

Regulation and Planning Policy Committee

Friday 19 October 2018

*9.30 am, Colman Room
South Norfolk House, Cygnet Court, Long Stratton,
Norfolk, NR15 2XE*

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



Contact Sue Elliott on 01508 533869 or democracy@s-norfolk.gov.uk

Members of the
Regulation and Planning Policy Committee:

Cllr Charles Easton (Chairman)
Cllr Vic Thomson (Vice Chairman)
Cllr Colin Gould
Cllr Murray Gray
Cllr L Hornby
Cllr Jeremy Savage
Cllr Kevin Worsley

This meeting may be filmed, recorded or photographed by the public; however, anyone who wishes to do so must 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

1. To report apologies for absence and identify substitute voting members (if any);
2. To deal with 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 Members**; (see guidance attached page 6)
4. To confirm the minutes of the Regulation and Planning Policy Committee held on 18 April 2018; (attached – page 7)
5. Adoption of Conservation Area Appraisals and Boundary Amendments for Bramerton, Brockdish, Saxlingham Green, Saxlingham Nethergate and Shotesham Conservation Areas; (report attached – page 10)
6. Forward Work Programme; (attached – page 28)

Working Style of Cabinet Policy Committees

Member Leadership

Members of the Committees will take the lead in understanding the direction provided by Cabinet and delivering work to Cabinet requirements. Whilst recognising political allegiances, members will work in a collaborative manner with officers and cabinet portfolio holders to consider the relevant issues when developing Council policy.

Collaborative Working

All meetings of the Committees will be constructive and conducted in a spirit of mutual respect and trust. Officers will commit to supplying meetings with information relevant to making informed decisions on policies and matters. Members will commit to thoroughly reading and understanding papers, raising questions that are pertinent to the issues at stake. Members will, where feasible, agree definable actions to be taken forward by officers to develop policy, rather than having items for noting or simply to discuss.

Frequency and Nature of Meeting

Each Committee would usually have 3 formal, public meetings per year. In assessing items delegated by Cabinet for review, the Committee may decide that it wishes to meet on a more or less frequent basis.

The Committee may also hold informal meetings should it require in order to progress specific items in detail. However, if the Committee is meeting to determine whether to refer items for Cabinet approval, the meeting should follow the Council's Standing Orders and thus be subject to a formal agenda, be held in public and the meeting recorded.

Informal meetings may be held in any manner suitable for conducting business (e.g. via meeting, conference call, circulation of information via e-mail, or site visits); while relevant information will be supplied by officers where appropriate, these meetings will not be subject to a formal agenda or minutes. Where business of the Committee is undertaken through informal meeting, all members of the Committee will be provided opportunity to participate. Members will expect to be able to participate in a free and frank exchange of views when deliberating subjects.

Training

Members commit to undertaking development – for example, attending formal training sessions, or reading relevant background material, in order to properly equip themselves to deliver their expected role fully.

Accountability

The Policy Committees will be accountable to Cabinet. They will not be able to make decisions themselves, but can recommend decisions to Cabinet. Cabinet may review whether the Committees are discharging their duties effectively, and may receive progress reports on how the Policy Committee is working to discharge its duties.

Work Programmes

The Work Programmes for the Policy Committee will be established by Cabinet. Members of the Committee will not be able to raise items to be included in the work programme. Where topics have been identified for inclusion in the work programme, the Committee will work to identify how it will discharge its responsibilities, including the resources required to do so.

Managing Time

However, the Committee is meeting, it will attempt to conclude the business of each meeting in reasonable time. The Chairman will be responsible for ensuring the meeting stays focused on pertinent issue, and does not become side-tracked on issues that are not relevant to the policy under consideration, or those that should be discussed by a separate committee.

Agenda Item: 3

DECLARATIONS OF INTEREST AT MEETINGS

Members are asked to declare any interests they have in the meeting. 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 on the matter.
- 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.
- In any case, members have the right to remove themselves from the meeting or the voting if they consider, in the circumstances, it is appropriate to do so.

Should Members have any concerns relating to interests they have, they are encouraged to contact the Monitoring Officer (or Deputy) or another member of the Democratic Services Team in advance of the meeting.



Regulation and Planning Policy Committee

Minutes of a meeting of the Regulation and Planning Policy Committee held at South Norfolk House, Long Stratton on 18 April 2018 at 10.00 am.

Committee Members Present:	Councillors:	C Easton (Chairman), C Gould, M Gray, L Neal, J Savage and V Thomson
Apologies:	Councillor	K Worsley
Other Members in Attendance:	Councillor:	T Lewis
Officers in Attendance:	The Development Manager (H Mellors), the Interim Joint Spatial Planning Manager (J Walchester), the Major Projects Team Leader (T Lincoln) and the Planning Officer (K Fisher)	

52. MINUTES

The minutes of the meeting held on 14 December 2017 were agreed as a correct record and signed by the Chairman.

53. GUIDELINES FOR RECREATION PROVISION IN NEW RESIDENTIAL DEVELOPMENTS SUPPLEMENTARY PLANNING DOCUMENT (SPD) REVISED DRAFT FOR CONSULTATION

Members considered the report of the Joint Spatial Planning Manager, which sought their opinions regarding the revised draft Guidelines for Recreation Provision in New Residential Developments SPD, prior to it being considered by Cabinet on 30 April 2018. It was noted that the draft SPD would replace the Council's Recreational Open Space Requirements for Residential Areas Supplementary Planning Guidance, published in 1994, and was intended to provide more robust guidance with standards based

on current Local Plan policy and the recommended Fields in Trust standards, and to reflect the Council's policy on the adoption and maintenance of land.

It was noted that Cabinet would be requested to approve a four-week public consultation to commence in May and, in response to a member's request, it was agreed that in the event of there being any significant changes required to the document, as a result of the consultation, the matter would be referred back to the Regulation and Growth Policy Committee for further consideration. It was, however, suggested and agreed that if only minor changes were necessary, delegated authority would be given to the Director of Growth and Business Development in consultation with the Cabinet Member for Economy and External Affairs and the Chairman of the Regulation and Planning Policy Committee to agree these alterations prior to the SPD's consideration for formal adoption by Cabinet, anticipated to take place in July 2018.

There was some discussion around the locations of open spaces and whether recreational areas should be fenced or unfenced. The Development Manager advised that a pragmatic approach was needed and that the requirements and purposes for different sites would differ. She added that any safety, security or connectivity issues would already be material considerations when planning applications were assessed.

Concerns were raised regarding management of open spaces and members were reminded of the procedures to which developers would need to adhere as part of the planning process. The Development Manager clarified that where a parish council adopted an open space, they would receive a ten-year commuted sum but, as they would take legal ownership of the land, they would be required to make provision for its maintenance in perpetuity by other means, such as funding through its precept, after the ten-year period had passed.

The Committee discussed the potential risk that a management company might cease trading and concerns were raised that residents might be left with no funds and poorly-maintained recreational spaces. The Development Manager reminded members that open spaces in many developments were already being successfully maintained by management companies and that residents of these developments were paying annual maintenance fees to employ their services. Officers suggested that there were several options available if management companies failed, such as the residents employing a new management company, or setting up a community group and taking over the funds to maintain the land themselves. It was further noted that, in such an event, residents could seek advice from their parish and/or district council, if needed.

After further discussion, it was

RESOLVED: To RECOMMEND that Cabinet:

1. Notes the representations received on the first draft of the SPD, and agrees the Council's proposed responses (Appendix C);
2. Agrees the revised draft 'Guidelines for Recreation Provision in New Residential Developments' SPD (Appendix A) for four weeks' public consultation, to commence in May 2018;
3. Agrees that a Strategic Environmental Assessment of the 'Guidelines for Recreation Provision in New Residential Developments' SPD does not need to be prepared, but seeks consultation views on the revised Screening Opinion (Appendix D); and
4. Delegates authority to the Director of Growth and Business, in consultation with the Cabinet Member for Economy and External Affairs and the Chairman of the Regulation and Planning Policy Committee, to agree any minor changes to the revised draft SPD post consultation and prior to further consideration of the SPD by Cabinet and Full Council.

54. FORWARD WORK PROGRAMME

Members noted the Forward Work Programme.

In response to a member's question regarding the Greater Norwich Local Plan, officers advised that, following consultation, a number of new sites had been put forward on which a second consultation might be required. It was noted that the Plan was on target to be considered formally in Summer 2018.

(The meeting concluded at 10.52 am)

Chairman

**Adoption of Conservation Area Appraisals and Boundary Amendments for
Bramerton, Brockdish, Saxlingham Green, Saxlingham Nethergate and Shotesham
Conservation Areas**

Report of Chris Bennett (Senior Conservation and Design Officer)

Cabinet Member: Cllr Lisa Neal, Regulation and Public Safety

**Chris Bennett
01508 533828
cbennett@s-norfolk.gov.uk**

1.0 Introduction

1.1 This report recommends:

- Amended conservation area boundaries for Bramerton, Brockdish, Saxlingham Green, Saxlingham Nethergate and Shotesham Conservation Areas.
- The adoption of conservation area appraisals and management guidelines for Bramerton, Brockdish, Saxlingham Green, Saxlingham Nethergate and Shotesham Conservation Areas

1.2 This report will go to Regulation and Planning Policy Committee, followed by Cabinet and then Full Council.

2.0 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: 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) and Scole (2017). 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 published February 2016.

3.0 Current position and issues

- 3.1 The conservation area boundaries have not been amended for these conservation areas since the original designations or subsequent amendments as follows: Brockdish (1975), Bramerton (1975), Saxlingham Green (1973), Saxlingham Nethergate (1973) and Shotesham (1994, original designated 1973). 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 area 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.

4.0 Proposals

- 4.1 The proposed boundary changes reflect that the conservation areas have changed in character and appearance over time, and that in some cases curtilages have changed.
- 4.2 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 consultation. A full consultation response is contained at appendix B, however the main changes proposed and altered following consultation are as follows:

Bramerton

Removal of areas of more modern housing to the south of the conservation area. Adjusting boundaries to reflect changes to curtilages since the previous appraisal (some of these revised following feedback from owners.) Following the consultation the area suggested for removal to the north around Bramerton Lodge is being kept in, and the original boundary is being kept along east side of the area south of Squirrel's Drift to Rockland Road.

Brockdish

Changes to remove modern constructed chalet bungalows and houses at the west and east ends of the village (following consultation Waveney View being kept in as formerly part of White House Farm.) Removal of parts of agricultural fields and inclusion of landscaped areas, including the common area to west of Syleham Road.

Saxlingham Green

Minor revisions to include additional areas of land so that the conservation area boundary follows curtilage boundaries. One small boundary change not made following consultation and request of owner.

Saxlingham Nethergate

Three additional areas of land to be added to the conservation area: land at the north boundary around Hill Top; the meadow at the east side of the street south of The Willows; the north section of the churchyard. Other minor revisions made to boundaries of properties to regularise the boundary with existing physical boundaries, some amended following input from owners through consultation process.

Shotesham

The boundary has been extended to include areas of the common to the north of the Shotesham, and to the south east of the settlement along Brooke Road. Some minor adjustments have been made along the north boundary to reflect changes in property boundaries. Areas to the west and south of Shotesham Hall outside the Registered Park and Garden, (mostly within the parish of Newton Flotman) and agricultural fields between Shotesham Park and Hawes Green have been taken out of the conservation area.

- 4.3 Consultation on the appraisals was undertaken from 2 July to 29 July. The process, comments and responses are summarised in Appendix B.
- 4.4 Appendix C contains an internet link to the five draft conservation area appraisals. The recommendation is to adopt the appraisals as an evidence base in support of the Local Plan and Joint Core Strategy. Planning inspectors have accepted appraisals as material considerations of considerable weight in appeals whether or not they have been adopted as supplementary Planning Document (SPD), so it is not necessary to adopt as (SPD). The appraisals also contain Conservation management guidelines that will be agreed in principle once the appraisals have been adopted.

5.0 Risks and implications arising

- 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.

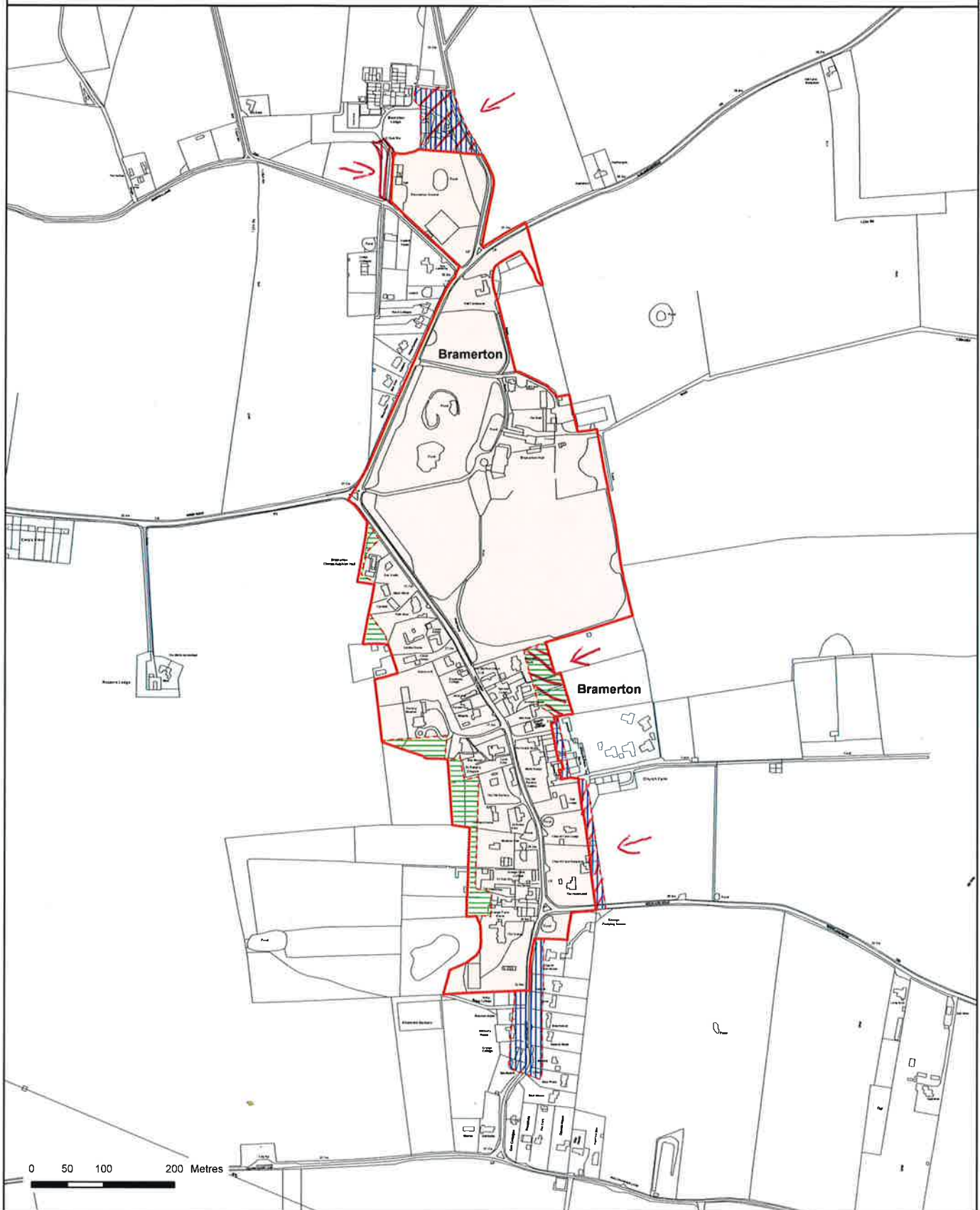
5.5 The conservation management guidelines are written to support and develop good practice in managing and enhancing the conservation areas.

6.0 Recommendation

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 Bramerton, Brockdish, Saxlingham Green, Saxlingham Nethergate and Shotesham 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 Bramerton, Brockdish, Saxlingham Green, Saxlingham Nethergate and Shotesham Conservation Areas.

Bramerton Conservation Area - 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

Additional areas to be included

Areas to be deleted

Existing conservation area

POST CONSULTATION:

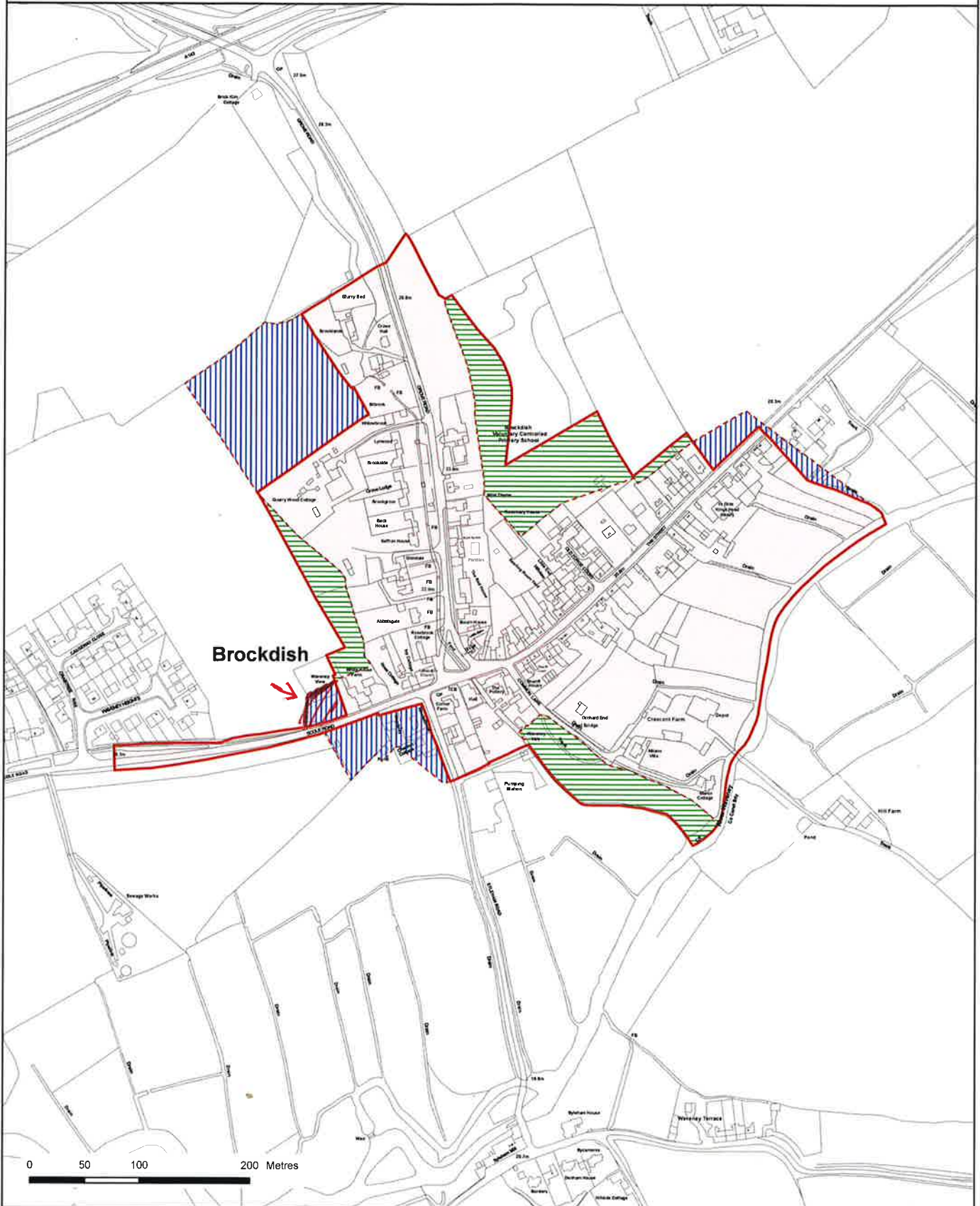
NOT TO BE INCLUDED

AREA TO STAY IN

TO INCLUDE

Scale at A3: 1:5,000
Date: Mar 2018

Brockdish Conservation Area - Notes for consideration



South Norfolk Council
Cygnets Court
Long Stratton
Norwich
NR15 2XE

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

Key

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

POST CONSULTATION:-
 Area to stay in following consultation.



Scale at A3: 1:3,250
Date: Jan 2018

Saxlingham Nethergate - Draft Proposals Map



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

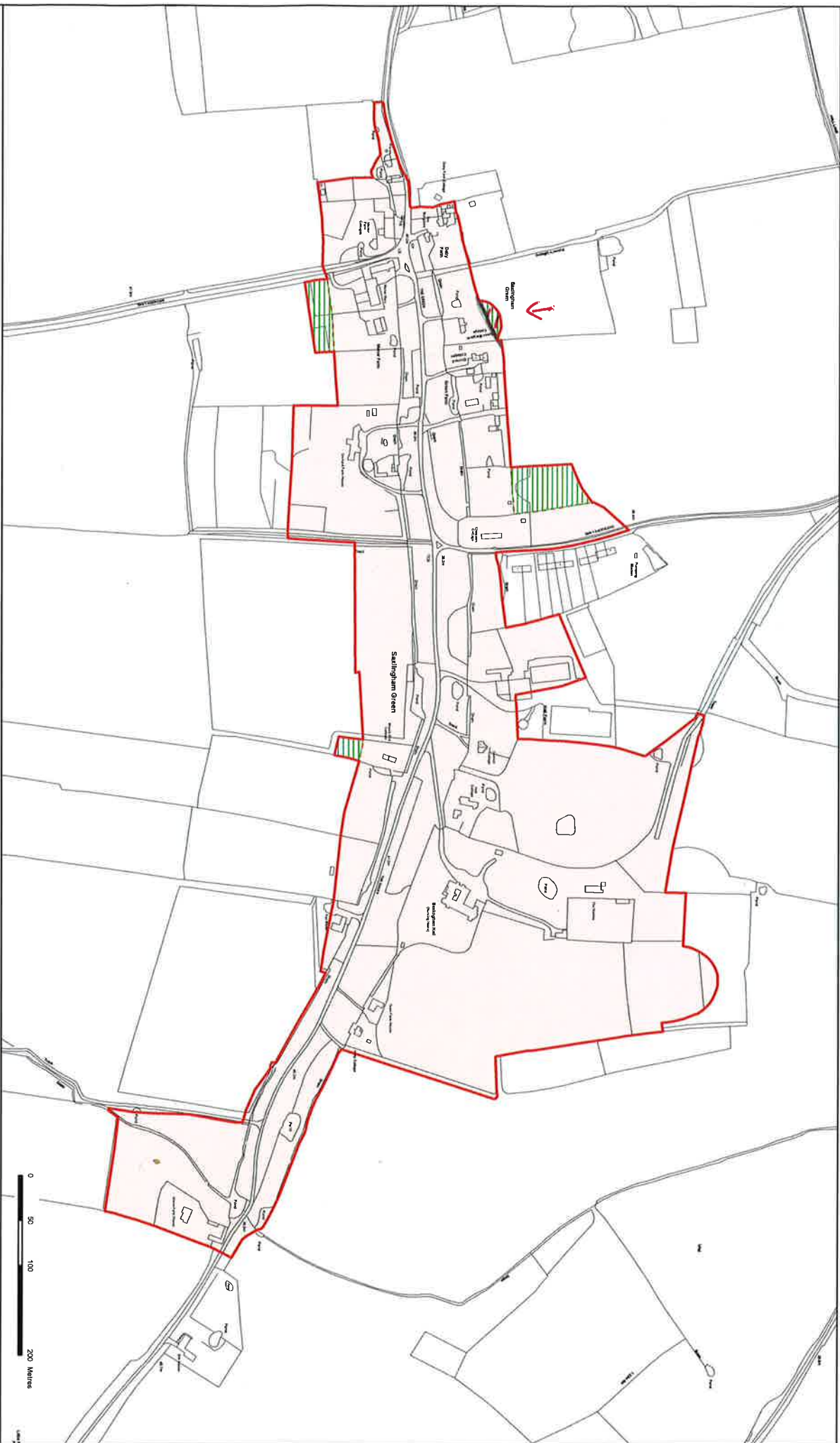
Key - Boundary changes to be considered

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

POST CONSTRUCTION
 NOT TO
 BE INCLUDED

Scale at A3: 1:2,500
 Date: March 2018

Saxlingham Green Conservation Area - Draft Proposals Map



Key - Boundary changes to be considered

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

POST CONSTRUCTION

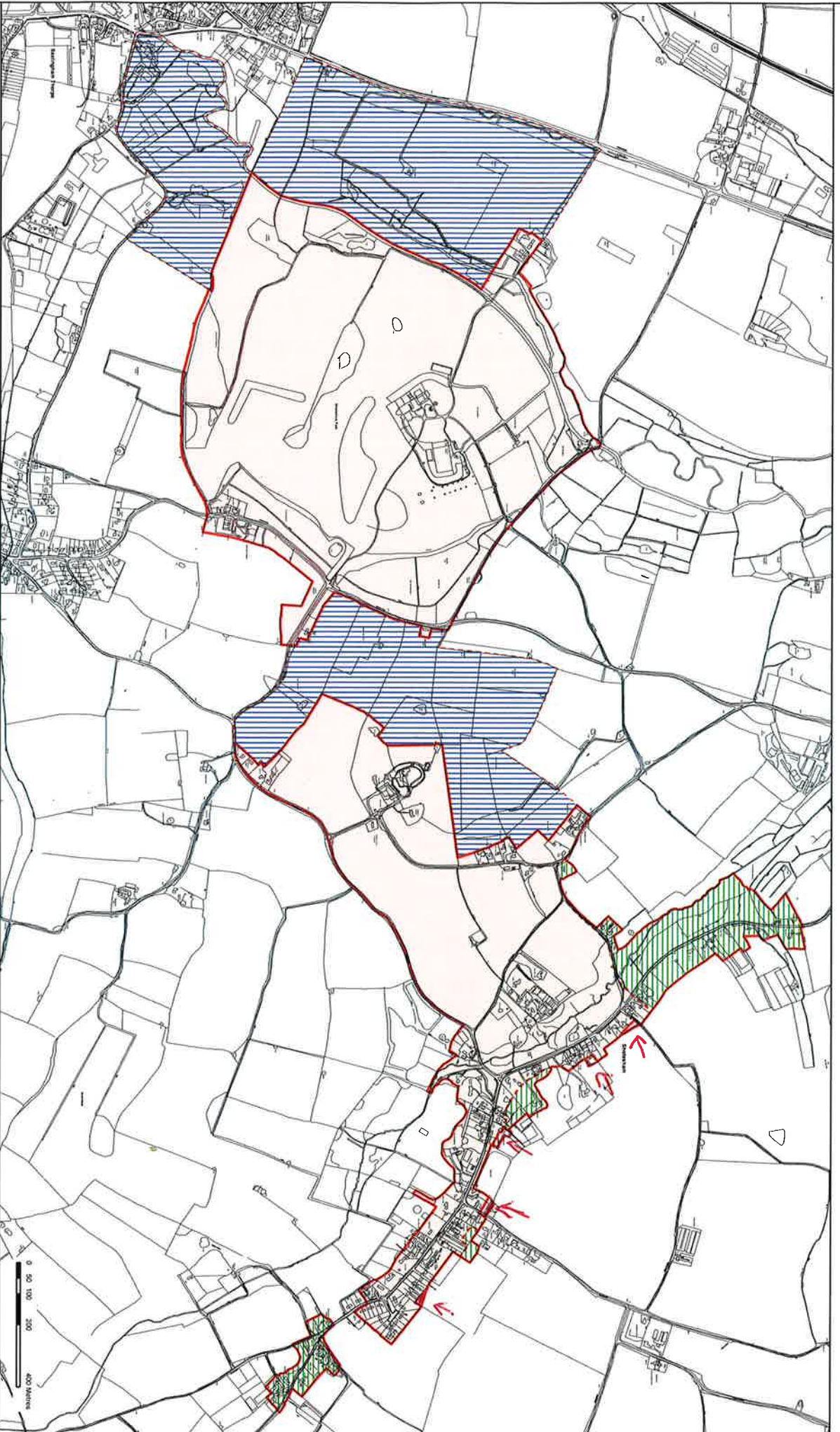
NET TO BE INCLUDED



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Scale at A3 1:4,000
Date March 2018

Shotesham Conservation Area - Draft Proposals Map



Key - Boundary changes to be considered

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

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to date



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Scale at A3: 1:11,500
Date: March 2018

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 a small group of local councillors (district and parish) and local amenity groups, such as local heritage and history societies.

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. 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 2hrs in each village, with attendance by an officer and a questionnaire to prompt a reply on the description of character, drawing of the revised boundary line, and the conservation management guidelines.

Comments received and responses:

Historic England

No response

Parish Councils

Bramerton

Comment	Response
Retain the section of the area suggested for exclusion at Bramerton Lodge including hedges/tree line on Hill House and Surlingham Roads.	<i>Agreed, the trees at the lodge are an important landscape feature that would otherwise be under threat if excluded.</i>
Retain and extend the area along Framingham Lane and Bullockshed Lane	<i>This is predominantly 20th century with limited architectural/historic interest and while it includes some significant trees, and does</i>

	<i>extend the linear pattern of the area, it is felt its overall character did not justify its inclusion in the area. No change recommended.</i>
Concerned about impact of standard timber fence boundaries especially on sites open in the landscape.	<i>Noted and amended. Hedge/tree boundaries should be promoted.</i>

Brockdish

Comment	Response
The proposed boundary extension north of 39-45 The Street does not appear to follow property boundaries. The PC supports the extension as proposed.	<i>Noted</i>
The former site of two cottages off Common Lane is now derelict and, despite the presence of trees, detracts from the Conservation Area. The northern boundary of the site is the village development boundary. As a brownfield site this should be included within the development boundary to allow a future use which would be compatible with Conservation Area principles and the retention of trees.	<i>Noted. It was suggested that the Parish Council should make this suggestion as a representation as part of the new local plan.</i>
The surfacing of the Village Green is highlighted in the SNC draft appraisal as in need of improvement. The PC will consider this as and when resources become available and in light of other priorities.	<i>Noted</i>
The appearance of the safety railings outside 7-9 The Street are noted in the draft appraisal. The PC consider that these remain essential and will seek funds to paint them to improve their appearance.	<i>Noted</i>
No 37 The Street has been unoccupied for many years and this has led to a state of serious dereliction. It is a valuable 'listed building' in the street scene but is now considered to be a 'building at risk'. The PC requests that SNC now take positive action with the owner to secure restoration to avoid future claims for demolition.	<i>Noted. Building has been placed on the register, and the owner contacted.</i>
It is proposed to remove Waveney View from the Conservation Area. The owners of the property consider this to be an essential part of the context of the historic White House Farm and therefore should be retained within	<i>Waveney View is now being kept within the conservation area.</i>

the Conservation Area together with a small area to the North of Waveney View. The PC supports this view.	
The other proposed changes, particularly the addition of the Common, are welcomed and supported by the PC.	<i>Noted.</i>

Saxlingham Green

No comments

Saxlingham Nethergate

Comment	Response
Why is land south of the Willows within conservation area? Similarly land at rear of church?	<i>The land is considered to be a landscape gap that contributes to the street views. Land behind church is part of the churchyard.</i>

Shotesham

Comment	Response
The Council feels that the boundary should be amended to include part of Glenview, the playing field on the Street, the remaining houses on The Grove and the bowling green and land to the east to link with the proposed addition beyond. They support the view that the area around Dairy Farm, part of the Shotesham estate, should be removed, and the strip centred on Park Farm on the Norwich Road.	<i>Glenview is a modern house and is included and the land to the west is suggested for inclusion as being visually part of the Common. (Note: the owners of Glenview object to the inclusion) The Playing field lies behind a row of trees on the north side of the Street. The trees are an important feature in the street and are included in the area. The playing field has been promoted for residential development. Beyond the field to the north is open agricultural land. The field is not a significant open space in relation to the character and appearance of the conservation area, and while the prospects of development is uncertain, its inclusion in a conservation area would not be a reason to object to the principle. Recommend no change. The remaining houses on The Grove and the bowling green and adjoining land is included in the draft revised boundary. This would link with the proposed area to the south east. Recommend inclusion. The barn at Dairy farm is a listed building in the adjoining parish of Newton Flotman. It is felt this statutory protection is sufficient to enable the authority to influence any future</i>

	<p><i>change and its retention in the area is unnecessary. The area is not a key visual part of the Hall.</i></p> <p><i>Recommend the area to be deleted as proposed.</i></p> <p><i>The buildings along Norwich Road comprise historic farmhouses and their outbuildings most of which have been converted to residential use. They are prominent in the street scene and with a backdrop of trees, are considered to make a positive contribution to the area and should be retained in its boundaries.</i></p> <p><i>Recommend retain in the area.</i></p>
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Response from members of the public (including attendance at consultation events):

Bramerton:

Comment	Response
No reason to change the boundary.	<i>It is the duty of the local authority to review the conservation area and the boundary to ensure that it is up-to-date and that buildings within it contribute to the character and appearance.</i>
Object to extending area at rear of Orchard House	<i>Proposed extension relates to newly planted hedge; original boundary more easily defined on site. Agree to restoring boundary at this point and to retain this boundary at rear of Squirrel's Drift.</i>
Four objections to the removal of the area at Bramerton Lodge	<i>Agree this area to be reinstated</i>
There were 3 supporting comments to retain and extend the area along Framingham Lane with one comments supporting the removal as shown on the plan.	<i>It is felt this area does not have the special architectural or historic interest needed to justify inclusion in the area.</i>
Comment re extending the area beyond current boundaries	<i>Not justified to include individual buildings unattached to the current area. No change.</i>
One respondent outlined some suggestions in the text to clarify matters.	<i>These would help explain the character of the area and the purpose behind the appraisal; amendments can be made.</i>

Brockdish:

Comment	Response
Concern at condition of 37 The Street which	<i>Owner has been contacted and building has</i>

has been empty for many months.	<i>been placed on buildings at risk register.</i>
Concern at condition of 31 The Street which has been empty for many months.	<i>This is a modern bungalow. Site will be monitored – potential option available would be to serve a section 215 notice in terms of site being untidy and affecting amenity.</i>
Waveney View should be kept in conservation area as formerly part of White House Farm and combined driveway.	<i>Noted. Site is being kept within conservation area.</i>
Plot of land on Scole Road, Mandalay, Windebrook and Charlton Cottage should be kept within conservation area.	<i>The plot and buildings are on the edge of the conservation but do not contribute to it in terms of architectural or historic character. In terms of views, the hedge and verge along Scole Road are still within the conservation area and the setting of the conservation area is a material consideration. Therefore no reason for keeping the buildings/land within conservation area.</i>

Saxlingham Green

Comment	Response
Objection to boundary revision at Queen Margaret Cottage.	<i>The boundary had been revised here to follow a curved line of trees that projects north of the main boundary of the rear garden. As much of the conservation area boundary here does follow the existing physical boundary of the garden it is considered that as the additional area is so small there is little to be lost by not including this small addition. The conservation area boundary has therefore been revised to omit this small area of land.</i>

Saxlingham Nethergate

Comment	Response
The proposed conservation area boundary at Nethergate Place has been questioned as much of the garden area behind the house is away from the line of the boundary at neighbouring properties. The garden land originally formed part of Belcombe Lodge which is not included within the boundary.	<i>Boundary has been amended to omit the rear garden. Much of the land behind the house is quite separate from the conservation area and as the modern house also contributes little to the character of the conservation area, it is considered that the boundary should be amended to follow the rear wall line of the house.</i>
1 Cargate Lane should not be included in the conservation area as the house is late 20 th century and none of the site is worthy of protection and any impact on the conservation area is adequately controlled by	<i>Property not to be omitted from conservation area. Whilst it is acknowledged that the property itself has no historic or architectural value that contributes to the character of the conservation area the land forms an integral</i>

the planning system.	<i>part of views around Hill Top, the site being prominent in views. The front garden area contributes to the natural character in important views from the street to the south and therefore it is considered that the property should be included in the conservation area.</i>
Revised boundary at Hill Top includes part of the garden land owned by the neighbouring property 'Sharmoth'.	<i>This is an error on the proposed map as the boundary should follow the garden boundary of Hill Top only. The boundary has therefore been amended.</i>
Objection to including larger part of the drive at Belcombe lodge.	<i>The boundary had been incorrectly revised to include more land at Nethergate Cottage. However, the rear boundary of the cottage already follows an existing garden boundary and therefore it is not necessary to revise the current boundary arrangement at both Nethergate Cottage and Belcombe Lodge in order to have the conservation area boundary include more of the drive at Belcombe Lodge.</i>

Shotesham

Comment	Response
Concern at the removal of part of the conservation area due to: Connects the Old Hall with the new "Hall" Contains remains of settlements and therefore of archaeological value Provides setting for St Marys Church when seen from the north Backdrop to heritage assets on Hawes Green; original cottage hospital, church farm Area should be extended for setting of St Botolphs.	<i>Area taken out are agricultural fields. The setting of listed building and conservation areas remains a consideration in determining planning applications and any site allocations.</i>
Support for extension to common	<i>Noted</i>
Include village playing field and the site proposed for development	<i>Do not contribute to the architectural or historic character of the settlement. Any site development proposals would need to consider setting of the conservation area.</i>
Could the conservation area be extended to cover all the gardens etc of the houses between Chapel Lane and Naidens Lane since these are on rising ground and any future changes in them could affect the landscape view?	<i>Any site development proposals would need to consider setting of the conservation area.</i>

Objection to the inclusion of Glenview in the area	<i>While not part of the designated common, the building and land are visually part of the extended area proposed and make a positive contribution to it. Inclusion does not prevent future alterations.</i>
Concern with impact on the area of additional traffic from “rat runs” from Poringland through Shotesham to avoid congestion on A146. Could a restriction be placed on Chapel Road to prevent this?	<i>Highway officer advises that the County would not consider such a restriction but feels that with the major road works on the B1332 being completed the problem should ease.</i>
Include section of land opposite the bowls green, Brooke Road.	<i>This is agricultural land behind the road side hedge which does not make a significant contribution to the area. The link with the additional are to the east has already been made with the inclusion of the land opposite which is more open.</i>
Need to emphasise the importance of valley views and character of the common to the character of the area.	<i>Noted and amended.</i>
Note the use of footpaths that give wide accessibility throughout the parish.	<i>Noted and amended</i>
Important to allow for individuality and contemporary approaches to new development. Diversity is important.	<i>The appraisal identifies traditional approaches to buildings and boundaries but there may be scope for modern versions in some cases and the Council is not averse to contemporary design where suitable. Add to text accordingly.</i>
Need a supporting document to explain management proposals.	<i>Noted.</i>
Some errors in text with names of places	<i>Noted and amend accordingly</i>

Appendix C

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

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

Regulation and Planning Policy Committee – Work Programme for 2018/19

Date of meeting	Subject	Officer / Responsible member	Objectives	Next stage
TBC	Annual Monitoring Report	John Walchester		
As and when appropriate	Update on GNLP Timetable	John Walchester		
As and when appropriate	Responses to DCLG consultations	John Walchester / Helen Mellors	Report to policy committee if consultation time permits, if not agree any responses with Chairman and Cabinet Members	