

PLANNING POLICY & BUILT HERITAGE WORKING PARTY

Minutes of the meeting of the Planning Policy & Built Heritage Working Party held on Monday, 13 November 2023 at the Council Chamber - Council Offices at 10.00 am

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|-------------------------|-----------------------------|-----------------|
| Committee | Cllr G Bull (Vice-Chairman) | Cllr N Dixon |
| Members Present: | Cllr P Fisher | Cllr M Hankins |
| | Cllr V Holliday | Cllr L Paterson |
| | Cllr J Punchard | Cllr J Toye |

Officers in Attendance: Assistant Director for Planning
Conservation and Design Team Leader (CDTL)
Senior Conservation and Design Officer (SCDO)
Democratic Services Officer - Regulatory

45 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr A Brown, Cllr M Batey, Cllr A Varley, Cllr P Heinrich.

46 PUBLIC QUESTIONS

None received.

47 MINUTES

The Minutes of Planning Policy & Built Heritage Working Party meeting held Monday 9th October were approved as a correct record.

The PPM provided an update on the Local Plan including Local Plan hearing sessions and questions raised by the Planning Inspector, published on the Councils website.

48 ITEMS OF URGENT BUSINESS

None.

49 DECLARATIONS OF INTEREST

Cllr V Holiday declared a pecuniary interest in Item 6, and confirmed she had received a dispensation allowing her to participate in the debate.

50 GLAVEN VALLEY CONSERVATION AREA APPRAISAL.

Officer's report

The SCDO introduced the Glaven Valley Conservation Area Appraisal report and summarised the feedback received in the final round of public consultation (6th October – 27th October 2023) and subsequent changes arising from the consultation – detailed in the Officer's presentation.

The primary issues raised related to:

- Two fields on the edge of Sharrington that had not been included within the conservation area boundary;
- A lack of coverage on Sharrington within the text of the appraisal document;
- Proposal of Sharrington's telephone box for local listing;
- Removal of the quarry/Breck Farm south of Hunworth;
- General textual errors/omissions resulting from the previous amendments made.

The SCDO outlined the proposed changes and highlighted the following matters:

- Additions into the text to give more background on Sharrington, including mention of Sharrington's water mill from Christopher Daubeney's will of 1548, more detail on the Medieval Cross and discussion of Sharrington Hall;
- Boundary maps to be reviewed to make them clearer to understand;
- Addition to the text highlighting the sensitivity of the River Glaven to domestic sewage discharge and washed sediment from developments nearby;
- Sharrington telephone Kiosk to be included on the local list;
- Boundary Review (pages 125- 138):
 - Amendment to include the fields either side of Hall Lane in Sharrington, with the boundary running along the south of the A148;
 - Area containing the quarry and Breck Farm south of Hunworth, will now be removed from the conservation area.

Member's Discussion

- a. Cllr N Dixon endorsed the Glaven Valley Conservation Area Appraisal and the extensive consultation process.
- b. Cllr J Toye enquired who would be responsible for the telephone box.
- c. The CDTL noted a governmental survey and confirmed the telephone box was k6 listing. Till adopted by the local community, the telephone box would be the responsibility of BT.
- d. Cllr V Holliday welcomed the changes made, though expressed some disappointment regarding the car park in Cley and permitted development rights. She asked if the river Glaven would become a material planning consideration following adoption of the appraisal.
- e. The CDTL confirmed that following adoption it would become a material planning consideration and would be factored into the planning balance. He affirmed that the river Glaven was central to the Conservation Area and it was important to be mindful of the impact of development on the sensitives of the river.
- f. The Chairman noted within the report matters relating to PVC windows, and preference to replace these out, regardless of whether the dwelling was a listed building or not.
- g. The CDTL advised that the historic environment was the key element within

Conservation Area Appraisals. The language used for PVC window replacement was 'preferably' which meant it was not a requirement, simply that it was preferred. This language used was not dissimilar to that used in other Conservation Area Appraisals.

- h. Cllr W Fredericks expressed her support for the Officer's report. She asked if a guide would be available from the Planning Service regarding which windows would be preferable in which setting.
- i. The CDTL confirmed an enquiry service was available, in some instances this may result in a planning application, though often replacement windows fell under permitted development.
- j. Cllr M Hankins asked if the map on page 35 addressed issues on p.17 s.j.
- k. The SCDO advised the map would need to be updated with itemised actions. Feedback was noted that due to the size of the designation it was perceived as difficult to view the more detailed areas.
- l. The CDTL advised the map had been compressed down to include within the agenda. A full-size web version would be available allowing users to zoom in on specific areas.
- m. Cllr N Dixon proposed acceptance of the Officer's recommendation, Cllr J Toye seconded the motion.

IT WAS UNANIMOUSLY AGREED.

- 1. Recommend to Cabinet to adopt the Glaven Valley Conservation Appraisal following the amendments itemised in this report, for statutory planning purposes and for the Appraisal document to become a material consideration in the planning process.**
- 2. Recommend to Cabinet to agree the proposed boundary changes as recommended in the draft Appraisal document and those further changes detailed in this report, and that they be published in accordance with the Planning (Listed Buildings & Conservation Areas) Act 1990.**
- 3. Recommend to Cabinet to agree the proposed Local Listings as identified within the draft Appraisal documents.**

51 EXCLUSION OF PRESS AND PUBLIC

None.

The meeting ended at 10.24 am.

Chairman