

Planning Committee

17 July

Agenda Item No 15

Heritage Asset Review Group (HARG) Minutes of the remote meeting held on 26 June 2020

Contents

1.	Apologies and welcome	2
2.	Declarations of interest and introductions	2
3.	Minutes of HARG meeting held on 06 March 2020	2
4.	Points of information arising from the minutes	2
5.	Re-appraisals update: Horning and Ludham Conservation Areas.	2
	Horning Conservation Area	2
	Ludham Conservation Area	3
6.	Conservation areas Appraisals review programme	4
7.	Quinquennial survey: review programme for 2020 Heritage at Risk	4
8.	Uniform Listed Buildings Module	5
9.	Water Mills and Marshes – Land of the Windmills and Heritage Skills update	5
10.	Enforcement Update: update on enforcement relating to Historic buildings.	5
11.	Development Management- Stonehouse, Ludham	6
12.	Any other business	6
	Heronby, Beech Road, Wroxham – Potential listing	6
	Review of Website	6
13.	Date of next meeting	7
	Appendix 1 – Declaration of interests HARG, 26 June 2020	7

The meeting commenced at 12.30 pm following the Planning Committee meeting

Present

Chair - Melanie Vigo di Gallodoro, Harry Blathwayt, Bill Dickson, Tim Jickells, Bruce Keith.

In attendance

Sandra Beckett – Administrative Officer (Governance) (for Notes), Kate Knights – Historic Environment Manager, Kayleigh Judson – Heritage Planning Officer, Sarah Mullarney – Administrative Officer (Governance) (Moderator) , Cally Smith – Head of Planning, Marie-Pierre Tighe – Director of Strategic Services.

1. Apologies and welcome

The Chairman welcomed everyone to the meeting. She explained that this was the first HARG meeting to be held remotely. It would run according to 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. Any items for decision would be brought to the Planning Committee.

Apologies No apologies were received. There was now a vacancy on the group.

2. Declarations of interest and introductions

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

3. Minutes of HARG meeting held on 06 March 2020

The minutes of the meeting held on 6 March 2020 were received. These had been submitted to the Planning Committee on 29 May 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 Group had been provided with one report for Information and Discussion covering items 5 – 11

5. Re-appraisals update: Horning and Ludham Conservation Areas.

Horning Conservation Area

The Horning Conservation Area re-appraisal provided an assessment of the character and special historic interest of the area, as well as areas where environmental enhancements could be carried out. It had included a number of proposed alterations to its boundary with both extension and removals. It had been hoped to go out to consultation in the Spring,

possibly with an extended consultation period, but due to the COVID-19 it had not been possible to hold the usual public drop-in event. The Parish Council wished to hold off the consultation until such time as a public event could be held. Therefore, the work on the re-appraisal was on hold and would be reviewed again at the end of July.

Ludham Conservation Area

The public consultation period for the Ludham Conservation Area re-appraisal started before the COVID-19 'lockdown' and ran for an extended period from 12 March 2020 to 15 May 2020. Although it was not possible to hold the public consultation event, originally arranged for the end of March, the Authority was able to include articles in the village newsletter, posters, provide information on the website with hard copies on request and officers – Kate Knights and Kayleigh Judson – were available by phone, post and email to answer questions and discuss the proposals. They had also been on site with a representative from the parish council. A good response to the consultation was received, as documented in Appendix 2 of the HARG report together with the proposed actions.

The Historic Environment Manager drew attention to the main points raised with the help of photographs.

It was noted that the most commonly raised concern was the removal of fields as there was the misconception that inclusion in the Conservation Area would prevent development. Legislation required that land included in the Conservation Area must be of 'architectural or historic interest, the character or appearance of which is desirable to preserve'. Other guidance stated that when re-appraising a conservation area, it would rarely be appropriate to include agricultural land as it could devalue the concept of conservation areas. However, the fields in question were immediately adjacent to the Conservation area and any proposed development would have to be assessed against its status. Once explained, the respondents were satisfied.

The Historic Environment Manager, took the Group through each of the issues that had been raised and gave a full explanation of the proposed actions.

- Extension of consultation period until a public event could be held – this was not a statutory requirement and given the positive and detailed responses received was not considered necessary.
- Inclusion of District Nurse's House and School – to be included as important examples of relationship between the two following the inception of the NHS.
- St Benet's Cottage on Cold Harbour Lane – to be included
- Removal of field between Hall Common Cottage and Hall Common Farm - part of this to retained so as to link with Hall Common Cottage and St Benet's Cottage.
- Semi-detached workers' cottages along Catfield Road – borderline – not included.
- Triangular site at the top of Horsefen Road – two properties on the island – to be included

- Enhancement proposals – for parking in the village centre, signing, area around the village shop

The members of the group thoroughly supported the process to date and agreed with the proposed actions detailed in the report and presentation. They considered that it was a very thorough piece of work which took account of all the concerns raised in a fair and reasonable way without constraining the residents. Members were impressed with the presentation which appeared to capture so much of the particular character of the village.

It was noted that officers would progress finalising the document for submission to the Planning Committee for adoption, possibly in August 2020.

6. Conservation areas Appraisals review programme

The Group received a programme for the review of the Authority's Conservation Areas. It was noted that many of the areas were shared with other districts and officers were liaising with them as to how to proceed. It was noted that the aim was to prioritise those areas which did not currently have an appraisal or were the oldest. Where the Authority's remit covered most of the area in question, the Authority would take the lead.

It was noted that the Halvergate Marshes Conservation Area was prioritised for review possibly in October 2020, since it was last reviewed in 2007. A member commented that since the initial review, the issue of climate change had received greater focus and this element should be included. The Historic Environment Manager commented that the focus would still need to be the architectural aspects rather than ecological, but there would definitely need to be reference to the climate change element.

In response to a member's question, the Head of Planning assured the Group that the order of the programme was not set in stone but was more aspirational. It would be a challenging programme over the next five years and would be dependent on resources. As a result, the timetable would be reviewed regularly.

7. Quinquennial survey: review programme for 2020 Heritage at Risk

It was noted that due to COVID-19, officers had been unable to complete any more of the surveys of all the listed buildings in the Broads area. However, officers had been able to write up site notes on those buildings that were completed and provided members with examples of some of these. Examples included properties in Bridge Street in Bungay, Northgate and Puddingmoor in Beccles, as well as Roos Hall in Beccles.

Officers would be looking at the survey in detail once completed. It was noted that there may be some enforcement issues for certain Buildings at Risk that could arise, but these would require careful examination and if necessary brought to the attention of the Planning Committee.

8. Uniform Listed Buildings Module

The Group was provided with an example of a data sheet from the recently purchased listed buildings database module. The module would be used for storing the data from the Quinquennial surveys as well as historic documents and scheduled monument records.

It was noted that Historic England have brought out recent guidance on 'Contested Heritage' in relation to the BLM protests. It was not thought that there were any listed statues in the BA area that may be affected by this.

9. Water Mills and Marshes – Land of the Windmills and Heritage Skills update

The Group was provided with slides of some of the recent work carried out as part of the Land of the Windmills project in association with Norwich City College's Heritage skills programme. It was noted that before the 'lockdown', work had been progressing on the Six Mile House Mill at Runham, Halvergate, but this then had to be delayed due to the need to remove personnel from the site as it was not possible to meet the required safety guidance. As City College also had to close, no students were available or able to be out on site. The WMM programme manager, Andrew Farrell had been negotiating with the National Lottery Heritage Fund (NLHF) and it was hoped that it would be possible to extend this part of the project until the end of December 2023.

It had been possible to move forward slowly with Sean Grimes and the apprentices back on site, to install new windows, floors and repair the brickwork under the curb at the top of the mill. Applications for Listed Building consent and planning permission for a revised cap design had been submitted. This would be a conical cap and would provide protection for all the surviving equipment.

Work had recommenced at Strumpshaw Engine House, which it was hoped to complete shortly. Other planning applications to be submitted were for replacement windows at Oby Mill, and underpinning works and repairs for Highs Mill and Muttons Mill on Halvergate.

10. Enforcement Update: update on enforcement relating to Historic buildings.

The Group received an update on the two enforcement sites being monitored, Manor Farmhouse, Oby relating to the replacement of Upvc windows with timber and at 8 Pirnhow Street, Ditchingham where the link had not been built in accordance with approved plans. Manor Farmhouse had recently been sold subject to contract and detailed particulars of the required works had been included within the property details. It was hoped to discuss a way forward with the new owners if the sale was successful. Similarly, with the Pirnhow street property, prospective purchasers were being made aware of the enforcement issues and officers would seek to work with any future owners.

Officers would continue to monitor the listed building enforcement matters. The Head of Planning clarified that listed building enforcement matters reported to this group were more

informal and were where officers could work with the owners of the property to regularise matters. The monthly schedule for Planning Committee reported on matters where the Committee had formally authorised enforcement action.

The Group noted the report.

11. Development Management- Stonehouse, Ludham

The Planning Heritage Officer provided details of the live planning application BA/2019/0456/LBC at the Grade II Listed property Stone House, Johnson Street, Ludham for various works including replacement boundary walls and replacement windows, which were currently in poor condition. Objections had been received from the Council of British Archaeology and the Georgian Group with concern over the loss of fabric. Following more detailed historical research and discussions with the agent and owners, it was discovered that some of the fabric, over which there had been concern, was not as historical as had first appeared. As a result of the newly found evidence, both amenity societies had now withdrawn their objections. This case demonstrated the importance of submitting robust heritage evidence so as a detailed and finely balanced judgement could be made in order to correctly protect our listed heritage.

The Group noted and welcomed the report.

12. Any other business

Heronby, Beech Road, Wroxham – Potential listing

The Heritage Planning Officer reported that, unfortunately the listing application to Historic England for Heronby had not been successful. The reasons given were that the property had been altered to such a degree, with various extensions which were different from the original form, that it was not considered appropriate for listing. As a result, the Building Preservation Notice had been revoked and the owner had permitted development rights to replace the thatch. He planned to do this with plain tiles, and replace the timber single glazed windows with timber double glazed windows of a similar design as well as replace the timber cladding on a like for like basis.

The Group expressed disappointment but considered it was well worthwhile putting in the application. It heightened the importance of detailed research. There was mention of the original use of concrete piling, but Historic England had looked at this and did not consider it to be significant.

Review of Website

The Historic Environment Officer reported that officers had been reviewing the information on the Historic Environment section on the website and were looking to make the section on Conservation Areas more user friendly, with the maps and appraisals of each conservation area available in one place.

Members of the Group thanked the officers for their comprehensive and interesting report.

13. Date of next meeting

The next HARG meeting would be held on **Friday 11 September or 9 October 2020** following the Planning Committee meeting. This will be held remotely.

It was noted that the HARG group meetings had historically been held after the Planning Committee meetings when these were held at Yare House, to ensure members availability and that they did not have to travel on other occasions, given that the meetings were not lengthy.

As remote meetings could be very lengthy and tiring, it was suggested that thought be given to holding the remote Group meetings at times other than after the Planning Committee. This would depend on the resources available.

The meeting ended at 13.40 pm.

Signed by

Chairman

Appendix 1 – Declaration of interests HARG, 26 June 2020

Member	Agenda/minute	Nature of interest
Harry Blathwayt	5. Ludham Conservation Area	Resident of Ludham and North Norfolk District Council member