

**Broads Authority  
Heritage Asset Review Group**

Notes of Meeting held on Friday 7 December starting at 12 noon

**Present:**

Melanie Vigo di Gallidoro – in the Chair  
Mike Barnard  
Bill Dickson  
Haydn Thirtle

**In attendance**

Sandra Beckett – Administrative Officer (Governance)  
Will Burchnall – Programme Manager, Water Mills and Marshes:  
Landscape Partnership Scheme (WMM)  
Ben Hogg – Historic Environment Manager  
Prue Smith – Consultant on Cultural Heritage

**24/1 Apologies for absence and welcome**

Apologies were received from Jacquie Burgess, Bruce Keith and Paul Rice

**24/2 To receive the note of the meeting held on 23 March 2018**

The Note of the twenty-third meeting of HARG held on 23 March 2018 was received as a correct record.

**24/3 Points of Information arising from the last meeting**

The Historic Environment Manager reported on the following:

***Bridge Farmhouse, Low Road, Mettingham*** Following the catastrophic fire, this had now been delisted and was removed from the Historic Buildings National list although a planning application was anticipated.

***Manor Farm House, Thurne*** This had also been delisted

No further information had been received from the owners on either of these buildings.

***High's Mill House, Potter Heigham.*** The mill was now under new ownership and the owner had taken the Authority's advice on board. The millwright, Richard Seago had been working on the mill which now had its cap completed. It was heartening to see the mill being restored to such a high standard and making such a contribution to the landscape.

**24/4 Heritage at Risk**

**24/4(1) Buildings at Risk Schedule December 2018**

The Historic Environment Manager 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 the planning and listed building consent for **Common Farmhouse, Burgh St Margaret, Fleggburgh** had been approved at the Planning Committee meeting on 2 March 2018. Officers had been talking to the owner throughout the summer about a more practical logical process for the phasing of the repairs, this had now been agreed and approval given for a variation of the conditions. Work had not yet started but Officers would continue to monitor the progress.

**Six Mile House Drainage Mill, Chedgrave Marshes Haddiscoe** This was given planning permission at the Planning Committee meeting prior to this meeting as part of the WMM LPS project. Dutch engineers employed as part of the contract have been to assess all of the mills and were due to come to the area in the new year to provide further advice.

**Coach House and Stables at the Priory Woodbastwick** Officers were due to undertake a site visit in Spring 2019 for the annual monitoring.

**Brick Barn, Hill Farm, Gillingham** –An application for conversion of the dwelling /holiday let had now been received. Discussions were now ongoing as to how to preserve the “window” feature in the gable end of the building.

**Mills**

With reference to the Mills within the schedule, most came within the Water Mills and Marshes Landscape Partnership Scheme project .

**Lock Gate Mill Breydon** – this was scheduled into the works programme under the LPS Scheme for 2019 – 20 with similar work required as for Six Mile House Drainage Mill.

**Tunstall Dyke and Tunstall Smock Mills at Halvergate**, Although the owners had been reluctant to engage with the LPS scheme initially, since they considered that clearing of the vegetation from the structure might encourage trespass, the owners had now agreed to meet with Officers on 13 December 2018. Officers had made the owners aware of their responsibilities for heritage assets. Now that good progress was being made on the LPS it was hoped that the owner would be more willing to be associated with the project.

It was pleasing to note that the repair works on the Mills seemed to be progressing well as a result of the LPS.

The Historic Environment Manager was pleased to report that some work on the **Grade II Listed 34 Bridge Street, Bungay formerly known as the Music House** had taken place. The cornice on the front of the house had been repaired and decorated, which had made the area beneath safe for the public. Prue Smith was in contact with the owner.

The Group welcomed the progress report.

**24/4(2) Enforcement Issue: Manor House Ashby with Oby**

The schedule for the replacement windows and doors was phased over a period of 10 years, with 5 years having now passed. It was noted that it would be advantageous for some works to be carried out on a regular basis so as there was not a significant financial commitment near to the end of the compliance period. Although some work had been carried out, unfortunately no further progress had been made since the last HARG meeting. Officers would be visiting the owner in the new year.

**24/5 Conservation Area Re-Appraisals Update**

Progress was reported on the following Conservation Areas.

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

It was noted that the Somerton Conservation Area Re-Appraisal had been adopted by the Authority at the meeting on 23 November 2018 following consideration by the Planning Committee on 12 October 2018. The boundary had taken account of the views of the parish council and as well as excluding the property at the south west corner of the farmyard (Sunways), the farmyard of Staithe Farm House had also been excluded.

**(2) Ludham and Horning Conservation Area Re-Appraisals**

It was noted that there were now only 2 Conservation Areas out of the 25 that required re-appraisal – Ludham and Horning. Both of these areas shared boundaries with North Norfolk District with the majority being outside the Broads area. However, given that substantial and significant parts were contained within the Executive Area, the Authority was carrying out the appraisals and liaising closely with North Norfolk District Officers. Members were provided with maps of the existing CA boundaries, and indications of the existing parts considered to be possibly no longer worthy of inclusion and therefore excluded as well as possible extensions which were considered worthy of inclusion.

**(2a) Ludham**

Officers considered that there were three distinct character areas for Ludham relating to Horsefen Road, the Village itself and Staithe Road. It was noted that there had been considerable new development since the

Conservation Area had been designated originally and these had been evaluated in relation to Conservation Area status criteria. Slides of the areas were provided for information. The written narrative was intended to provide a history of how the area had developed. It was noted that there was a very active historical group within the village which had provided a wealth of material. The Group considered that this was a very interesting and good foundation for the Conservation Area appraisal consultation. They noted the proposed amendments to the original area in the accompanying map to the report and as described in the text. These included areas for removal, boundary adjustments and proposed additions.

Members of the group were invited to comment on any of the detail individually and send these to Prue Smith.

## **(2b) Horning**

Officers considered that there were four different character areas within the proposed area. These included the riverside, the village core and Crabbetts Marsh as well as the area of Upper Street, Horning, which included the Waterworks building, the church and rectory and a new building adjacent to the water works for which planning permission had recently been granted. The Group considered that this latter area of Upper Street Horning, was definitely worthy of consideration as a satellite part of the Conservation Area. It was also noted that some properties on the eastern side of Lower Street, in North Norfolk District, had Broads characteristics and been considered worthy of inclusion. The Group welcomed the proposed additions.

With reference to Crabbetts Marsh, it was noted that many of the properties behind those on the river frontage were of a different character. However, in terms of the history and pattern of development in Horning, they were none the less valuable. Many of the properties had originally been temporary but had either been replaced or become permanent.

It was noted that officers were working closely with officers from North Norfolk District on both of these Conservation Area re-appraisals.

The Group noted the Draft Timetable for the Consultation process –

- Initial contact with Parish Councils to make them aware of the process
- A Report to Planning Committee regarding the consultation process – February 2019
- Consultation process and exhibitions in the community – Spring 2019
- Responses collated and appraisal and boundary reviewed – Summer 2019
- Report to Planning Committee regarding adoption – Autumn 2019

The Historic Environment Manager commented that members would be informed of and invited to the open mornings as part of the consultation.

Their presence would be very welcome.

The Group welcomed the progress being made and supported the proposals to go forward.

**24/6 Water, Mills and Marshes (WMM): The Broads Landscape Partnership Project**

The Programme Manager provided the Group with a presentation of some of the work being undertaken as part of the WMM project.

This included:

- Community Engagement and the Arts
- Interpretation Projects in association with NUA, UEA & Norfolk and Suffolk County Councils
- Capturing the Landscape through the WISE archive and Mill Wright archives, individual stories for a book as well as Digitising Ted Ellis' journals and notes to help promote the story of Norfolk's Naturalist.
- Education Programme for 2018/19 engaging with 18 education establishments and schools and increased contact with schools and a WMM full academic term module at Acle Primary School.
- The Chet Boat - Return of the original from preservation and Start of construction of the full scale replica in association with Lowestoft Boatbuilding College.
- Broads Hidden Heritage to include a Community Archaeology Training Programme and WWII Acle – restoring and preserving several WWII pillboxes and creating a new trail exploring the town's wartime heritage.
- The Burgh Castle Almanac providing Mental Health and Well Being through landscape engagement.
- Wild Watch – where 68 people had borrowed cameras where 12,000 images and videos of wildlife had been captured.
- Drainage Mill restoration.

With regard to the community engagement with the arts, a bid had been made to the Arts Council England for approximately £27k with £5k cash contribution from Norfolk County Council, Suffolk County Council, and Great Yarmouth Borough Council for a 3 year programme of projects in Great Yarmouth and Lowestoft. This would include a series of public events and exhibitions.

The Historic Environment Manager gave a more detailed update on the

Drainage Mill restoration work and commented that the association with Norwich City College was proving to be very successful. Sean Grimes, as the Heritage Skills Training Supervisor, was managing the construction and maintenance work along with City College tutors. He was engaging well with and encouraging students and volunteers. The relationship with City College was working well through Sean networking with Tutors and working with students in college 2 days a week in addition to site work. The work that had been completed and was ongoing were excellent examples to act as a catalyst to engage other mill owners as well as students wishing to learn heritage skills.

The Programme Manager added that Norwich City College and St Edmunds College were realising the benefits of providing such skills and were enthusiastically developing the heritage skills training programme in association with their building courses. Norwich City College was providing a specific building for a workshop as the Centre for the heritage skills programme to link in with the project. This was due to be formally opened in April 2019. The Programme Manager commented that the heritage skills training had the potential to be taken up nationally .

The Group enthusiastically welcomed the progress and considered that the work on the scheme could be disseminated to other members. They considered that the work undertaken so far was a credit to all those involved.

The Programme Manager commented that it was intended to organise a site visit for all members as well as members of the WMM project board on the 22 March 2018 following a short Broads Authority meeting.

(The following links are provided for the Water Mills and Marshes project.

Web: [www.watermillsandmarshes.org.uk](http://www.watermillsandmarshes.org.uk)

Twitter: [@Broads\\_LPS](https://twitter.com/Broads_LPS)

Facebook: [www.facebook.com/watermillsandmarshes](https://www.facebook.com/watermillsandmarshes)

YouTube: [https://www.youtube.com/channel/UCbma\\_7-l-sokaExkKxitjxw](https://www.youtube.com/channel/UCbma_7-l-sokaExkKxitjxw)

## **24/7 General Updates**

### **IHBC (Institute for Historic Building Conservation) thatching training day**

The Historic Environment Manager reported that there had been a very successful training day on thatching techniques based at How Hill. Historic England had also given a presentation on fires in thatch.

### **English Heritage Berney Arms**

Unfortunately English Heritage had had to take the Berney Arms Mill sails and fan tail off the mill as there had been a problem with the shutters following the “Beast from the East” winds earlier in the year. English Heritage was very keen to discuss the WMM project with the Authority

with the aim of learning more to help with their own portfolio of projects.

**Norfolk Windmills Trust**

The Trust was examining the possible transition of funds and reviewing all aspects of the Trust to deliver a sustainable organisation/model for the future. The Historic Environment Manager was attending the Trust meetings on behalf of the Authority.

The Historic Environment Manager reported that work had now started on the restoration of the Stracey Arms mill.

**War Memorials for Buckenham Thorpe and Thurne.**

These were now to be included on the Local List.

**24/8 Any Other Business**

No other items for report were raised.

**24/9 Date of Next Meeting –**

The Group expressed appreciation for all the work being achieved.

It was noted that the next meeting of the Heritage Asset Review Group would take place following the Planning Committee meeting in May 2019

The meeting concluded at 13.45pm