

**Heritage Asset Review Group**

Note of Meeting held on Friday 8 November 2013

**Present:**

Murray Gray – in the Chair  
Mike Barnard  
Julie Brociek-Coulton  
Colin Gould  
Stephen Johnson

**In attendance:**

Will Burchnall – Projects Manager  
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  
Sandra Beckett – Administrative Officer

**12/1 Apologies for absence and welcome**

No Apologies for absence were received. The Chairman welcomed Mike Barnard on to the group.

**12/2 To receive the note of the eleventh meeting held on 19 July 2013**

The Note of the tenth meeting held on 19 July 2013 was received as a correct record.

**12/3 Points of Information arising from the last meeting**

**Minute 10/9 Conservation Area Re-Appraisals:**

Waveney 3 Ditchingham, Ellingham and Geldeston – this had been adopted by Waveney District and approved by South Norfolk's internal Steering Group. It was understood that South Norfolk were awaiting the finalised print form before formally approving the reappraised Conservation Area.

Further updates on Conservation Area Re-Appraisals were dealt with at Agenda Item Number 4. (Note).

## 12/4 Conservation Area Re-Appraisals

Progress was reported on the following Conservation Areas.

### (1) **Langley Abbey**

Members had the opportunity to view part of the Conservation area on their site visit on 24 July 2013.

The Final draft for public consultation had been sent out on 11 November 2013 and there would be an open session at Langley village Hall on Saturday 23 November from 2 – 4pm.

### (2) **Salhouse Conservation Area and South Walsham Conservation Areas**

It was noted that the consultation for both of these was being undertaken by Broadland District Council and further information and updates were awaited .

### (4) **Oulton Broad**

Work is being completed.

### (5) **Halvergate Marshes**

Further to Note 11/9 of the last HARG meeting on 19 July, and the comments from the Broads Forum, a report on the agri-environment schemes and the implications for the Broads had been given to the Broads Authority on 20 September. As a result the Authority had agreed that the re-appraisal of the Halvergate Marshes Conservation Area should be given priority. Therefore the Group were provided with a copy of the First Draft of the Halvergate Marshes Conservation Area Re-Appraisal for comment. It was recognised that the material included was more detailed than with most appraisals due to its historical context especially in relation to the Broads Grazing Marsh Conservation Scheme and the forerunner to the national Environmentally Sensitive Area schemes. The Senior Ecologist had also been involved.

The Group noted that the area was a very unique and unusual Conservation Area in that there was little in the way of buildings and its value was predominantly landscape. Although focussing on the visible it was also important to highlight the archaeological importance of the area and the underlying patterns of land use much of which could be identified from aerial photographs as highlighted by Tom Williamson's work. The area as a refuge for wildlife was also an important aspect. These historic landscape facets and archaeological elements – the Cultural Landscape provided the Conservation Area's unique characteristics.

It was suggested that within the list of Issues and Pressures, the

possibility of infrastructure to serve the increase in provision of offshore wind farms should also be included as a potential pressure.

It was noted that the discussion at the end of the Re-appraisal would provide the basis for the Executive Summary and members considered that this should come at the very beginning of the document.

#### *Consultation*

It was noted that there were multiple landowners in the area and therefore it was important that these were taken on board with the Authority, especially in relation to providing agri-environment support. Therefore it was considered that the document "Why Farming Matters" might be referred to and used when undertaking the consultation exercise.

The Communications Team could also provide an important and useful role.

The Group noted and endorsed the progress so far.

It was noted that the Conservation Area was an existing designation and that the boundary was not proposed to be altered as a result of the appraisal, therefore the consultation exercise should focus on the appraisal giving a better understanding of an existing designation.

### **12/5 Grant Finder Software**

The Projects Manager, Will Burchnall reported that the Authority was purchasing a one year subscription in the first instance (as a trial) to the Grantfinder 4 Local Government Database. This would provide access to a database of a wide variety of funding streams and would be updated daily. It would be funded from the Authority's budget via the Planning Delivery Grant at a cost of £4,000 per annum. It was intended to be trialed for a year initially and records kept as to its cost effectiveness, before considering renewing the subscription.

### **12/6 The Local List –Examples and Criteria for Selection**

On the basis of the Group's previous agreement to consider thematic groups of assets that contributed to the character of the Broads for inclusion on the Local List, the theme of "waterside chalets" had been chosen for 2013/14. This included a large number up to 150 properties representing a wide variety of differing types. Due to this huge variety in terms of quality, type and quirkiness, it would be necessary to carefully examine the selection criteria.

The Historic Environment Manager provided the Group with photographs of some examples which included the Icehouse Dyke property at Irstead and the former helter skelter from Wellington Pier in Yarmouth at Potter Heigham.

The Group agreed that it would be advisable to select the most outstanding, possibly up to 20 for inclusion on the Local List. It was considered that to include a large number might make the importance of the properties less meaningful.

The Group noted the progress made and agreed that those properties with the most notable characteristics be selected in the first instance.

### **12/7 De-listing update**

The Group were informed of applications for delisting relating to

- Manor House Irstead – Outline consent for a replacement dwelling had been granted and Manor House itself had been demolished.
- Thatched House, Thurne - an application for delisting had been submitted to English Heritage. This had been rejected by EH and they were currently undertaking a review of the list entry under the new criteria.

The Group noted the report.

### **12/8 English Heritage Re-Listing Programme**

The Historic Environment Manager reported that English Heritage had reviewed their work on Listing with the aim of making this more thorough to establish the historic interest, the architectural interest and to itemise all the features and materials both internally and externally. English Heritage would be carrying out the Re-Listing as and when applications were submitted.

The Historic Environment Manager reported that he had attended the Suffolk Conservation Officers' meeting in September when representatives from English Heritage had been present. English Heritage were keen for local interest groups to carry out the resurveying on the basis of guidance from the Local Authority Conservation officers. It was considered that this could impact on work schedules. The Group minutes from this were available (see Ben Hogg for details)

The Group noted the report.

## **12/9 Heritage at Risk – Drainage Mills Strategy Update and Potential Funding**

Further to Note 11/8 the Group received a note from the Projects Manager on the potential source of funding from the Heritage Lottery Fund and the criteria on which applications would need to be made, the potential projects that might be eligible and more specific potential project ideas based around a group of mills at How Hill. The Group considered that the aim would be for the Authority to provide a more facilitating role.

A meeting had been held at How Hill with the Norfolk Windmill Trust's technical advisor about the potential refurbishment of Boardmans, Clayrack and Turf Fen Mills. Meetings have also been scheduled with the owners of mills in Strumpshaw and on Haddiscoe Island.

It was considered that individual private owners might struggle to meet the criteria of the Heritage Lottery Fund and therefore it might be worth their while collaborating with others as a collective.

The Group agreed and noted the progress made.

## **12/10 The Broads Place Making Project**

The Broads Place Making Project was progressing with a workshop on potential audience identification having been undertaken and the appearance and content of the high level section of the document now being worked on.

## **12/11 Heritage At Risk Update November 2013 Progress Report**

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.

The Group noted the report.

**12/12 Heritage at Risk: Enforcement Update November 2013 Progress Report Listed Buildings to be considered for Enforcement Action**

The group considered a schedule of listed buildings where unauthorised works had taken place.

**Manor House, Oby**

The Group noted the sensitivity involved in relation to serving a Listed Building Enforcement Notice with regard to the repair and restoration of this listed property. Consultations had been held with the solicitor as to how to proceed in this case and it was suggested that a generous compliance time could be given. The Enforcement Notice would then be logged and attached to the property.

It was agreed that it would be necessary to provide a report for the Planning Committee for consideration.

The Group noted the report.

**12/13 Any Other Items of Business**

None.

**12/14 Date of Next Meeting – 8 November 2013**

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

The meeting concluded at 15.45pm