

Heritage Asset Review Group

Minutes of the meeting held on 09 October 2020

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The meeting commenced at 12:15 pm following the Planning Committee meeting.

Present

Melanie Vigo di Gallidoro – in the Chair, Bill Dickson and Tim Jickells

In attendance

Kate Knights – Historic Environment Manager, Sarah Mullarney – Governance Officer (meeting moderator) Cally Smith – Head of Planning, Marie-Pierre Tighe – Director of Strategic Services, Sara Utting – Governance Officer (note taker)

1. Apologies and welcome

The Chairman welcomed everyone to the meeting.

Apologies were received from Harry Blathwayt and Bruce Keith (the latter had lost internet connectivity during the preceding Planning Committee meeting).

Due to the low number of attendees, a member questioned if the meeting was quorate and whether the low attendance merited the meeting go ahead, considering the work put in by officers. It was noted that the decision to hold HARG meetings on the same day as Planning Committee had been taken when meetings were physically held at Yare House, as a number of members attended both meetings and this reduced travel time and costs etc. However, whilst remote meetings were considered to be more tiring, they provided an opportunity for things to be done differently and so in future, meetings of HARG would be scheduled to take place on a different day to Planning Committee. As the agenda for today's meeting was fairly light, it was agreed to progress with holding the meeting.

It was noted the meeting would be held remotely in accordance with the protocol for remote meetings but it would not be livestreamed as it was an informal, information and advisory meeting for members of the HARG Working Group. The notes would be provided at the next Planning Committee.

2. Declarations of interest and introductions

Members and officers introduced themselves. No further interests were declared.

3. Minutes of HARG meeting held on 26 June 2020

The minutes of the meeting held on 26 June 2020 were received. These had been submitted to the Planning Committee on 17 July 2020.

4. Points of information arising from the minutes

There were no points of information arising from the previous meetings other than those on the agenda.

The Historic Environment Manager presented a joint report for information for items 5 – 9.

5. Conservation Areas - update

Horning Conservation Area

The draft appraisal for Horning had been prepared with boundary changes proposed and Horning Parish Council was keen for a public drop-in session to be part of the public consultation process. Due to the Covid-19 restrictions, this had not been possible and the situation had been reassessed in September. Unfortunately, due to the recent Government guidance changes and increase in Covid-19 cases, the position remained the same but would be reviewed over the next few months.

Ludham Conservation Area

Following approval of the Ludham Conservation Area Appraisal by the BA Planning Committee in August, North Norfolk District Council (NNDC) had advised that it would need to be considered by one of their Working Parties, prior to adoption by its Planning Committee. Unfortunately, this would not be until November at the earliest. It would then be jointly advertised in the local and national press as required by the legislation.

Stalham Staithe Conservation Area

Whilst Stalham Staithe Conservation Area Appraisal had been approved by the BA Planning Committee in March 2017, the document had not been adopted by NNDC (part of the area was within its boundaries) and so they would also be taking this appraisal to their Working Party and Planning Committee in November.

Belaugh Conservation Area

The next Conservation Area reappraisal to be looked at was Belaugh. Work had started on reviewing the existing document and information held by the BA and the parish meeting would be invited to get involved in the review.

6. Listed Buildings

Quinquennial survey – update

It had been hoped to recommence this work in the Autumn but unfortunately it had to be put on hold as ideally, officers would have liked the ability to inspect the interior of some of the properties and this could be difficult in the current circumstances with Covid-19 cases increasing. However, background work, such as repairs and enforcement, was ongoing.

Listing application – The Nebb, Flixton Marsh Lane, Blundeston

This was a substantial, non-listed building that probably dated from at least the 18th century, if not potentially earlier, which had been brought to the Authority's attention by a member of this group. The building appeared to retain much of its plan form and internal features, although there had been some alterations. Officers had spoken informally to Historic England's listing team who had already identified the potential of the building and were now considering it for listing. The Chair reported that the Lowestoft History Group had advised her of the non-listing, which had probably been from when original inspections had been carried out in the 1950's and potentially caused by the property's very remote location.

7. Water Mills and Marshes – update

Heritage Skills

A programme for City College Norwich (CCN) students to work in the BA Heritage Skills workshop and on site had been due to start in September. Unfortunately, due to some logistical problems at CCN this has not yet commenced, partly due to changing Covid-19 guidelines but was planned to recommence at the end of October, following half-term. Some sails from Muttons Mill were shortly to be moved to the workshop for joinery students to start working there, using them as templates for making new sails.

A member questioned the plan for the mills in the longer term, once they had been restored. As some were on very remote sites and often with no road access, this could restrict their future use. This issue of finding an alternative use needed to be an important consideration as part of their restoration. The Historic Environment Manager concurred with this view but stressed that this was an issue for the mill owners and the Authority's role was limited to engagement and encouragement. Access was an issue, as well as the internal layout of the mills (ie if they still had working parts). Another member commented that Lottery funding was spent on the mills, recognising their value, but land owners had to ensure they maintained the asset to ensure this was not wasted money. There was a possibility that the mill could again fall into disrepair if not maintained.

It was agreed that this issue be considered at a future meeting of the group.

Land of the Windmills

Work was proceeding well at Six Mile House Mill with repairs to the brickwork and curb at the top of the mill currently taking place, as well as replacement ladders, floor joists and floors, and work starting shortly on the new cap approved at the August Planning Committee. The tower would then be redecorated and it was anticipated works would be completed in the next month or so.

Tender documents were being prepared for the works at Mutton's and High's Mills which would hopefully start in the spring. Sean, the apprentices and students would carry out the majority of the works at Mutton's, but a tender would be required for a groundworks company to carry out the underpinning and a millwright to work with the team. At High's, the works would be carried out by an external contractor, again with a groundworks company and millwright's involvement.

Officers were also working with EAGM on the schedule for Herringfleet Mill, which would be the next mill to be worked on. This mill had recently featured on the TV programme Countryfile. CPT (Cone Penetration Tests) were carried out recently to establish the ground conditions at the mill so the number and depth of piles could be established.

Over the winter, it was planned to complete the works at Strumpshaw Engine House, make and install the windows at Oby (Wiseman's) Mill and fit the cap to North Mill.

A member referred to the new "Kick Start" programme which financed 16-24 year olds in training for work and questioned if there would be any opportunities for the BA to take advantage of. The Director of Strategic Services responded that the National Parks were looking collectively at the scheme – the BA had applied for seven people, including one in

planning, from March 2021. It was considered to be a good way to help people gain work experience – such as Rangers, operations technicians etc.

8. Heritage at Risk

Enforcement – update on enforcement relating to historic buildings

It had previously been reported that Manor Farmhouse at Oby had been acquired by new owners but unfortunately the sale had subsequently fallen through and the property had been placed back on the market. The former owners had 10 years in which to replace UPVC doors and windows that had been fitted without Listed Building Consent and any interested parties were being made aware of their obligations regarding the windows. The property had very recently been sold at auction and the Heritage Planning Officer would be contacting the new owners.

There had been a number of reported incidents of unauthorised window replacements on the rear elevations of listed properties on Bridge Street, Bungay and officers were looking into these allegations.

9. Any other business

None.

10. Date of next meeting

Further to the discussions above, it was noted that the date and time of the next meeting of the Heritage Asset Review Group (to be held remotely) would be reviewed and members advised in due course.

The meeting ended at 12.41pm

Signed by

Chairman