

Heritage Asset Review Group

Notes of Meeting held on Friday 19 August 2016 starting at 13.30 pm

Present:

Jacquie Burgess - in the Chair
Mike Barnard
Bill Dickson
Peter Dixon
Paul Rice
Haydn Thirtle

In attendance:

Sandra Beckett – Administrative Officer (Governance)
Will Burchnall – Programme Manager (HLF-LPS)
Adrian Clarke – Senior Waterways and Recreation Officer
Ben Hogg – Historic Environment Manager
Simon Hooton – Head of Strategy and Projects
Andrea Long – Director of Planning and Resources
Prue Smith – Consultant on Cultural Heritage

20/1 Apologies for absence and welcome

The Chairman welcomed the new members to the Group – Bill Dickson and Haydn Thirtle, as well as Paul Rice as Vice-Chairman of the Planning Committee.

20/2 To receive the note of the nineteenth meeting held on 29 April 2016

The Note of the nineteenth meeting of HARG held on 29 April 2016 was received as a correct record.

20/3 Points of Information arising from the last meeting

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

20/4 Conservation Area Re-Appraisals

Progress was reported on the following Conservation Areas.

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

The Stalham Staithe Conservation Area Re-Appraisal had been prepared in consultation with North Norfolk District Council as part of the conservation area fell within its boundary. It had been the subject of consultation following a public meeting at Stalham Town Hall in March 2016 and following that officers had had further meetings and discussions with Stalham Town Council and other agencies, as had been agreed to achieve long term management.

The public meeting had been well attended and considerable feedback had been received. A schedule of the consultation responses with respect to the Broads area was received. These largely related to:

- Parking at the Statithe and around the Museum of the Broads including overnight parking
- Refuse and Recycling area
- Riverbank and Quayheading maintenance – room for mooring and issues to do with flooding – lack of maintenance of ditches, dykes and water
- Communication between interested parties and Broads Authority – permitted development rights not clear to householders/ residents in Conservation Area
- Maintenance of Mill Road verges

It was considered that the overall response had been very positive. Officers would respond to the comments and include amendments where required. These would be reported to the next Stalham Staithe Group meeting on 28 September and a report would be submitted to either the October or November Planning Committee.

A suggestion had been made about the potential for including the whole of the Broads Edge Marina which would be a large extension to the Conservation Area. It was noted that the site would not necessarily conform to heritage criteria in accordance with Historic England guidance. Although it was not intended to include this as a recommendation, it would be reported to the Planning Committee.

(2) **East and West Somerton Conservation Area Re-Appraisal**

It was noted that the Somerton Conservation Area Re-Appraisal had been approved for consultation by the Planning Committee on 1 April 2016 subject to inclusion of some amendments to the text and additional graphics. The leaflet was being prepared. The Authority would be undertaking the consultation for both West and East Somerton, recognising that East Somerton came within the Great Yarmouth Borough. It was intended that public consultation would take place in September/October 2016.

**20/5 Conservation Area Re-appraisals – future programme
Ludham, Loddon and Horning**

The Historic Environment Manager explained that there were just three Conservation Area Re-Appraisals left to carry out, these being Ludham, Loddon and Horning.

The Group received the Draft Loddon Conservation Character Re-Appraisal including the amendments to the consultation text Page 3, paras 1, 7, 2; Page 4 para1; Page 6, para1 and the Conservation Area Boundary. A very small part came within the Broads Area and therefore the lead was being taken by South Norfolk with the Authority providing an input. The Authority's heritage consultant had provided some comments and Members were requested to provide any others which might be incorporated into the Authority's response.

At the previous meeting HARG had agreed to include the Ludham and Horning Conservation Area Re-Appraisals in the work schedule for 2017/18. It was anticipated that all the 25 Conservation Areas within the Broads area would be re-appraised by the end of 2017/18. Members considered that all the work carried out was a tremendous achievement and of considerable value both to the Authority and locally. They considered that all the work on the Re-appraisals should be published and available in some form and that this be given consideration and scheduled into a Work Plan at some point.

20/6 Heritage at Risk

20/6(1) Buildings at Risk Schedule 2016

The Consultant on Cultural Heritage provided the Group with the updated Schedules relating to the Buildings At Risk Survey as well as the Schedule relating to current and potential Enforcement issues.

It was noted that full application to include a redevelopment of the site at **Common Farmhouse, Fleggburgh** was anticipated following pre-application discussions.

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

It was pleasing to note that **Pettingel's Mill Phase 2** of the Restoration work to include the fitting of the Cap had now been completed. It was agreed that this could be removed from the Register, although it would still be monitored as part of the suite of mills within the HLF Landscape Partnership project.

With reference to **Swim Coots Drainage Mill** at Catfield, a site visit was

scheduled with the NWT owners.

The repairs to **Bridge Farmhouse, Low Road, Mettingham**, had been the subject of a Section 106 Agreement, where the construction of another property was dependent on repairs to the farmhouse being carried out. The planning permission had now expired, and a revised scheme was required. However, the justification for such an application might be compromised and therefore a programme of works on the historic building would be required.

Langley Abbey –the Historic Environment Manager had contacted the owner whose original plans had changed due to funding(through HLS (Higher Level Stewardship))not now being available. Negotiations and action being considered.

Brick Barn Gillingham – It was confirmed that part of the repairs to the road facing east slope of the roof had been undertaken but the repairs to the most vulnerable side were still required. An application was awaited.

The Historic Environment Manager commented that if no action was forthcoming on the last three items, a report to the Planning Committee before the next HARG meeting, setting out the options for potential action might be appropriate.

20/6(2) Enforcement

The Group welcomed the continued progress on the replacement of the windows and doors at Ashby with Oby Manor House, a report on which had been considered at the June Planning Committee meeting.

It was noted that considerable progress had been made on dealing with those Buildings on the Heritage at Risk Register in the Authority's area since HARG had begun its work. Those properties still on the schedule were those which were most challenging. It was noted that there was always a human story relating to the circumstances for each of the buildings.

20/7 Staithes Research Paper

The Senior waterways and Recreation Officer provided HARG with a presentation based on Prof Tom Williamson's work commissioned by the Authority on the Staithes within the Broads Area. Professor Williamson had given his presentation to the Broads Forum in July and it was anticipated that he would be able to give this to the full Authority at some stage.

The work stemmed from the initial project carried out by Roy Kemp of the Broads Society in the 1980s when it had been made very clear that his document was an outline first step and far more detailed, in depth research would be required. As a result of repeated requests from

stakeholders through the Chairman of the Broads Local Access Forum and Broads Forum and following consideration by the Authority's Project Development Group, Professor Williams, a renowned expert on landscape was commissioned to undertake such a detailed research project. He had often been called as an expert witness on public rights of way cases.

Professor Williamson had based his findings on historical documents from a number of sources including the Enclosures Acts and maps, tithes maps and schedules, the 1910 Inland Revenue maps and field books and the Inland Revenue Finance Act of 1910 Valuation Schedules as well as other historical maps.

The Enclosure Act indicated that a public staithe was "to be used by the owners and occupiers of Estates in the said parish ... for laying and depositing corn, manure, and other things thereon", or "for the conveyance of corn, manure and other goods to and from the river by owners and occupiers of the Parish". It was for the loading and unloading of vessels not specifically for mooring. Public staithe were also usually at a point where a public road ran down to a river and connected to highways and were therefore considered as public. The Finance Act of 1910 showed these as unallocated and untaxable land.

Professor Williamson's conclusions were that although previously staithe were considered in terms of *ownership* and as a piece of property; and generally assumed that such areas were usually specifically allotted for public use at the time of parliamentary enclosure, most staithe were probably 'customary' in character. They developed organically where roads, or commons, met rivers and were recognised rather than created.

Therefore public staithe were best understood as a *matter of rights* rather than of ownership. Where two different kinds of public highway – by land and by water – met, a right of transhipment would become established. This has two corollaries. Firstly, that such rights are independent of ownership, and must persist even when a staithe has been alienated into private ownership by a public body; and secondly, that the access to the staithe, from the land, ought to be maintained as a public right of way – and as one for vehicles, not just by foot.

The study had raised the issue of public rights of way and therefore, the final report would be sent to Norfolk County Council. Professor Williamson was currently working on the final document and recognised that it may require legal scrutiny.

Members noted that the research raised a number of issues and provided a great deal to consider. It was considered to be a major piece of work with considerable credibility.

Members thanked the Senior Waterways and Recreation Officer for his enlightening presentation and looked forward to receiving the

presentation and final report from Professor Williamson.

20/8 Water, Mills and Marshes: The Broads Landscape Partnership Bid

Will Burchnall the Programme Manager for the Broads Landscape Partnership Project provided a progress report on submitting the second round application to the HLF. Officers are in the process of writing the Landscape Conservation Action Plan which will set out how the scheme will be delivered between 2018 and the end of 2022. Officers were now pursuing the assembly of Statements of Significance for the different issues and sites and members assistance may be required. The Programme Manager commented that the HLF mentor on the project was very helpful in setting achievable goals. He commented that there had been a very enthusiastic reception for the project and its progress at the Stakeholders workshop held in July.

One of the major areas of work concerned the Mills and laser scanning survey work had been undertaken on a number of the mills included within the project area using laser technology. The Historic Environment Manager provided members with an illustration of some of the results. The technique provided excellent accurate and detailed data within a very short space of time, up to 3- 4 hours. If done manually it would take up to two – three weeks including drawings . Survey work will be carried out on almost half of the 25 mills within the LPS area, the cost for each being Circa £1,200.

The Group considered it to be an amazing tool with excellent potential not just for monitoring purposes on the mills but for extending to other projects including interpretation. It was also suggested that its work might be transferred to a 3D printer. This was considered exciting and an exceptional unexpected outcome of the project.

It was noted that progress was also being made on

- *Development of the Community Engagement, Education and Skills Training Strategies*
- *Development of Landscape Character Assessment including archaeological elements and ecclesiastical history – 2016.*

The Group welcomed the progress being made.

20/9 Any Other Business

National Parks Conservation Officers Conference 2017

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

20/10 Date of Next Meeting –

It was noted that the next meeting of the Heritage Asset Review Group would take place on Friday **9 December 2016** following the Planning Committee meeting.

The meeting concluded at 2.55pm