

Heritage Asset Review Group

Note of Meeting held on Friday 28 March 2014

Present:

Murray Gray – in the Chair
Colin Gould
Stephen Johnson

Also in attendance: Jacquie Burgess

In attendance:

Ben Hogg – Historic Environment Manager
Andrea Long – Director of Planning and Resources
Prue Smith – Consultant on Cultural Heritage
Sandra Beckett – Administrative Officer

13/1 Apologies for absence and welcome

Apologies for absence were received from Mike Barnard and Julie Brociek-Coulton. The Chairman welcomed Jacquie Burgess.

13/2 To receive the note of the twelfth meeting held on 8 November 2013

The Note of the twelfth meeting held on 8 November 2013 was received as a correct record.

13/3 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.

13/4 Conservation Area Re-Appraisals

Progress was reported on the following Conservation Areas.

(1) Halvergate Marshes Conservation Area – Second Draft for Consultation.

Further to Note 11/9 and 12/4(5) The Group received the Second Draft of the Halvergate Marshes Conservation Area Re-Appraisal for comment prior to being prepared for consultation. This included the track changes to encompass some of the comments previously made as well as those received from Alison Yardy (Norfolk Landscape Archaeology) as had been requested. The text required final editing before publication for consultation. The Conservation Area was an existing designation and the boundary was not

proposed to be altered as a result of the appraisal, therefore the consultation exercise would focus on the appraisal giving a better understanding of an existing designation.

It was proposed to provide a report to the next Planning Committee on 25 April for the process as well as the document to be adopted for public consultation.

Given the widespread area and landholding, consultation would include the statutory consultees as well as the parish councils. The properties within the area would also be contacted including the owners of the drainage mills where these were known.

The Group noted that there was no requirement or obligation to carry out consultation and no specific legislation to do so. However, advice was that there should be some form of consultation and members agreed that this was essential. The latest Parish Forum at Reedham had included a map of the Area and attention drawn to the Re-Appraisal.

The Group agreed that

- (i) the contents of the Re-Appraisal document were appropriate and suggested that publicity be given to the consultation via Twitter and the website as well as the PC's, dwelling houses within the area and statutory consultees.
- (ii) that a report be submitted to the next Planning Committee for the Halvergate Marshes Conservation Area Re-appraisal to be adopted for public consultation.

(2) **Beccles Conservation Area Re-Appraisal**

The Group noted that the Re-Appraisal for the Beccles Area Conservation Area largely fell within Waveney District with only a relatively small section falling within the Broads Area namely Puddingmoor and therefore Waveney District would be taking the lead role. The appraisal included a small extension at the bridge on the Gillingham Road to include the former Darby Brothers site. Therefore, South Norfolk Council was being consulted by Waveney District.

The Group had been provided with a link to Waveney District Council's website detailing the proposal and noted that this was very comprehensive. The Historic Environment Manager reported that he had attended a public meeting in Beccles on 19 March 2014 where the reappraisal had received a positive reception.

The Group welcomed the progress being made and noted that a report would be submitted to the Planning Committee in July.

(3) **Langley Abbey**

The open session at Langley village Hall on Saturday 23 November had gone well. The Langley Conservation Area had now been adopted and the parish council notified.

(4) **Oulton Broad**

The Group noted that the Draft for the Oulton Broad Conservation Area re-appraisal had been completed and was being reviewed by Waveney District. The Authority would be leading the public consultation and it was intended to submit a report to the May Planning Committee for the Reappraisal to be formerly adopted for public consultation. It was proposed to provide details to the Parish Forum to be held at Oulton Broad in September.

(5) **South Walsham and Salhouse Conservation Areas**

It was noted that these had not been finalised and further updates were awaited from Broadland District Council.

(6) **Geldeston**

Finalisation of the Geldeston Conservation Area Re-Appraisal was with South Norfolk District.

The reports were noted.

13/5 The Local List – Candidates for 2014

On the basis of the Group's previous agreement to select the most outstanding and significant properties defined as "waterside chalets" for inclusion on the 2013/14 Local List, officers had honed the original 150 selected down to approximately 60- 65 for consideration by HARG as presented.. It was considered that 10 – 12 of these most significant properties of heritage value could be recommended for inclusion on the national list eg: the Icehouse Dyke property at Irstead and Heronby in Wroxham.

The Historic Environment Manager reported that Kayleigh Wood (Planning Officer) was undertaking her Masters degree and as part of her dissertation was intending to carry out work on the 65 properties selected with a view to shortlisting those to be taken forward for national listing.

The Group noted that there were no riverside properties listed in the group within the southern rivers. It was suggested that an option for selection could be to choose properties within one river system as having a "local vernacular". It was suggested that the list could be further categorised into types of building: chalets and boathouses.

Adoption Process

It was intended to undertake the consultation process from April/May with a view to receiving responses in June and submitting a report to HARG in July for the following Planning Committee meeting. If objections were received more detailed examination would be required for those specific properties. The list would not be exclusive and could be updated.

The Group noted that the Rangers and Volunteers would be taking photographs of all the settlements along the riverside which will enable the Authority to have a data base of the riverside properties and their condition at a point in time.

The Group noted the progress made and agreed the process for adoption of those properties for inclusion on the Local List in the first instance.

13/6 Heritage at Risk

Buildings at Risk Survey 2013

It was noted that in revisiting some of those properties which had been taken off the Buildings At Risk (BAR) Register, unfortunately some of these were showing signs of deterioration and would need to be placed back on the register. Examples included: High Mill at Potter Heigham, Tunstall Smock Mill and Tunstall Dyke Mill. This epitomised the need for a sustainable solution and this would need to be addressed through the strategy.

Drainage Mills Strategy Update

The Historic Environment Manager reported that as part of the strategy it was hoped to enable a project to restore and maintain the How Hill group of Mills. Following the meeting the Directors, the Projects Manager and the Chief Executive had had with the HLF, this was considered a feasible project for Heritage Lottery Funding given the mutually beneficial attributes including visitor access, cultural heritage and possible skills enhancement.

In addition the RSPB were keen to restore the Strumpshaw Steam Engine House and use this for a Visitor Centre. Will Burchnell, the Project Manager had been researching possible funding streams with the Norfolk Windmills Trust and others. The RSPB had implied a willingness to enter into a partnership facilitated by the Authority for such a scheme.

Potential Funding

It was noted that the Grantfinder scheme was proving to be very helpful.

Heritage Skills programme – Easton and Otley Colleges

The Group noted that the Landscape Architect, Lesley Marsden and the Historic Environment Manager had met at Otley College to discuss the potential for training opportunities. The Head of the Construction section was enthusiastic about developing a programme for heritage skills. In addition Easton College was keen to develop an extra module in this area to attach to the building skills course in order to make courses more attractive to potential applicants.

Day at How Hill

The Historic Environment Manager reported that a meeting had been held at How Hill with officers and individuals from Norfolk county council, the Authority, the Norfolk Windmills Trust and others. Jacquie Burgess and Colin Gould had also attended. The meeting had been to discuss the mills in Norfolk and consider ways of moving forward. A brainstorming session had considered the main problems, what was required to tackle the problems and consideration of a holistic way forward for all the mills. The Authority's survey work was considered to be a very positive way forward in providing an evidence base. Will Burchnall would be using Grantfinder to find funds to facilitate further survey work.

Jacquie Burgess commented that she would be providing a report on the day, the findings from which would help complement and develop the Mills Strategy.

13/7 English Heritage Exceptional Waterlogged Archaeological Sites Designation

The Historic Environment Manager reported that English Heritage had informed Norfolk County Council that it would be reviewing those sites to be considered as exceptional World Heritage Sites and the Broads had been identified as one of these. The Authority had been requested to provide a boundary plan by the end of February but had to respond that the notice given was too short. Officers were putting together a bid for consideration by the Project Development Group to carry out a study. A brief had been agreed. A sum of £3,000 had been approved for the Project Manager to carry out a piece of work to take the project further and possibly assess what of interest lay under the peat.. The project would fit into the Place Shaping Document and be available by the summer.

It was essential to have the base material before the project could move forward. A draft report would be available for the next HARG meeting and copies circulated to the Group beforehand.

The Group noted the report.

13/8 National Park Authorities Performance Indicators Revisions/ KPI Audit – Listed Buildings at Risk June 2014.

The Historic Environment Manager reported that there was due to be a revision of the NPA's performance indicators with the aim of simplifying the process. At present the indicators relating to cultural heritage included:

- Number of Conservation Areas in the Park
- Percentage of Conservation Areas with upto date character appraisals
- Number of Listed Buildings 'At Risk' conserved during the year
- Percentage of Buildings At Risk conserved during the year
- Number of Scheduled Monuments at 'high or medium risk' conserved during the year
- Percentage of Scheduled Monuments 'at high or medium risk' conserved during the year

It was proposed to have some of these amended to remove those relating to percentages and have figures based on the last three years. The inclusion of buildings/artefacts on Local Lists as an indicator was being considered for the future. The Group noted the report.

The Group were informed that there was due to be a KPI Audit in June of Buildings at Risk and this was being undertaken by a peer group made up of representative from other National Parks.

13/9 Place Making Project

Further to Minute 12/10, the Historic Environment Manager gave an explanation and presentation of the work being undertaken in developing the Place Shaping Project. This included various topics listed along a generic river within which additional information could be found. This would be included on the Authority's new website and was considered an exciting way of providing information.

It was intended that the high level information would be available as from September with the other aspects being added in stages later. It was considered that it would sit well within the new format of the Authority's website.

The Group noted and welcomed the progress made.

13/10 Changes to Permitted Development Rights

The Historic Environment Manager reported that following lobbying

by the National Parks, the Government had decided to exempt the National Parks from the changes in legislation relating to barns with the countryside. The legislation was designed to allow development of derelict barns without the requirement for planning permission.

It was understood that English Heritage had prepared a document on Farmstead Assessment Frameworks.

13/11 Heritage At Risk Update November 2013 Progress Report including Listed Buildings to be considered for Enforcement

The working group received an updated schedule of the buildings in the Broads Authority Executive Area on the Broads Authority's Buildings at Risk Register 2012/13 which had been considered at the previous meeting.

Members noted the progress on the items listed and where there was no further progress. There were no further significant changes to report on the items listed. General monitoring and action was being progressed.

Monitoring would continue on those Buildings At Risk still on the Register.

It was noted that on the schedule of listed buildings where unauthorised works had taken place there remained only one property – Manor House, Oby. Good progress was being made with the owners following the report to the Planning Committee and a planning application had now been submitted.

The Group noted the report.

13/12 Any Other Items of Business

Jacque Burgess reported that David Matless from Nottingham University was publishing a work on the cultural Geography of the Broads, which was due to be available in July/Augst of 2014. This was an event which could be celebrated following 15 – 20 years of work. It was suggested that this be added to the list of the events celebrating 25 years of the Broads Authority.

13/13 Date of Next Meeting – 18 July 2014

It was noted that the next meeting of the Heritage Asset Review Group would take place on Friday **28 July 2014** following the Planning Committee meeting.

The meeting concluded at 14.55pm