

Stalham Staithe Conservation Area Appraisal

Consultation responses.

The appraisal was prepared in consultation with North Norfolk District Council as part of the conservation area is within their boundary.

A public consultation morning was held between 1.00 pm and 3.00 pm on Saturday 5th March 2016 at Stalham Town Hall. This was attended by officers from the Broads Authority Planning Team and by approximately 50 members of the public to ask questions, propose or suggest minor amendments to the appraisal or boundary, and raise issues of concern.

From	Comment	BA response
Staithe Road resident	'Riverside' Cottages should be 'Riversdale' Cottages	Text will be amended
Resident	Query re areas for consideration	Clarified by BH no further action proposed.
Residents, Burtons Mill	Supports additional landscaping to communal area at rear of Burtons Mill & asks for details	BH clarified that no scheme or funding is currently agreed, but this is one of several suggested improvements to the Conservation Area. No further action proposed.
# Resident, The Staithe	<ul style="list-style-type: none"> • Removal of 'rubbish hut' • Ownership of car park area • Bridge and tree on Staithe • Condition of edge of Staithe • Surfacing to picnic area • Tree at Staithe Corner, Mill Road • Allotments are well used – waiting list • Area of consideration on Mill Road beside the A149 	<ul style="list-style-type: none"> • Public realm areas to be reported to HARG and is being discussed by the Stalham Staithe Forum (See note below) • Noted – existing boundary to remain • Existing boundary to remain
Residents, Burtons Mill	<ul style="list-style-type: none"> • Bonfires causing nuisance • Car parking around The Staithe & The Museum of the Broads 	<ul style="list-style-type: none"> • BH replied to clarify that bonfires not covered by Planning Legislation & sent link to NNDC Environmental Health • Parking issues have been raised by others – to be reported tot HARG & discussed by the Stalham Staithe Forum
Resident, Mill Road	Feeding of ducks & vermin	BH responded - to be reported to HARG & discussed by the Stalham Staithe Forum
Aylsham resident	<ul style="list-style-type: none"> • Appraisal an 'excellent document' • Correction to text • Pleased to see sustainable tourism as a priority • Mooring and piling • BESL & flood banks 	<ul style="list-style-type: none"> • Noted • Text will be amended • Noted • To be discussed by the Stalham Staithe Forum • To be discussed by the Stalham Staithe Forum

<p>Resident, Stalham Staithe</p>	<ul style="list-style-type: none"> • Preserving the character of the Conservation Area through protection of buildings • Query re areas for consideration • Concerns re possibility of consultation removing Conservation Area status • Concern over possible re-development plans • What has prompted review at this time? • Use of redundant boatyard structures • Concern over purpose of document and 'modern architecture' in the Conservation Area • Concern that holiday trade at a maximum – replacement buildings should be on a like-for-like basis • Supports additional planting around the Bakers site • Requested details of planting behind Burtons Mill • Requested details of improvements in front of The Mermaid's Slipper/parking area, refuse area and picnic area 	<ul style="list-style-type: none"> • Noted • Areas for consideration to promote discussion about those areas • Boundary will remain unless strong representations either way • BA not aware of any large scale re-development plans, but do receive individual enquiries largely about domestic scale development • Part of wider review of Conservation Areas in the Broads • Important to retain historic boatyard use • Appraisal aimed at providing guidance for future development in the Conservation Area. High quality modern architecture can be appropriate in some circumstances • Concern noted. Appraisal aimed at providing guidance for development and not as a blanket tool to prevent development • Noted • No specific proposals – suggested improvements to the character of the Conservation Area. • No specific proposals – suggested improvements to the character of the Conservation Area. Public realm area to be reported to HARG discussed by the Stalham Staithe Forum
<p># Resident, Mill Road</p>	<ul style="list-style-type: none"> • Concern over public involvement re development proposals, especially Utopia & the Broadside campsite • Traffic volumes in summer months • Planning approval on Utopia/Arcadia site for two dwellings • Contribution of recent industrial unit to character of Conservation Area • Request for guidance on PD rights & changes • Locally listed buildings • Suggested text amendment re mill on Mill Road 	<ul style="list-style-type: none"> • Noted • Report to HARG & discussed by the Stalham Staithe Forum • Noted – amend text • Noted, amend text to include 'historic' • Information included in CAA consultation & following designation - consider guidance leaflet on appropriate changes to their properties • Discuss potential additions to Local List at the Stalham Staithe Forum • Text amended

	<ul style="list-style-type: none"> • Suggested text amendment re Broadsedge campsite • Ownership of area in front of The Mermaid's Slipper • Removal of refuse/recycling area • Landscape improvements to Baker's site • Parking in front of dwellings • Hedge on Mill Road • Improvements to picnic area • Condition of Staithe's river bank & Mill Road, parking and overnight camping, repair of banks, drainage ditches & verges to address flooding issues & erosion. Ban HGV vehicles. • Retain existing Conservation Area boundary and extend to south of Mill Road • Inform residents re BA follow-up of Planning conditions 	<ul style="list-style-type: none"> • Campsite outside boundary, text is reference to 'setting' of Conservation Area • Discuss at the Stalham Staithe Forum • Discuss at the Stalham Staithe Forum • Noted • Noted • Noted – suggested future enhancements for consideration • Noted • Noted. To be reported to HARG & discussed at the Stalham Staithe Forum • To be discussed at HARG • To be discussed at HARG
<p>Resident, Mill Road</p>	<ul style="list-style-type: none"> • Planning issues – Utopia & Arcadia,. new houses on Staithe Road, campsite • Highways issues associated with planning approvals on 'inadequate road network'. • More collaboration between the Broads Authority, the Town Council & local residents • Retain existing Conservation Area boundary, omitting sub-station • Consider extending Conservation Area boundary to include land to south of Mill House and part of the Broads Edge Marina up to the river bank • Planning policies to be applied in a consistent manner • Inform residents of permitted development rights • Ban all parking on the river bank and next to picnic area • Repair quay heading on the Staithe • Repair eroded banks/verges along river's edge and Mill Road, but preserve rural character • Implement plan to improve drainage along Mill 	<ul style="list-style-type: none"> • All to be reported to HARG & discussed at the Stalham Staithe Forum

	<p>Road</p> <ul style="list-style-type: none"> • Restrict parking for visitors to the Museum to Richardson's boatyard • Take action against residents who store scrap waste in gardens, visible from road • Retain refuse/recycling point 	<ul style="list-style-type: none"> • All to be reported to HARG & discussed at the Stalham Staithe Forum
Resident	Maintenance of fences, trees and hedges on Richardson's Boatyard	Outside the conservation area – liaise with Richardsons through Stalham Staithe Forum
Resident	<ul style="list-style-type: none"> • Maintenance of trees and hedges on Richardson's Boatyard • Parking around the Staithe & the Museum 	<ul style="list-style-type: none"> • Outside the conservation area – liaise with Richardsons through Stalham Staithe Forum • To be reported to HARG & discussed at Stalham Staithe Forum
Resident	<ul style="list-style-type: none"> • Retain the refuse/recycling • Repair the quay heading at The Staithe 	<ul style="list-style-type: none"> • Liaise with NNDC & Town Council • To be reported to HARG & discussed at Stalham Staithe Forum

- Attended the consultation session

Note: Following the consultation process a working group has been formed, The Stalham Staithe Forum, comprising of representatives from the Local Authorities, residents and local businesses with an interest in the area in order to try and resolve issues, not just within the Conservation Area or the remit of the Broads Authority as Local Planning Authority.

From the statutory/amenity bodies consulted, responses were received as follows:

Organisation	Comment	BA response
North Norfolk District Council	•	•
Historic England	•	•
Broads Society		

Main issues arising from the consultation:

- *Parking – Museum & over-night*
- *Refuse/recycling area*
- *Repairs to river bank/quay heading*
- *Maintenance of Mill Road verges etc*
- *Communication between residents & Broads Authority re planning*