

Regulation and Planning Policy Committee

Members of the Regulation and Planning Policy Committee:

Cllr Florence Ellis (Chairman)
Cllr Barry Duffin (Vice Chairman)
Cllr Julian Halls
Cllr Phil Hardy
Cllr William Kemp
Cllr Suzanne Nuri
Cllr Jeremy Savage
Cllr Trevor Spruce
Cllr Vic Thomson

This meeting may be filmed, recorded or photographed by the public; however, anyone who wishes to do so should inform the chairman and ensure it is done in a non-disruptive and public manner. Please review the Council's guidance on filming and recording meetings, available in the meeting room.

Agenda

Date

Thursday 10 October 2019

Time

2.00 pm

Place

Colman Room
South Norfolk House
Cygnet Court
Long Stratton
Norwich
NR15 2XE

Contact

Sue Elliott
tel (01508) 533869
South Norfolk District Council
Cygnet Court
Long Stratton Norwich
NR15 2XE

Email: democracy@s-norfolk.gov.uk
Website: www.south-norfolk.gov.uk

**If you have any special requirements in order to attend this meeting,
please let us know in advance**

Large print version can be made available

A G E N D A

1. **To report apologies for absence and identify substitute voting members (if any);**

2. **Any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972.**
Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency;

3. **To Receive Declarations of Interest from**
(Please see guidance form and flow chart attached – page 3)

4. **Minutes of the meeting of the Regulation and Planning Policy Committee held on 19 October 2018;**
(attached – page 5)

5. **Conservation Appraisals;**
(attached – page 8)



DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:

1. affect yours, or your spouse / partner's financial position?
2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is "yes" to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

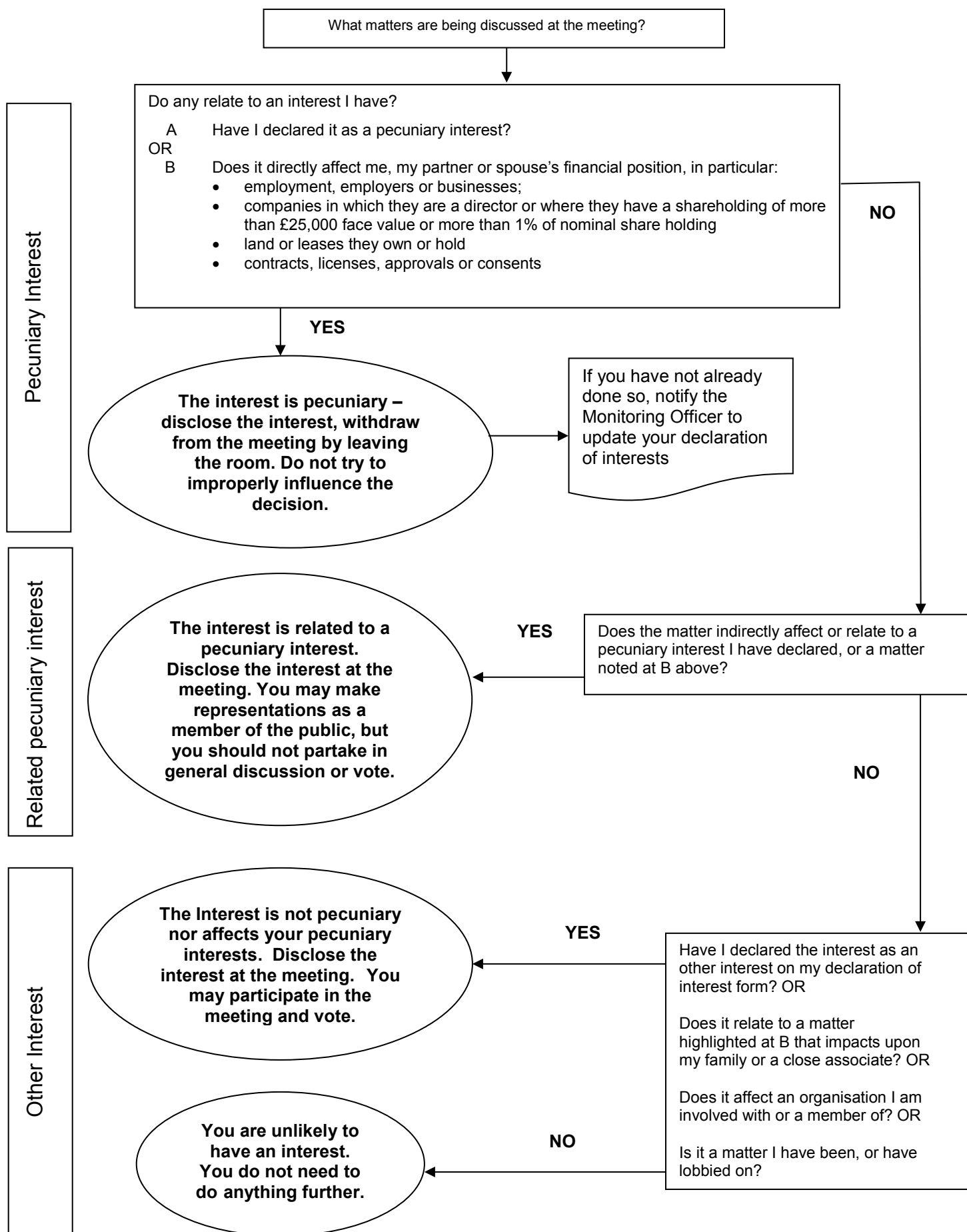
If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public but you should not partake in general discussion or vote.

Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting.

**FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.
PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST
INSTANCE**

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF





Regulation and Planning Policy Committee

Minutes of a meeting of the Regulation and Planning Policy Committee held at South Norfolk House, Long Stratton on 19 October 2018 at 9.30 am.

Committee Members Present:	Councillors:	C Easton (Chairman), C Gould, M Gray, L Neal, J Savage and V Thomson
Apologies:	Councillor:	K Worsley
Substitute Member in Attendance:	Councillor:	F Ellis
Cabinet Member in Attendance:	Councillor:	L Neal
Officers in Attendance:	The Senior Conservation and Design Officer (C Bennett)	
Also in Attendance:	Heather Jackson – Chairman of Shotesham Parish Council	

55. MINUTES

The minutes of the meeting held on 18 April 2018 were agreed as a correct record and signed by the Chairman.

56. ADOPTION OF ADOPTION OF CONSERVATION AREA APPRAISALS AND BOUNDARY AMENDMENTS FOR BRAMERTON, BROCKDISH, SAXLINGHAM GREEN, SAXLINGHAM NETHERGATE AND SHOTESHAM CONSERVATION AREAS

Members considered the report of the Senior Conservation and Design Officer which sought their opinions regarding the proposed amendments to conservation area boundaries and the adoption of conservation area appraisals and management guidelines for Bramerton, Brockdish, Saxlingham Green, Saxlingham Nethergate and Shotesham, prior to these being considered by Cabinet and Full Council. The Senior Conservation and Design Officer provided members with a brief presentation, summarising the considerations made for each of the five areas, as detailed in the report.

Regarding Shotesham, the Committee was advised that a small number of properties had mistakenly been omitted from the consultation regarding boundary changes and officers felt it prudent to undertake a four-week consultation, just for those few properties concerned, with any additional representations being included within the report to Cabinet and Council.

The Chairman of Shotesham Parish Council addressed the Committee and reiterated the comments from the Parish Council, as detailed in the report, in particular its request that the playing field on The Street be included within the conservation area boundary. Cllr Ellis stated that, 12 years ago, the Parish Council had been led to believe that the playing field would be listed as a community asset but that it had only recently discovered this had not happened. In response, the Senior Conservation and Design Officer advised that the playing field was not considered to be a significant open space in terms of contributing to the character and appearance of the conservation area and stressed that the inclusion of the field within the boundary would not have any effect on the consideration of any planning application received, as planners would always take the setting of the conservation area into account as a material consideration. The Chairman reassured the Committee that land was not deemed to be 'ripe for development' just because it was not included within the conservation area.

During discussion regarding agricultural fields to the west of Hawes Green being proposed to be removed from the conservation area. It was proposed, seconded and agreed to recommend that part of the land to the north west of Hawes Green should not be removed from the conservation area, as proposed in the report.

The Committee discussed Bramerton and noted that representation had been received from Bramerton Parish Council expressing concern regarding the impact of standard timber fence boundaries, especially on the gateway into the village. Cllr Thomson requested that consideration be given to retaining and extending the boundary in order that trees and hedges could be protected. In response, the Senior Conservation and Design Officer agreed that the approach was attractive but advised that care was required when defining a conservation area boundary and that this should be primarily due to architectural and historic interest in

the built environment and important views rather than as a means to simply protect trees and hedges. Members were further advised that residents were still permitted to erect 1m fences even if they were in a conservation area. It was then proposed, seconded and agreed to recommend that the area proposed for exclusion along Framingham Lane should be retained within the conservation area but that this area should not be extended. After further discussion, it was

RESOLVED: To RECOMMEND that Cabinet:

1. recommend to the Council the approval and adoption of the proposed changes to the boundaries of Bramerton, Brockdish, Saxlingham Green, Saxlingham Nethergate and Shotesham Conservation Areas, subject to the amendments at Shotesham and Bramerton as outlined above, and subject to a four-week consultation of the few properties which had been omitted from the consultation in Shotesham, as noted above;
and
2. recommend to the Council the approval and adoption of the conservation area appraisals and conservation management guidelines for the conservation areas of Bramerton, Brockdish, Saxlingham Green, Saxlingham Nethergate and Shotesham, subject to the amendments at Shotesham and Bramerton as outlined above, and subject to a four-week consultation of the few properties which had been omitted from the consultation in Shotesham, as noted above.

57. FORWARD WORK PROGRAMME

Members noted the Forward Work Programme and briefly discussed the current position relating to the 5-year housing land supply for which Cllr Neal believed more detail would be available in November 2018. In response to a question from Cllr Gray regarding whether the Regulation and Planning Policy Committee would be given the opportunity to comment on proposed site allocations before the draft GNLP was agreed by the GNPD and published for consultation, the Chairman advised that he would consult with the Interim Spatial Planning Manager and respond to members, by email, after the meeting.

(The meeting concluded at 10.55 am)

Chairman

10 October 2019

Adoption of Conservation Area Appraisals and Boundary Amendments for Fritton, Pulham St Mary, Pulham Market, Seething, Starston and Wacton Conservation Areas

Report Author: Chris Bennett
Senior Conservation and Design Officer
01508 533828
cbennett@s-norfolk.gov.uk

Portfolio: Planning and Economic Growth

Ward(s) Affected: Beck Vale, Dickleburgh & Scole
Brooke
Forncett
Hempnall

Purpose of the Report:

The purpose of this report is for the Regulation and Planning Policy Committee to:

- review the proposed conservation area appraisals, boundary changes and conservation management guidelines for the conservation areas of Fritton, Pulham St Mary, Pulham Market, Seething, Starston and Wacton Conservation Areas following feedback from public consultation.
- to recommend to Cabinet and Council approval and adoption subject to any revisions.

Recommendations:

- (1) Regulation and Planning Policy Committee to recommend to Cabinet and Full Council the approval and adoption of the proposed changes to the boundaries of Fritton, Pulham St Mary, Pulham Market, Seething, Starston and Wacton conservation areas subject to any revisions.
- (2) Regulation and Planning Policy Committee to recommend to Cabinet and Full Council the approval and adoption of conservation area appraisals and management guidelines for Fritton, Pulham St Mary, Pulham Market, Seething, Starston and Wacton conservation areas subject to any revisions.

1. SUMMARY

The report seeks the recommendation to Cabinet and Council for the approval and adoption of revised conservation area boundaries, appraisals and management guidelines for the Conservation Areas of Fritton, Pulham St Mary, Pulham Market, Seething, Starston and Wacton conservation areas subject to any revisions following public consultation.

2. BACKGROUND

- 2.1 Under the section 69 of Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority is required from time to time to determine which part of their areas are of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, and to designate them as conservation areas. Under Section 71 of the Act the authority is also required to formulate and publish proposals for their preservation and enhancement.
- 2.2 The council currently has 52 conservation areas. The current programme of conservation area appraisals being undertaken is the first comprehensive review of the conservation areas since their original designations, in some cases dating back to the mid-1970s. During this period development has led to a change in the character and appearance of the conservation areas and there has also been a change in opinion as to what heritage may be considered worthy of preservation.
- 2.3 The rolling programme of reviewing conservation areas has given priority to those areas where the character and appearance is considered to be at greatest threat from change. The appraisals previously adopted are: Brockdish (2018) Bramerton (1975) Diss (2012) Trowse with Newton (2012) Wymondham (2012) Long Stratton (2013) Stoke Holy Cross (2013) Cringleford (2014) Harleston (2016) Hingham (2016) Loddon & Chedgrave (2016) Bawburgh (2017) Dickleburgh (2017) Hempnall (2017) Mulbarton (2017) Saxlingham Green (2018) Saxlingham Nethergate (2018) Scole (2017) Shotesham (2018). In addition, appraisals prepared by the Broads Authority and adopted include Ditchingham Dam (2013), Ellingham (2013), Geldeston (2013) and Langley Abbey (2014).
- 2.4 The appraisals have been carried following guidance in the Historic England Conservation Area Designation, Appraisal and Management Historic England Advice Note 1 v 3.0 Feb 2019.

3. CURRENT POSITION/FINDINGS

- 3.1 The conservation area boundaries have not been amended for these conservation areas since the original designations or subsequent amendments as follows: Fritton (1976), Pulham Market (1976 amended 1989), Pulham St. Mary (1995), Seething (1994), Starston (1975) and Wacton (1975). In order to be effective in assisting in making planning determinations and making informed decisions it is

important that the conservation area boundary and the appraisals content is up-to-date.

- 3.2 The appraisals assess the character and appearance of the conservation areas and recommend either extending or removing peripheral areas by changing the boundary line depending on whether the areas make a positive, negative or neutral contribution to the conservation area. Conservation management guidelines are included which set out proposals as to how the conservation areas can be managed and further enhanced.
- 3.3 Consultation on the appraisals was undertaken from 1 July to 28 July. The process, comments and responses are summarised in Appendix B. The consultation for Seething was extended to include a Parish Council meeting with comments open for submission until October 1st.

4. PROPOSALS

- 4.1 The maps at Appendix A show the proposed revised conservation area boundaries with the areas to be included and the areas to be excluded, with amendments following the consultation. A full consultation response is contained at appendix B, however the main changes proposed and altered following consultation are as follows:

Fritton

The owner of the Old Rectory has commented that the proposed area to be included at the rear of the property features a tennis court and relatively recent planting and has queried its proposed inclusion. It has been subsequently considered that this area does not make a significant contribution to the character and appearance of the conservation area and therefore the boundary will remain as existing.

The proposal to modify the boundary of the conservation area for the garden to Church Farmhouse is no longer proposed as the owner has commented that the area was part of the adjacent field and only purchased relatively recently for a garden extension. It is still viewed as a separate part of the garden.

Pulham Market

There is a slight modification requested by the owner to the east of the village for the buildings associated with Street Farm so that the boundary is more clearly defined around curtilages.

The principal change is the inclusion of the school play ground and field which was supported by the school head.

Pulham St Mary

Slight modification to keep verge side vegetation within conservation area in south east approach to conservation area.

There were some concerns expressed at the exhibition regarding the omission of the pond and play area on North Green Road, but it is suggested that these areas

lack sufficient architectural or historic interest to warrant inclusion in the conservation area.

Seething

The owner of 'Cornfields' to the South West of the conservation area, which is a relatively modern house, has requested that it is not included. Because of the date of the property and it is only the hedge/vegetation that contributed to the conservation area it is proposed not to include it.

There was discussion at the exhibition and parish council meeting and emails from two owners regarding the inclusion of the Tayler and Green which they considered to not be of sufficient architectural and historic importance to be included. It is however considered that these houses are of local importance (to some degree nationally important as part of the group of Tayler and Green properties in the former Loddon Rural District Council area although not listed.) and following Historic England guidelines, should be included. Other properties on Mill Lane are not of interest except two further Tayler and Green properties. However, these are some distance along the road and do not contribute to the group, and are therefore proposed not to be included.

Concern was raised with regard to the reasons for moving the boundary for the two parts of the conservation area identified. One area is the site of a C20th agricultural metal shed, and the other area is the corner of a ploughed field (the boundary is proposed for the hedgeline/field boundary.) Neither of the areas are considered to make a contribution to the character and appearance of the conservation area and that is the reason for being omitted. However, being areas adjacent to the conservation area the setting of the conservation area would be a material consideration in determining any planning applications. The text of the appraisal will change to more fully explain the reason for these boundary changes on the conservation area boundary paragraph on p5.

Starston

There has been some discussion with the Parish Council regarding the wind pump and its setting since the pump was not included within the existing or proposed boundary. It is suggested that the boundary is extended to include the wind pump, but not the whole field as that would be considered setting. The pump is already listed and a scheduled ancient monument.

A small area to be included to the north of Hillside House to cover whole garden following observation from owner.

To the rear of The Old School and Gate will remain as existing following owners request. This is at the rear of their gardens and of no significant value to the conservation area.

To the North East the boundary has been taken back to the footpath following discussion at the parish council meeting.

To the South East the boundary has been extended following discussion at the public exhibition to include the pond.

Wacton

The section of Haynton's Lane is to be omitted as it is viewed more as a rural lane in open countryside rather than being part of the conservation area or contributing to the character and appearance of the common as part of the conservation area.

Following a resident comment the former Methodist Church is proposed to be omitted from the townscape significance register as it is of limited historical interest, only dating from C20, and is a utilitarian weatherboarded structure not of good architectural quality.

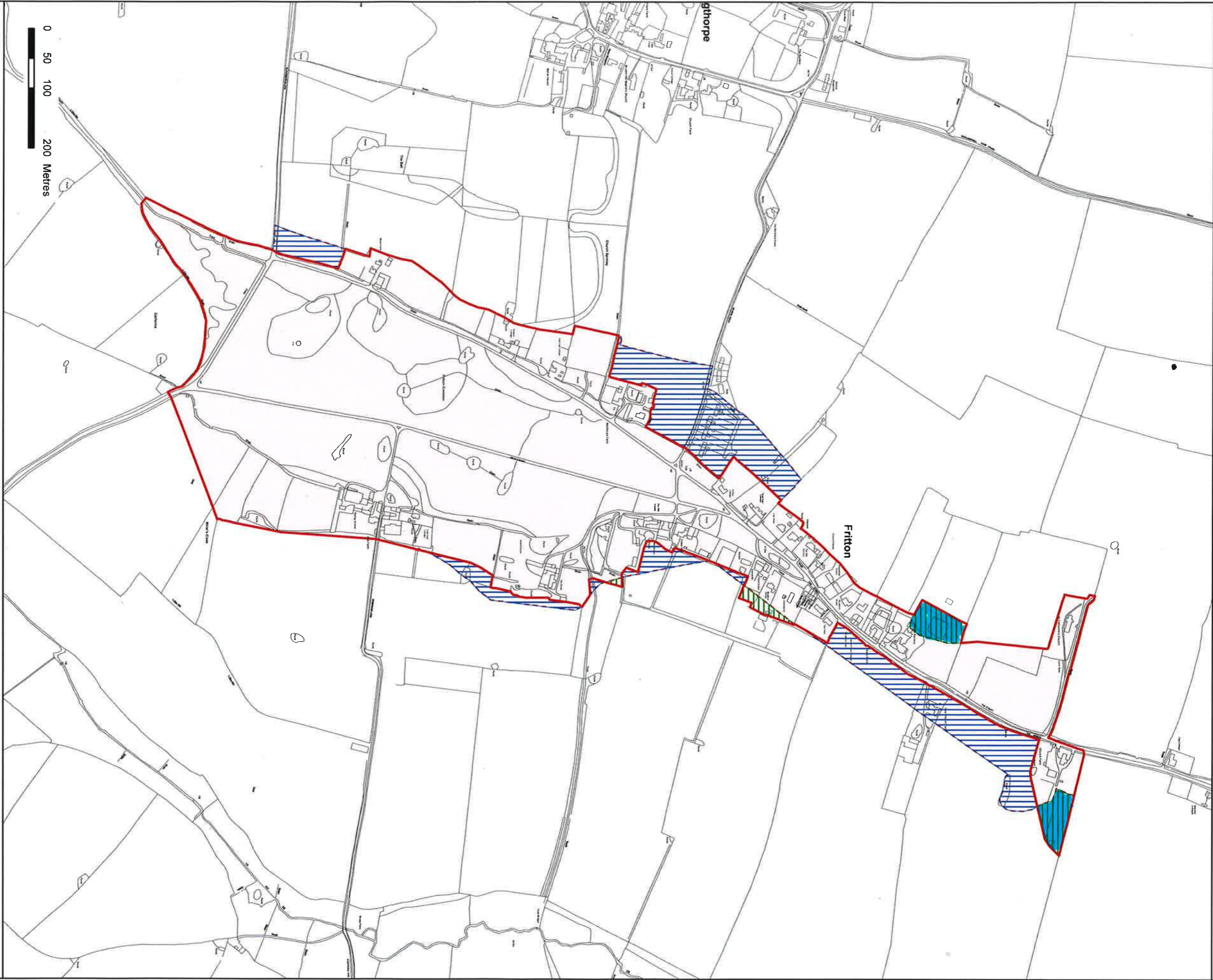
5. ISSUES AND RISKS

- 5.1 Inclusion in the conservation area will result in the following changes to those properties to be included:
- Any submission for planning permission will be considered with regard to preserving and enhancing the character and appearance of the conservation area.
 - Planning permission will be needed to demolish buildings and other structures such as front garden walls (if over 1m in height)
 - Alterations affecting external appearance, particularly to the front elevation are likely to require planning permission e.g. dormer windows and satellite dishes
 - Six weeks notice is required to be given to the council prior to undertaking any works to trees.
- 5.2 Removing areas from the conservation areas will result in some deregulation for owners of those properties. However, the removed areas will be subject to design policies Joint Core Strategy and the Local Plan, and guidance on design such as the South Norfolk Place Making Guide. A high standard of design will still be sought when considering planning applications.
- 5.3 It is important to note that the setting of the conservation area is a material consideration. Any development outside the conservation area but still deemed to affect the setting will be considered on its relative merits on that basis.
- 5.4 The character assessment in the appraisals will provide improved background information on defining the character and appearance of the conservation areas, and this in turn will lead to an improvement in design and access statements and assist in decision making when determining planning applications.
- 5.5 The conservation management guidelines are written to support and develop good practice in managing and enhancing the conservation areas.

6. RECOMMENDATIONS

- 6.1 Regulation and Planning Policy Committee recommends to Cabinet and Full Council the approval and adoption of the proposed changes to the boundaries of Fritton, Pulham St Market, Pulham St Mary, Seething, Starston, and Wacton Conservation Areas.
- 6.2 Regulation and Planning Policy Committee recommends to Cabinet and Full Council the approval and adoption of the conservation area appraisals and conservation management guidelines for the conservation areas of Fritton, Pulham St Market, Pulham St Mary, Seething, Starston and Wacton Conservation Areas.

Fritton - Draft Proposals Map



0 50 100 200 Metres



South Norfolk Council
 Cygnet Court
 Long Stratton
 Norwich
 NR15 2XE
 Tel: (01508) 533633
 Fax: (01508) 533695

Key - Boundary changes to be considered

Proposed conservation area

Additional areas to be included

Areas to be deleted

Existing conservation area

Additional area no longer included.

N

Scale at A3: 1:6,000
 Date: April 2019

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Long Stratton
Norwich
NR15 2XE**



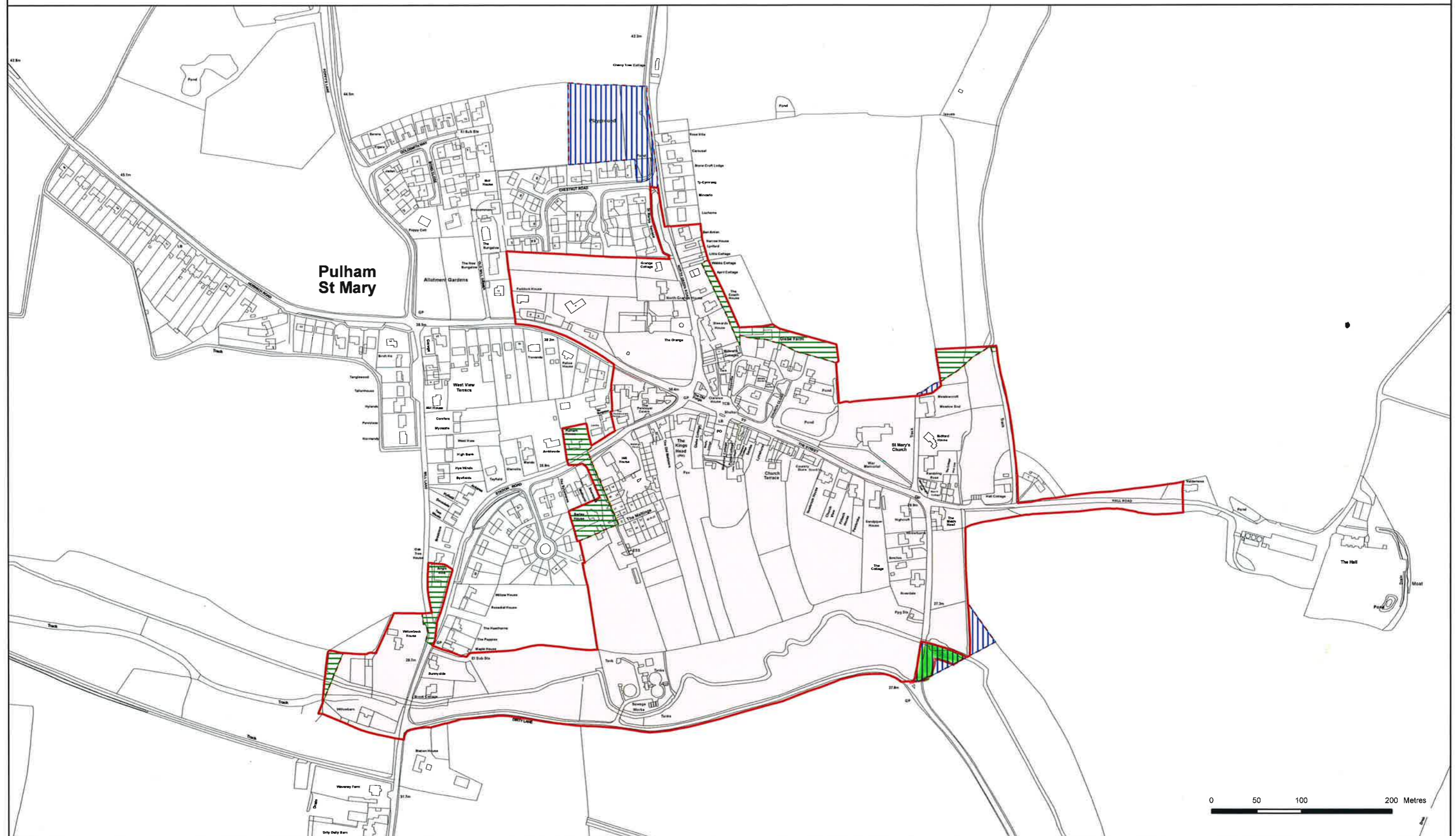
Additional area no longer included.



Scale at A3: 1:4,000

Date: April 2019

Pulham St Mary - Draft Proposals map



South Norfolk Council
Cygnets Court
Long Stratton
Norwich
NR15 2XE
Tel: (01508) 533633
Fax: (01508) 533695

Key - Boundary changes to be considered

- | | |
|----------------------------|---------------------------------|
| Proposed conservation area | Areas to be deleted |
| Existing conservation area | Additional areas to be included |

Area to stay in



Scale at A3: 1:4,000
Date: April 2019

Regulation and Planning Policy Committee

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Also in Attendance:	Heather Jackson – Chairman of Shotesham Parish Council	

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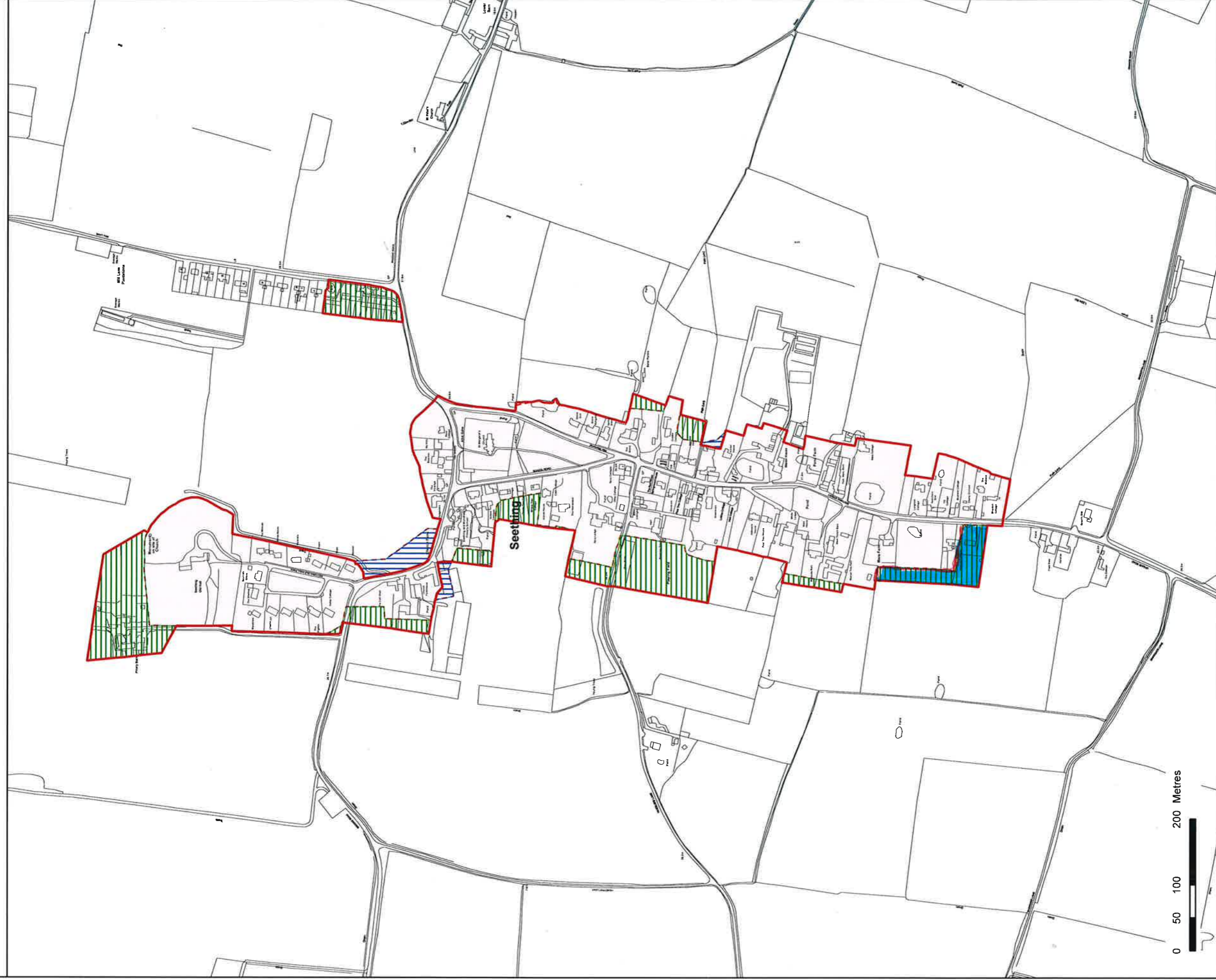
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(The meeting concluded at 10.55 am)

Chairman

Seething - Draft Proposals Map



South Norfolk
COUNCIL

South Norfolk Council
Cygnets Court
Long Stratton
Norwich
NR15 2XE

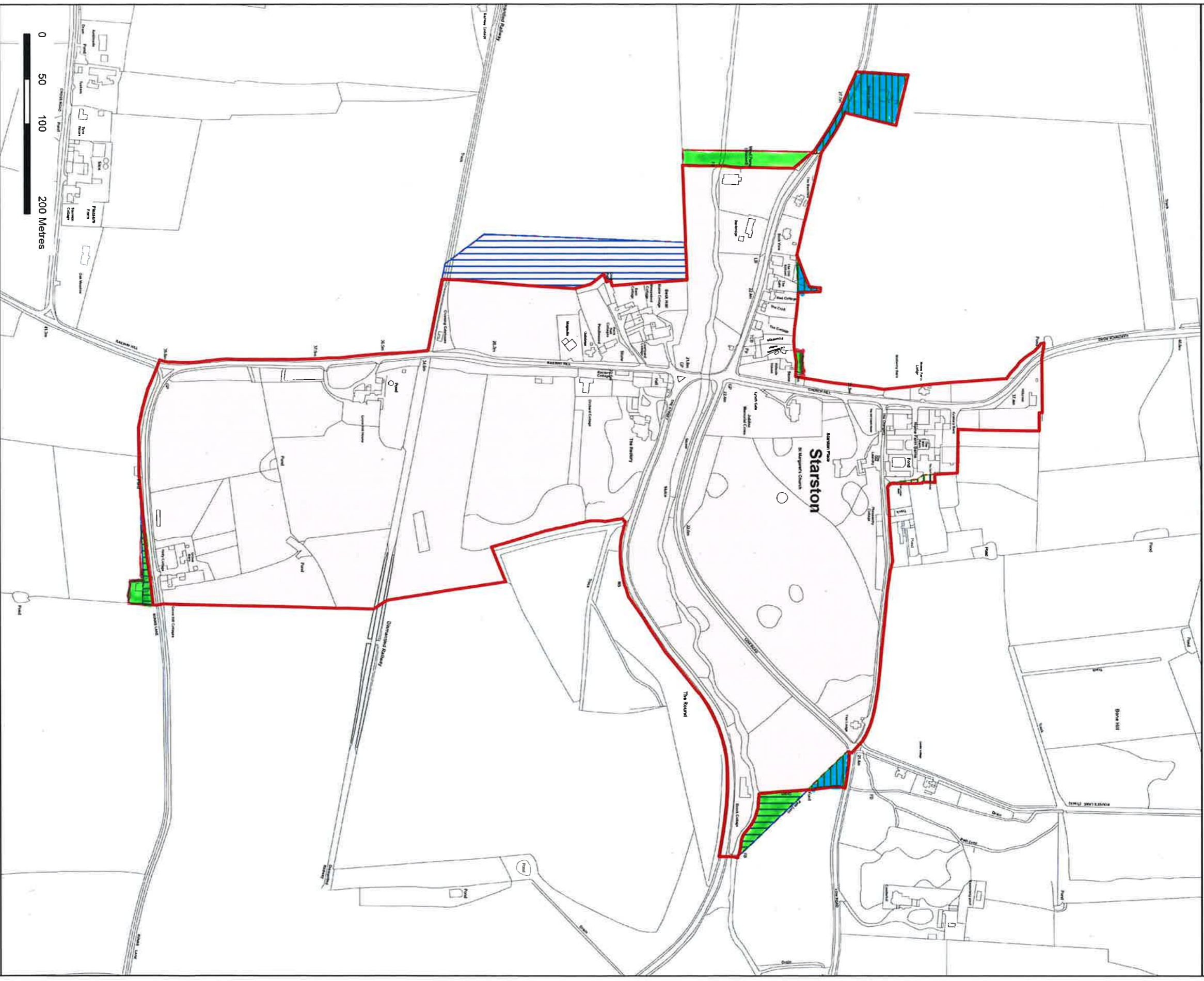
Tel: (01508) 533633
Fax: (01508) 533695

Key - Boundary changes to be considered

- Proposed conservation area
- Additional areas to be included
- Additional areas no longer included
- Areas to be deleted
- Existing conservation area

Scale at A3: 1:5,500
Date: May 2019

Starston Conservation Area - Draft Proposals Map



South Norfolk Council
Cygnets Court
Long Stratton
Norwich
NR15 2XE

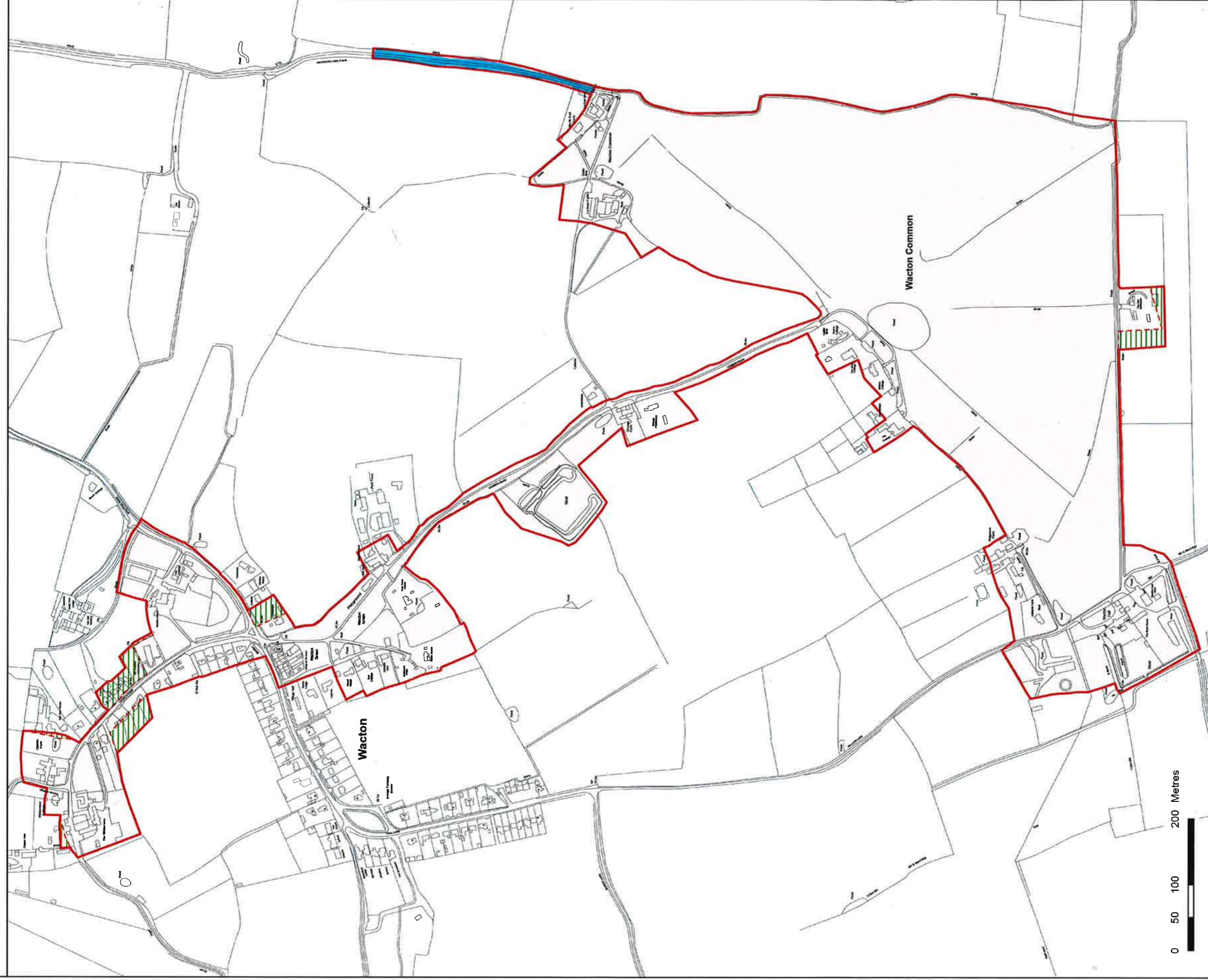
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Key - Boundary changes to be considered





- Proposed conservation area
- Additional areas to be included
- Areas to be deleted
- Existing conservation area
- Additional areas no longer included
- Additional areas
- Area to stay in

Scale at A3: 1:4,000
Date: April 2019

Wacton - Draft Proposals Map



Key - Boundary changes to be considered

-  Proposed conservation area
-  Additional areas to be included
-  Existing conservation area
-  Area to be omitted

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Cygnet Court
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Scale at A3: 1:5,500
Date: May 2019

Appendix B

Consultation responses

Consultation process

Informal 'walkabouts' of the conservation areas took place as part of the process of reviewing the existing boundaries and proposing any boundary changes. This was formed of small groups of local councillors (district and parish).

The statutory consultation on the prepared appraisal drafts, which included recommended boundary changes and conservation management guidelines, took place from July 1 until July 29th. At the request of the ward councillor and parish council the consultation for Seething was extended to 1st October. The following process took place:

- Residents directly affected by the proposed boundary changes were contacted by letter.
- Emails were sent to Ward Councillors, County Councillors, the Parish Councils, and Historic England.
- Adverts were placed at local information points such as village noticeboards.
- The appraisals were available to view on the council's website and at the reception desk, with forms available to complete.
- Presentations were made to each Parish Council.
- Exhibitions were held for a minimum one hour in each village, with attendance by an officer.

Comments received and responses:

Fritton:

Comment	Response
Owner of The Old Rectory considers additional area does not contribute significantly to conservation area. Area consists of tennis court and various trees but none of significant value. Owner is managing trees in a responsible manner.	Agreed. Area does not contribute to streetscene. Trees to front of more importance with regard to the character and appearance of the conservation area. Boundary to remain as existing in this location.
Owner of Church Farmhouse would like boundary amended as extended area was only recently purchased c1989 from farmer and a 4ft wall demarcates the two areas.	Agreed. The curtilage is clearly physically divided, and there is no overriding requirement to include the area in the conservation area. Boundary will remain the same as existing in this location.
Discussion by parish council/consultation event regarding management of area around telephone box	Agreed. This is an area to look at by Parish Council with regard to potential enhancement.

Pulham Market:

Comment	Response
Front boundary treatment for Leshan has changed.	Agreed. Appraisal text will be amended
Parish council: Suggested boundary at Street Farm needs to be changed.	Agreed. Appraisal will be amended

Pulham St Mary:

Comment	Response
Resident commented that rear of Pulham House could be included in the conservation area.	Apart from some trees, the site does not contribute to the setting of the area so boundary to remain as existing.
Residents prefer duck pond and playground area to be included.	Disagree. Maintain suggested deletion as the area is not considered to contribute to conservation area.
Resident comment that boundary appears to miss part of Starston Bridge	Agreed. Boundary amended
Residents expressed concern at impact of wooden posts around the green.	Agreed. Added to management and enhancement section with suggestion for enhancement.
Residents and Parish Council expressed concern at the condition of the Kings Head.	Noted. The condition will be highlighted in the conservation area appraisal with potential actions that are available.

Seething:

Comment	Response
Owner of Cornfields, which is a modern property, commented that it should not be included. Also, small linear field to the rear of housing.	Agreed. Although frontage hedge does contribute to streetscene in the conservation area, the house is not of architectural or historic importance and boundary will remain as existing. Nor does field at rear.
Concern raised by two residents, and at parish exhibition and by the public at parish council meeting at the inclusion of Tayler and Green properties on Mill Lane on account that they are separated from village and they are modern and not of architectural or historic importance.	Disagree. Houses are separated but are considered an important part of the evolution of the village. Described in Pevsner as "...built in 1950-1. It was a specially charming composition." Although altered, still considered of sufficient interest to include.
Comment by resident with regard as to why other houses on Mill Lane (including two more Tayler and Green houses) are not included.	Noted. The other houses on Mill Lane are standard design council houses of the post-war period. The two Tayler and Green houses are of interest but are separated

	from the other houses and therefore not part of a cohesive group.
Brooke House was built in 1930s from reclaimed bricks rather than C19. Crabbe Cottage dates from pre-1800.	Noted. Appraisal text amended.
Would prefer no areas to be deleted as those areas could be for house building and thus preferably subject to conservation requirements.	Areas to be deleted are modern agricultural metal shed and a corner of a ploughed field so no architectural or historic features of interest. Planning considerations would remain the same in terms of considering setting of conservation area. No reasons have been given for inclusion in area.
No reasons given for omitting areas from conservation areas.	Noted. Although the above reasons were given at public consultation and parish council meeting, reasons will also be included in the conservation area appraisal under conservation area boundary paragraph.

Starston:

Comment	Response
Parish Council supported extended area for setting of wind pump, which grade II and Scheduled Ancient Monument. They consider that this should be the whole field.	Agreed. Area is extended so that wind pump is within the conservation area, however larger field would be considered to be the setting of the conservation area so not included.
Trees and pond at south entrance should be included in conservation area.	Agreed. Conservation area is being extended slightly to cover area.
Owner observed that garden should be included at Hillside.	Agreed and included.
Owner wished rear gardens not to be included at The Gate	Agreed. This is not significant with regard to the conservation area so boundary can revert to existing.
The owner of Stone Cottage questioned proposal for inclusion.	Agreed. The cottage is C19 and has architectural and historic character. However, it is agreed that the cottage is quite detached from the rest of the conservation area, and being an individual property it is considered it does not need to be included.

Wacton:

Comment	Response
Resident requested that the paddock behind the church and nos 2, 4, 6 and 8 should be	Noted. This does not contribute to street views. Consideration would still be given to the setting of the conservation area in terms

included in boundary as historically was part of Wacton House and its original estate.	of any proposed development. No.'s 2, 4, 6 and 8 are already proposed for inclusion within CA.
Resident requested that short section of Haynton's Lane should be omitted.	Agreed. Is more of a feature of open countryside as a rural lane rather than as a part of the conservation area and common.
Resident commented that conservation area should be extended to include the whole of Haynton's Lane and to include the woodland at the northern end. Historic Buildings at Blyth Green and Hill House should be included.	Disagree. Haynton's Lane not extended as further to woodland at its northern end as this additional area completely detached from the conservation area being separated from by large areas of agricultural land. The historic buildings referred are also not included for the same reason.
Resident commented that former Methodist Chapel should be omitted from list of the buildings of townscape significance.	Agreed. Building is C20 and of simple materials and not considered to be of any architectural quality. It is therefore not considered to be significant in terms of contributing to the character and appearance of the conservation area and can be removed from the list.

Appendix C

Copies of the draft appraisal which were consulted on can be found at:

<https://www.south-norfolk.gov.uk/conservation-area-appraisals>