determine relevant applications, thereby affording the Plan significant weight.

Proposed response

Summary

The Neighbourhood Plan is welcomed. There are some areas that need clarifying, in particular policy H1 which is confusing as written, given the housing standards of the GYBC and Broads Authority Local Plans.

Detailed comments

Para 26 – the Broads Authority does have a five year land supply

Policy H1

- Why is the threshold 5 dwellings? It seems that windfall schemes could be smaller in size, so this policy might not apply to many schemes. I note that you say in the consultation

statement that there have been some schemes above 5, but that does not respond to the fact that the policy does not apply to schemes of fewer than 5 dwellings. What happens to schemes that are smaller than 5 in size?

- The sentence preceding the strongly worded first bullet point is should; the first bullet point is must. Does that matter? Is the message confusing by the use of should followed by must?
- Does the whole policy apply to schemes of 5 or more? If not, it might need a sub title to break it up – so one subtitle could be for schemes of 5 or more and then another sub title for schemes of all sizes.
- If, as written in para 34, all dwellings are to be M4(2), and this policy applies to 5 or more, then what about schemes of less than five in the GYBC area? Is that where the GYBC policy comes in (all dwellings to M4(2)) or because the Neighbourhood Plan policy does not say anything about schemes less than 5, there is no need for a developer to make dwellings M4(2). This policy seems to need some clarification.

Para 34 – the policy for the Broads applies to schemes of 5 or more. Not all dwellings. This is a factual amendment.

Policy H2 - 'All new housing will need to be designed as a minimum to the highest allowable prevailing energy efficiency requirements unless clear evidence is provided that this makes the proposal unviable'. Perhaps you need to say that is in place until the Future Homes standard set by the Government takes over?

Para 37 – does that last bit mean that it is viable for sites under 0.5Ha and schemes of less than ten? Or viable for only schemes of 10 or more? Depending on clarifying that issue, is the policy only applicable to a certain threshold or does it still apply to all dwellings?

Policy E2 – what is a biodiversity rich hedgerow? Check spelling of Parish Council. And last sentence – would 'and also accompanied by an appropriate management plan' be better wording?

Para 48 I don't think we have a publicly available map of protected trees but can provide information on protected trees for specific enquiries.

Para 50 says 'Any areas of purchased will be managed for wildlife and habitat conservation in perpetuity'. I don't think makes sense as written.

Para 54 says 'Whilst these might not undermine the purpose a large-scale Green Belt designation'. Think an 'of' is needed.

Policy E4 – does an applicant need to justify how their proposal relates to safety, security or community reasons? Also, what could community reasons be?

Figure 11 – I find it hard to see the PROW. Maybe the background map needs to be a bit more transparent?

Policy BE1 Heritage Assets – I don't think that 'through agreement with the local planning authority' is required in the paragraph on heritage statements. It is a statutory requirement for a Heritage Statement to be submitted – they don't need to agree it with us. Also, the next part could perhaps be reworded slightly - the level of detail within the statement should be proportionate to the significance of the asset and need not be more than is necessary to understand the proposal and the potential impact on the significance of the heritage asset.

Para 78 – is it worth noting that the Broads does not have a CIL. Not sure if GYBC does?

Is the non-designated heritage asset list exhaustive? I wonder if you need to say 'or others subsequently identified'?

Organisation: Rollesby Neighbourhood Plan

Document: <https://www.great-yarmouth.gov.uk/Rollesby-Neighbourhood-Plan>

Due date: 11 June 2021

Status: Regulation 16 version – pre-submission

Proposed level: Planning Committee Endorsed

Notes

The Rollesby Neighbourhood Plan Group has prepared this plan that will shape and influence future growth across the parish.

The vision says that Rollesby will be a cohesive and thriving community. Improved community facilities and services to support daily life in the parish will be easily and safely accessible by foot and bike. It will have a more balanced population with housing for younger people and families as well as older residents. The village has grown but this has not been at the expense of having a rural and open feel with views into the open countryside. The natural environment will be protected and enhanced, especially biodiversity in the Trinity Broads.

This Neighbourhood Plan has allocated a number of sites for development, mainly for residential development.

This version is known as the Regulation 16 version and is the final version that will be examined.

Once the consultation ends, comments will be collated and the Parish Council may wish to submit the Plan for assessment. The Parish Council, with the assistance of Great Yarmouth Borough Council and the Broads Authority, will choose an Examiner. Examination tends to be by written representations. The Examiner may require changes to the Plan.

As and when the assessment stage is finished, a referendum is required to give local approval to the Plan. However, given that referendums are not able to go ahead until May 2021 at the earliest, the Government has made provisions that plans that have been examined and are ready for referendum have significant weight. Therefore, when we get to that stage the Authority will use the Plan to help determine relevant applications, thereby affording the Plan significant weight.

Proposed response

General summary

The Neighbourhood Plan is welcomed. There are however some concerns and these are detailed below. However to summarise, it is not clear why the enhanced energy standard will only apply to 10% of dwellings and not all dwellings, policy HO2 needs to refer to the M4(2) standards in place or soon to be in place as part of the Local Plans and explain how the Neighbourhood Plan's approach fits with the local plans and also policy E1 is confusing and as written does not seem to deliver what is intended. There is also some suggested amendments that would improve the plan in relation to landscape.

Comments on the Neighbourhood Plan

Para 8 – Broads Authority

Para 22 and 23 do not assess the Local Plan for the Broads and what it says about the area. Whilst we are not promoting development, the Local Plan still has some policies that are relevant and should be mentioned.

Policy HO1: you refer to a windfall threshold of five dwellings max. That means that affordable housing will not be delivered as part of those schemes (as things stand now, the threshold is 10 dwellings) so is there a mismatch with the aim of providing housing so young people stay? Para 57 is of relevance as well.

Policy HO2 – why 10% designed to high energy standard? Still not clear why only 10%? I find it odd that the standard applies to a proportion of dwellings rather than a standard applying to all dwellings. Especially in the time of climate emergencies being declared. Also, what about the running cost of the houses for the residents? So, on a scheme of 10 dwellings only one dwelling would be designed to be energy efficient so only one family would benefit from savings on bills. This approach is confusing and does not seem to be justified. You might also need to check with GYBC to see what standard they are going to apply to see if you need to have a standard anyway.

Policy HO2 and para 55 – how does this standard work with the local plan for the Broads standard and the GYBC standard re M4(2)? There is no mention of that and no explanation about how this standard fits with the LPA's standards.

Para 56 – should there be reference to the future homes standard?

Policy E1.

- It is unclear how 'low walls, fences' could help in 'Protecting and Enhancing the Environment'. I recommend that these two examples are deleted and the following examples are added: 'pollinator strips and ponds'. Suggest the following wording as not all features will be natural and further examples may be supportive for developer decisions: 'Incorporate ~~natural~~ features within site proposals that benefit biodiversity conservation, such as **built-in wildlife homes, pollinator strips, native hedging green walls green** roofs and **wetlands** which enhance on site wildlife and associated benefits for run-off attenuation and energy efficiency'.
- On 10% net gain there is no mention of local projects or plans for developers or the community to follow. Is there expectation that all the Net Gain will be delivered within the development. Who will manage this over the long term? I know that this is evolving, the community have an opportunity to identify local projects and list these in the plan or at least to have this a future aspiration. I suggest that biodiversity projects or plans for developers or the community to follow are added or a group set up to identify opportunities.
- As this part of the policy specifically relates to the Broads area, I have suggested some wording amends to better align with LCA terminology. Broads Authority Landscape Character Assessment should be referenced here or in the supporting text – unless this is referring to qualities/characteristics identified in the NHP character appraisal? It is

currently not clear what these characteristics/qualities are or where they can be found. The wording currently implies that there will be an impact on the Broads area as a result of development in Rollesby. Could just be interpretation of the words as 'minimising' is probably being used as a 'catch all' phrase. Ideally, we would want to look at avoidance, mitigation, compensation and enhancement rather than 'minimise impacts'. – but there is identification of this approach at para. 76 so minimise might be acceptable. *“Any development proposals within or near to the Broads Area will need to be accompanied by landscaping proposals that demonstrate how ~~it is the development~~ will minimise~~ing~~ its impact on the Broads landscape, and benefiting~~ing~~ the wider area. Development must suit the location and setting, with landscape~~e~~~~ing~~ design proposals that reflect the areas ~~special key positive landscape qualities-characteristics.~~”*

Para 66. And HO3(a) Appreciate point regarding critical housing need being the exception to the maximum density however within a development site this will counter point HO3(e) and will distinguish affordable units by appearance through their relative lack of external space and tighter development form in comparison to saleable units. This is particularly the case where affordable units are located together.

Para 76. Would it be better worded as follows? 'In delivering **Policy E1** developers should first look to avoid harm. If harm cannot be avoided and the scheme must go ahead, then developers will need to mitigate impacts. In all instances, developers are expected to enhance biodiversity on site. ~~Where it is not possible to avoid, mitigate and compensate~~ all impacts on site, the developer should secure enhancement or creation of habitat locally, within the parish'. As originally written, it seemed to say that avoiding harm, mitigating and enhancing were all on the same level and did not specify an order. I do note that the later part refers to compensate and that is not mentioned in the first part – is that the same as mitigate? Regarding the last bit (red text), if these things cannot be done, should the scheme actually go ahead? Also, what kind of impacts and to what type of habitat or species is the policy referring to? If it is European protected sites, then the issue of IROPI (imperative reasons of overriding public interest) is a process set out in regulations. And finally on this, that sentence actually looks like policy wording, but it is not in the policy. Should that go in the policy?

Policy E2. We recommend there is a policy requirement for a landscape and visual appraisal to accompany development proposals, particularly those that could affect key views and landscape qualities, to enable effects of development proposals to be properly assessed and inform appropriate landscape strategy.

Policy E3: does an applicant need to justify how their proposal relates to safety?

Figure 9 – the LGS are not that obvious. Would it be better if they were green? They might stand out more on the map.

Policy CA2 – The second sentence states 'should be protected'. 'Should' is a weak term when compared to 'must', 'will', 'required to'.

Policy SSA01

- Reference Broads Authority and GYBC Landscape Character Assessments in supporting text.
- Criterion (h) - Have suggested some additional detail, this may be overkill or repeating something in GYBC policy, but feels like a stronger connection needs to be made between the baseline (the special features and characteristics the plan seeks to protect) and the landscape strategy requirement, so that when development comes forward it is easier to objectively establish whether requirements of the NHP have been met, and to the appropriate standard. *“An overall landscape strategy informed by appropriate assessments including but not limited to, ecological assessment, arboricultural assessment, and landscape and visual appraisal. The landscape strategy will demonstrate ~~showing~~ how natural features ~~such as trees and hedgerows~~ will be retained, where reasonable, and incorporated alongside ~~other new natural soft~~ landscape features into the layout of the development to achieve the 10% net gain in biodiversity. ~~This~~ The strategy will also need to consider the impact on the setting of the Broads informed by relevant assessment;”*

SSAO2, SSAO3, SSAO4 – why only 10% dwellings high energy level? See comment on HO2.

SSAO5

- does not refer to 10% energy requirement (although see comment on HO2 regarding the 10%).
- Criterion (d) could be condensed by using term ‘a landscape led approach’

Generally, the policy document refers to key characteristics which should be retained and enhanced; the evidence base lists positive attributes from the GYBC LCA, but there are other sections of the LCA which could offer greater insight. For example, the guidance in the LCA on how to conserve and enhance the character of the area, particularly in relation to development and landscape management also doesn’t appear to have come through into the evidence base or policy – this may not be desirable at this point, but reference to the GYBC LCA and / or appropriate landscape appraisal could be made in the Policy document, particularly in relation to master planning etc.

Comments on the HRA

We made these comments as part of the health check, but it is not clear how they have been addressed in the HRA. Many other comments we made have been addressed however.

- Chapter 3 – why has 10km been used? What about people travelling further to walk dogs or do other recreation activity?
- Section 4: All distances used say to the Parish Boundary. Why is that being used? Shouldn’t the location of the sites for proposed development be used?
- 6.54 – what aspects of water management do the Broads Authority manage?
- In relation to the Trinity Broads the following information should be considered. Although not part of the SPA, it should be noted that the Trinity have nationally important numbers of breeding wildfowl and the broads are also an important habitat for overwintering wildfowl. Due to the close proximity to the SPA the bird populations on the Trinity Broads

should be considered as part of the SPA. Further information needs to be added throughout to set this context and justification and particularly to 5.2, 5.28, 5.32, 6.4 and other sections throughout:

- *The open water areas support nationally important numbers of breeding wildfowl (e.g. pochard Aythya ferina, tufted duck Aythya fuligula and shoveller Anas clypeata) and the broads are also an important habitat for overwintering wildfowl between October and March (Fowler & Gray, 2008). Gadwall Anas strepera, goldeneye Bucephala clangula, teal Anas crecca, goosander Mergus merganser and Slavonian grebe Podiceps auritus are often seen, though in relatively small numbers. Wintering bittern Botaurus stellaris are also frequently seen and marsh harriers Circus aeruginosus are known to breed on adjacent fenland whilst feeding on and around the broads. Other notable bird species recorded in the system are Cetti's warbler Cettia cetti and kingfisher.*

Comments on the Evidence

While the Broads LCA has now been referenced in the policy document, it has not been included in the evidence base. The Broads landscape character area 26 Muck Fleet Valley and the Trinity Broads abuts the village to the eastern side.

Regarding the views that are protected, there does not seem to be much in the supporting documents on this. Most notably, it would be useful to define what is special about these views, why are they valuable and who values them? A little more could be gleaned from the GYBC LCA in this respect as it refers to these types of characteristic views.

Planning Committee

23 April 2021

Agenda item number 12

Dark skies and the Broads- update

Report by Planning Policy Officer

Summary

This report for information gives an update on protecting the dark skies of the Broads.

1. Introduction

- 1.1. Members may recall that, in the winter of 2015/16, the Broads Authority assessed the darkness of the Broads skies from the ground. At the same time, CPRE (the Countryside Charity) was assessing the darkness of the skies from the sky. Together, the data sets showed that the Broads is mostly an area of good dark skies, with some pockets of very good dark skies.
- 1.2. This information resulted in a strong dark skies policy in the [Local Plan](#) (page 74). The various reports and documents can be found in the background papers to this report.
- 1.3. This report sets out other activities that have been ongoing in relation to light pollution and dark skies.

2. Norfolk Coast AONB Dark Skies Festival

- 2.1. The Authority took part in the [2020 AONB Dark Skies Festival](#). While not all of the planned events were able to take place due to Covid-19 restrictions, our contribution included an art competition and podcast recordings in the Broads (at How Hill).
- 2.2. The 2021 Festival dates are Saturday 25 September to Sunday 10 October 2021. Again, we are working on events so we can take part. It is hoped that the event can go ahead with people attending, but this will depend on Covid-19 restrictions and, accordingly, we will reflect this in what we offer. Initial ideas for events include guided walks, podcasts and a bat and boat event (just before the actual festival begins).

3. UK Dark Skies Partnership

- 3.1. In 2020, a group was set up with representatives from dark sky places in the UK. Led by a Ranger from the South Downs, the group consists of representatives from AONBs and National Parks and the Broads, as well as representatives from the Institute of Lighting Professionals and the All-Party Parliamentary Group for dark skies (see para 4 below).

- 3.2. It is early days for the group, but it seeks to promote dark skies and the benefits of addressing light pollution. The potential outputs from the group will include guides for different audiences and seeking to work with retailers to make sure products help address light pollution.

4. All-Party Parliamentary Group – dark skies

- 4.1. The All-Party Parliamentary Group (APPG) for Dark Skies¹ is a new APPG, never before represented in the UK Parliament. The membership includes parliamentarians of all parties from both the House of Commons and the House of Lords. The Group works with major organisations, experts and communities to identify political priorities on dark sky issues, discuss lighting and planning policies and to advocate for them in the UK Parliament. The objectives are to:

- Highlight the importance of preserving the ability for citizens to see a dark sky at night;
- Promote the adoption of dark sky friendly lighting and planning policies;
- Protect existing UK Dark Sky reserves and support potential new reserves; and
- Collaborate with international groups and countries hosting Dark Sky Reserves - currently Canada, France, Germany, Ireland, Namibia and New Zealand.

- 4.2. Recently the Group, following consultation, produced ten dark sky policies for Government². It sets out the major causes of growing light pollution in the UK that threaten dark sky preservation, and advocates policy solutions to mitigate or remedy such issues.

5. Dark Sky Discovery Sites – potential for sites in the Broads

- 5.1. Dark Sky Discovery Sites are sites that have good dark skies and are open to the public all year. There are many such sites in the UK³, with three such sites being located within the Norfolk Coast AONB⁴.
- 5.2. We consider that there are some sites in the Broads with the potential to be part of the network of dark sky discovery sites. We are working to assess their darkness, but Covid-19 restrictions mean we are not yet able to go out and assess the darkness of the skies. We hope to get the sites assessed before summer 2021, in order to progress work over the summer and apply for the status for these sites.

¹ [APPG for Dark Skies \(appgdarkskies.co.uk\)](http://appgdarkskies.co.uk)

² [Policy Plan — APPG for Dark Skies \(appgdarkskies.co.uk\)](http://appgdarkskies.co.uk)

³ [Dark Sky Discovery Sites](http://darkskydiscovery.org.uk)

⁴ [Dark Sky Discovery Sites - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](http://norfolkcoastaonb.org.uk)

6. Neighbourhood Plans

- 6.1. It is noticeable that the Neighbourhood Plans in preparation that we have seen recently tend to have a policy relating to protecting dark skies and tackling light pollution. This is very positive, indicating a strong sense of support to reducing light pollution and protecting and therefore enjoying the dark skies.

7. Conclusion

- 7.1. It is clear that protecting dark skies and addressing light pollution continues to be a local and national issue. We will continue to work with partners to promote and protect dark skies.

Author: Natalie Beal

Date of report: 08 April 2021

Background papers:

- CPRE Night Blight: [CPRE Night Blight – reclaiming our dark skies \(home page\)](#)
- Broads dark sky study: [CPRE Night Blight – reclaiming our dark skies \(home page\)](#)
- Broads dark sky data combined with CPRE data: [EB6-Assessment-of-Night-Blight-and-Dark-Skies-Survey-Data.pdf \(broads-authority.gov.uk\)](#)

Planning Committee

23 April 2021

Agenda item number 13

Schedule of Decisions on Appeals to the Secretary of State between April 2020 and March 2021

Report by Planning Technical Support Officer and Senior Planning Officer

Summary

This report sets out the decisions on appeals made by the Secretary of State between 1 April 2020 and 31 March 2021. It also provides the latest appeals in the process lodged since January 2020 for which decisions have not yet been received.

Two of the four appeal decisions by the Secretary of State, which were against refusal of planning permission, have been dismissed, and two have been allowed. All four of these had been delegated decisions.

There are five appeals upon which decisions are awaited. All of these have been submitted in 2020 and 2021.

Recommendation

To note the report.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/D/20/3246341 BA/2019/0331/HOUSEH	Mr & Mrs Sherwood	Appeal received by BA on 6 February 2020 Start date 11 March 2020	Macoubrey Borrow Road Lowestoft NR32 3PW	Appeal against refusal of planning permission: Replace fascia, soffit, guttering & windows with anthracite coloured UPVC. Replace conservatory.	Delegated Decision on 14 November 2019 Dismissed on 07 July 2020
APP/E9505/X/20/3246539 BA/2019/0458/CLEUD	Mrs Amanda Jeffries	Appeal received by BA on 7 February 2020 Start date 6 May 2020	Plot K Bureside Estate Crabbetts Marsh Horning NR12 8JP	Appeal against refusal to grant lawful development certificate for use of property as a dwelling.	Delegated Decision on 30 January 2020 Allowed on 20 October 2020
APP/E9505/W/20/3256122 BA/2018/0463/FUL	Mr Henry Harvey	Appeal received by BA on 16 July 2020 Start date 01 September 2020	Land East Of Brograve Mill Coast Road Waxham	Appeal against refusal of planning permission: Retain scrape.	Delegated decision on 05 February 2020 Dismissed on 17 November 2020
APP/E9505/D/20/3257711 BA/2020/0148/HOUSEH	Mr Neil Bradford	Appeal received by BA on 13 August 2020 Start date 02 October 2020	48 The Sidings Norwich NR1 1GA	Appeal against refusal of planning permission: Erection of external balcony to replace existing south facing juliet balcony.	Delegated Decision on 28 July 2020. Allowed on 29 October 2020

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/C/20/3245609 BA/2017/0024/UNAUP2	Mr L Rooney	Appeal received by BA on 26 January 2020 Start date 17 August 2020	Blackgate Farm, High Mill Road, Cobholm Great Yarmouth	Appeal against Enforcement Notice	Committee decision 8 November 2019 Hearing date confirmed as 20 July 2021 Appeal outstanding
APP/E9505/W/19/3240574 BA/2019/0019/FUL	Mr Gordon Hall	Appeal received by BA 14 February 2020 Start date 26 May 2020	Barn Adjacent Barn Mead Cottages, Church Loke, Coltishall	Appeal against refusal of planning permission: Change of Use from B8 to residential dwelling and self contained annexe.	Delegated Decision on 23 April 2019 Hearing date confirmed as 27 April 2021 Appeal outstanding
APP/E9505/D/20/3258679 BA/2020/0105/HOUSEH	Mr N Hannant	Appeal received by BA 02 September 2020 Start date 9 November 2020.	Gunton Lodge Broadview Road Lowestoft NR32 3PL	Appeal against refusal of planning permission: Second floor balcony	Delegated Decision on 25 August 2020 Questionnaire and supporting papers submitted 16 November 2020 Appeal outstanding

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/W/21/3267755 BA/2020/0138/FUL	Mr Keith Wheeler	Appeal received by BA 27 January 2021	39 Riverside Estate Brundall Norwich NR13 5PU	Appeal against conditions imposed on planning permission.	Delegated Decision 14 August 2020 Awaiting confirmation of start date Appeal outstanding
APP/E9505/C/21/3269284 BA/2017/0035/UNAUP3	Mr Henry Harvey	Appeal received by BA 18 February 2021	Land East Of Brograve Mill Coast Road Waxham	Appeal against Enforcement Notice	Committee Decision 8 January 2021 Awaiting confirmation of start date Appeal outstanding

Author: Thomas Carter and Cheryl Peel

Date of report: 12 April 2021

Background papers: BA appeal and application files

Planning Committee

23 April 2021

Agenda item number 14

Decisions made by officers under delegated powers

Report by Senior Planning Officer

Summary

This report sets out the delegated decisions made by officers on planning applications from 17 March 2021 to 09 April 2021 and Tree Preservation Orders confirmed within this period.

Recommendation

To note the report.

Decisions made by officers under delegated powers

Parish	Application	Site	Applicant	Proposal	Decision
Barton Turf And Irstead Parish Council	BA/2021/0034/FUL	Grove House Hall Road Irstead NR12 8XP	Mr & Mrs E Hutchinson	Repair, restoration and change of use of the existing redundant agricultural thatched barn and associated yard into residential use. Proposed cart lodge extension to the west of the existing barn. New garaging outbuilding, garden verandah and associated landscaping works. Part demolition of existing grain store.	Approve subject to conditions
Barton Turf And Irstead Parish Council	BA/2021/0035/LBC	Grove House Hall Road Irstead NR12 8XP	Mr & Mrs E Hutchinson	Repair, restoration and change of use of the existing redundant agricultural thatched barn and associated yard into residential use. Proposed cart lodge extension to the west of the existing barn. New garaging outbuilding, garden verandah and associated landscaping works. Part demolition of existing grain store.	Approve subject to conditions

Parish	Application	Site	Applicant	Proposal	Decision
Beccles Town Council	BA/2021/0070/NONMAT	54 Puddingmoor Beccles Suffolk NR34 9PJ	Mr & Mrs John & Jenny Buckenham	Raise the building by 150mm and change garage door to metal 'up and over' type, non- material amendment to permission BA/2020/0109/HOUSEH	Approve
Belaugh Parish Meeting	BA/2020/0411/FUL	Hillside And Riversdale 10 And 12 The Street Belaugh Norwich NR12 8XA	Mr & Mrs Hamilton-Briscoe	Replace semi-detached houses with single dwelling.	Approve subject to conditions
Bramerton Parish Council	BA/2020/0437/HOUSEH	Kingfishers Old House Hill House Road Bramerton Norfolk NR14 7EG	Mrs June Smith	Replace 44m of timber quay heading with steel piles and timber capping and whaling	Approve subject to conditions
Brundall Parish Council	BA/2021/0025/HOUSEH	Sylvestrii 49 Riverside Estate Brundall Norwich Norfolk NR13 5PU	Mrs Angela Sylvester	Refurbish & reinforce rotting dock & mooring with combination of reclaimed plastic piling and rolled steel piling, redwood topping & facing as required	Approve subject to conditions

Parish	Application	Site	Applicant	Proposal	Decision
Burgh Castle Parish Council	BA/2020/0458/FUL	Field directly to the North of; and across minor highway Back Lane: The Laurels, High Road, Burgh Castle; NR31 9QL	Dr Nigel Gould	Laying of ground loop collector array for heat pump serving domestic heating in applicant's residence: The Laurels NR31 9QL.	Approve subject to conditions
Ditchingham Parish Council	BA/2021/0045/HOUSEH	28 Ditchingham Dam Ditchingham NR35 2JQ	Mr & Mrs P Cleminson	First floor side extension	Approve subject to conditions
Filby Parish Council	BA/2021/0017/FUL	Norfolk Schools Sailing Association Filby Sailing Base Main Road Filby Norfolk NR29 3AA	Mr Martin King	Enlargement of existing boat storage building and lean-to workshop.	Approve subject to conditions
Fleggburgh Parish Council	BA/2021/0023/HOUSEH	The Bungalow Broad Road Fleggburgh NR29 3DD	Mr Danny Rogers	Demolish and replace workshop in alternative location on site	Approve subject to conditions
Hoveton Parish Council	BA/2019/0208/FUL	Bewilderwood Horning Road Hoveton NR12 8JW	Mr Tom Blofeld	Replacement of existing catering unit	Approve subject to conditions

Parish	Application	Site	Applicant	Proposal	Decision
Oulton Broad Parish Council	BA/2021/0091/NONMAT	Waveney And Oulton Broad Yacht Club Nicholas Everitt Park Bridge Road Lowestoft Suffolk NR33 9JR	Waveney And Oulton Broad Yacht Club Ltd	Change west balustrade to glass and windows and doors to be black, non-material amendment to permission BA/2020/0206/FUL	Approve
South Walsham Parish Council	BA/2021/0043/HOUSEH	Waterside 7 Kingfisher Lane South Walsham Norwich Norfolk NR13 6EB	Mr Antony Williams	Timber framed and thatched boathouse with replacement quay-heading	Approve subject to conditions
Stalham Town Council	BA/2021/0048/FUL	Stalham Water Recycling Centre Wayford Road (A149) Stalham NR12 9LQ	Miss Angela Richardson	Installation of a water booster pumping station, generator, fuel tank and fencing within the operational boundary of Stalham WRC.	Approve subject to conditions
Stalham Town Council	BA/2020/0433/FUL	Land At Wayford Park Wayford Road Wayford Bridge Norfolk NR12 9LL	Mr Adrian Cook	Replacement effluent storage tank (Retrospective)	Approve subject to conditions
Thurne Parish Council	BA/2020/0468/FUL	The Lion Inn The Street Thurne Norfolk NR29 3AP	Mr Ricky Malt	Retention of 3 greenhouse dining pods, one shipping container & a large shed	Approve subject to conditions

Parish	Application	Site	Applicant	Proposal	Decision
Thurne Parish Council	BA/2021/0058/HOUSEH	Staithe House The Staithe Thurne NR29 3BU	Mr Simon Peck	Replacement of black raw timber cladding with FSC approved black wood grain recycled wood 60% and recycled plastic 40% composite cladding (Retrospective)	Approve subject to conditions
Thurne Parish Council	BA/2020/0450/HOUSEH	Staithe House The Staithe Thurne NR29 3BU	Mr Simon Peck	Conversion of home office area into annexe accommodation	Approve subject to conditions
Wroxham Parish Council	BA/2021/0071/NONMAT	Heronby Beech Road Wroxham Norwich Norfolk NR12 8TP	Mr Anthony and Mr Daniel Pearson	Replacement doors to kitchen and lounge revised from timber to white aluminium, non-material amendment to permission BA/2019/0266/HOUSEH	Approve

Author: Cheryl Peel

Date of report: 12 April 2021

Heritage Asset Review Group

Notes of the meeting held on 12 March 2021

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Present

Chair - Melanie Vigo di Gallidoro, Harry Blathwayt, Stephen Bolt, Bill Dickson, Lana Hempsall, Tim Jickells, Bruce Keith

In attendance

Kayleigh Judson – Heritage Planning Officer, Kate Knights – Historic Environment Manager, Cally Smith – Head of Planning and Sara Utting - Governance Officer

1. Apologies and welcome

The Chair welcomed everyone to the meeting.

2. Declarations of interest and introductions

No further declarations of interest were made in addition to those already registered.

3. Notes of HARG meeting held on 18 December 2020

The notes of the meeting held on 18 December 2020 were received. These had been submitted to the Planning Committee on 5 February 2021.

4. Points of information arising from the minutes

Minute no 6 – Listing application for The Nebb, Blundeston

The Heritage Planning Officer reported that she had visited the new owners of this property and had been involved in pre-application discussions.

Minute no 8 – Grove House and Farm, Irstead

The owners had now acquired the adjacent site and had submitted an application to convert part of the thatched barn into an annexe, but retaining the main elements of the barn.

5. Historic Environment Team progress report

The Historic Environment Management and the Heritage Planning Officer presented the report providing an update on progress with key items of work by the Historic Environment Team between the end of December 2020 and March 2021.

Conservation Area Review

The Historic Environment Manager (HEM) advised that the draft reappraisal for Belaugh was almost complete and on schedule for consideration by Planning Committee in April. Consideration had been given as to whether it would be appropriate to serve any Article 4 Directions, the purpose of which was to protect the character of an area by the removal of certain householders' Permitted Development rights and requiring a planning application for specified works. Guidance stated that these should only be used in exceptional circumstances where the exercise of PD rights would harm local amenity, the historic environment or proper planning of the area. There was a group of semi-detached workers' cottages in Belaugh, positioned in-between Top Road and Church Lane and officers were proposing that an Article 4 Direction be put in place to ensure that planning permission would be needed to replace their thatch with a different roof covering as the thatch was a key character of the buildings. However, this could be removed and replaced at any time without the need for planning permission. As the properties were semi-detached, it could really detract from the whole group if one half of a property's thatched roof were to be replaced. In addition, consideration was also being given to serving an Article 4 Direction to ensure planning permission was required for solar or PV panels in certain locations, such as on properties fronting certain locations such as The Street. The Direction would not prevent the works happening but would require planning consent and provide an additional level of control to ensure the panels were positioned in the most unobtrusive locations.

Members supported the officers' view but questioned what would be the likely response from the public. The Historic Environment Manager advised that there had been a very high level of engagement during the consultation in 2011 and hoped the proposals would be supported. It was quite common for Article 4 Directions to be applied in Conservation Areas, in focussed areas and not a wholesale use. In response to a question on whether the proposals for Article 4 Directions would be included within the consultation documents, the Historic Environment Manager replied in the affirmative and advised that, initially, a provisional Notice would be served for up to six months, with a 28 day consultation period and ideally this would run at the same time as the consultation on the Conservation Area. The confirmation of the Direction would likely to be reported to the Planning Committee for determination.

It was noted that officers were in discussions with Broadland District Council on the current appraisal for Halvergate and Tunstall.

In terms of Horning, unfortunately Covid-19 restrictions had impacted on the public consultation event, which had been requested by the parish council. Therefore, the situation would be reassessed in two months' time. A member questioned the extent of the Conservation Area, referring to the residential moorings which had been allocated and if these would be affected. The Head of Planning (HoP) responded that the Conservation Area would extend to the riverbank and therefore, if planning permission was needed for the moorings, this would be a material planning consideration. The member queried what the physical environment would look like and, in response, the HoP commented that the principle of use was acceptable and there was no reason why the moorings could not be compatible with the Conservation Area. Furthermore, the extension of the CA would not compromise the allocation for residential moorings coming forward.

Listed Buildings – local listing project

The HEM reported that, unfortunately, the bid for funding referred to at the last meeting had been unsuccessful, possibly as a result of the project being very heavily subscribed to. This project remained something officers needed to consider and rationalise. In conjunction with this, it was hoped to provide an update on the Heritage Plan shortly which would reflect revised guidance by Historic England on Local Listing and the Government's "Planning for the Future" White Paper. This Plan would look at all aspects of the team's work, set out procedures and review areas of focus.

Water, Mills and Marshes update

The HEM advised that Norwich City College had remained closed in recent months which meant that no students had been out on site and BA staff had not been able to access the college workshop. However, students had very recently returned and the workshop was now accessible again. It was hoped to be back on site with the students in April.

Work to repair Six Mile House Mill at Runham was effectively complete. There had been new ecology measures such as bat and owl boxes and a bat hibernaculum. Historically, the mill would have been painted in tar but as this was now banned a petroleum based paint had been used as a substitute. Work was ongoing on trying to find the best replacement for tar. Officers were clearing the site for the owner and making good the parking area etc. A member commented that the mill looked fantastic and queried what was the intended future use. He also asked if the Authority could get back the time lost by the students and whether the funding would be rolled-over. The HEM responded that the project with the students had been extended by 12 months (to 2023) and the funding had been rolled-over. In terms of this building, there was no planned use but the owner was keen to ensure it was regularly maintained as it was apparent that a lack of maintenance led to expensive repairs. It was appreciated that this would not be an easy task due to the building's height and remote location. Another member asked if it was proposed to make the mill more accessible and the

HEM responded that there would be no public access inside the mill but the Authority was working with the owner to provide additional mooring points near the mill and there was a public footpath that ran along the bank from Stracey Mill. Whilst the access track remained in a very poor condition (due to a lack of maintenance as a result of Covid-19), access for vehicles was problematic but hopefully this would be resolved by the time the next round of maintenance was required.

The HEM then presented details of the next projects – one at North Mill where a new inset cap was being installed and Oby Mill, where the windows were due to be installed. Works on High's Mill would be starting shortly to replace brickwork, repair the tower and repair and replace joinery, including the floor joists. At Muttons Mill work would progress to remove the two remaining sails for repair at ground level, hopefully in May.

Matters for information – Caister Castle/Hall and Motor Museum

The Heritage Planning Officer (HPO) advised that an application had been determined under delegated powers for the conversion of an outbuilding to a tearoom at Caister Castle & Motor Museum, which was considered to be of interest to the group. She provided a detailed presentation, including slides of the site and the proposals.

The site was a unique and interesting visitor attraction comprising Caister Castle, a Grade I Listed Building and Scheduled Ancient Monument, Caister Hall, a Grade II* Listed Building and an outbuilding which was formerly a 19th C cart lodge. The proposal was for the conversion of this outbuilding into a tearoom which was currently sited inside the Hall but not readily visible or accessible. Putting the site in context, the HPO explained that this was one of the first brick houses to be built in England. Caister Castle was developed from Caister Hall in the late medieval period by Sir John Fastolf who was the prototype, in part, of Shakespeare's character Sir John Falstaff. The castle had a moat surrounding it and adaptations had included new walls and a concrete bridge over the moat. The Cart lodge, now store, had a frontage of slate roof, barn doors and an historic arch window with a fireplace inside. The rearside was red pantile roof with historic windows.

This was a very sensitive site – a building attached to a Grade II* Listed Building within the setting of a Grade I Listed and Scheduled castle all within the boundary of the Broads, so it was very important to secure a sensitive scheme. The initial scheme included glazed elements comprising a glazed terrace area onto the rear elevation of the building; new arched windows (which meant the removal of the curious circular window); insertion of double doors; removal of an internal fireplace and removal of the chimney stack. Officers supported in principle but had concerns at the level of alterations and the impact this would have on the integrity of the building itself. Of particular concern was the rear elevation and the level of fabric removal (chimney and fireplace). Officers negotiated the revised scheme which included: removal of glazed terraced area with the aim of achieving a more informal and less prominent seating area out onto the existing lawn; inclusion of landscaping to soften that; reduction in the door and window scale and retention of the circular window and a small internal change which would allow for the retention of the chimney and fireplace. In conclusion, this was considered an appropriate viable use for the building and provide improvements to the offer of a visitor

facility, whilst also retaining key historic features of significance and protecting the wider setting of the castle and hall.

In response to a question on the status of the planning application, the HPO advised that it had received conditional approval under delegated powers. The Ancient Monuments Society had withdrawn its objection upon receipt of the amended plans.

6. Any other business

Martham Mill – unauthorised works

The Heritage Planning Officer (HPO) presented a matter which had been brought to officers' attention since the agenda papers had been circulated. This involved unauthorised works to Martham Mill which was a Grade II Listed Building with a holiday-home use. It had a flat roofed extension off the side and also accommodation within the mill itself.

Officers had received a number of telephone calls advising that scaffolding had been erected at the site. Whilst they had previously been made aware by the owner of issues with the cap, removal of the cladding had subsequently identified that the cap was in a worse state than hoped. Photographs shown by the HPO demonstrated that the cap was severely damaged and was slumped on one side as there were no castor wheels on this side. Fortunately, the cap was fairly modern and the contractor, who was a boat builder, had managed to salvage some elements to reuse in the cap. The loss of fabric was not a major concern but the works required Listed Building consent. Therefore, officers intended to take a soft approach in enforcing as this was something that had originally been a relatively simple, albeit expensive, job but had spiralled into something quite significant. The owner was costing out the repairs and was in dialogue with officers including the submission of a Listed Building application. Therefore, officers had allowed works to continue whilst the application was submitted. Normally, officers would seek to get any works stopped but, in this situation, it was hoped to work with the owner to get the replacement cap regularised.

In conclusion, it was noted that officers, including the Enforcement Officer, would monitor the situation and members would be updated in due course.

Heritage Alliance

A member referred to his membership of the Heritage Alliance which comprised around 150 organisations ranging from the National Trust to very small societies. Ken Smith, an Archaeologist and former employee of the Peak District National Park was now the Vice-Chair of that Authority and had recently joined the Heritage Alliance. However, it was unclear if Mr Smith was representing just the Peak District or the National Park Authorities collectively and, if the former, whether the Broads Authority should be represented on the Alliance, either through an officer or a member.

The Historic Environment Manager advised that she would investigate and report back to members. She was a member of the Historic Environment Group for the National Parks which met twice per annum and regularly responded to consultations etc but was unaware if this

group was represented on the Heritage Alliance. The Head of Planning added that the website did not show the National Park Authorities having representation on the Alliance but confirmed officers would look into and report back at the next meeting.

7. Date of next meeting

The next HARG meeting would be held on **Friday 25 June 2021 at 10am.**

The meeting ended at 11am

Signed by

Chairman