

HUNDRED OF WISBECH INTERNAL DRAINAGE BOARD

At a Meeting of the Hundred of Wisbech Internal Drainage Board
held at the Elm Parish Council Offices on Tuesday the 10th May 2016

PRESENT

| | |
|-----------------------------|-------------------|
| S C P Ayers Esq (Chairman) | G L Lake Esq |
| M G Day Esq (Vice Chairman) | F D Leach Esq |
| N Buttress Esq | J Leach Esq |
| N J Harrison Esq | W Sutton Esq |
| C F Hartley Esq | P M Tegerdine Esq |

Miss Samantha Ablett (representing the Clerk to the Board) was in attendance. Mr Geoff Beel (Consultant) also attended the meeting.

Apologies for absence

Apologies for absence were received from D C Oliver Esq and C Smart Esq.

B.1556 Declarations of Interest

Miss Ablett reminded Members of the importance of declaring an interest in any matter included in today's agenda that involved or was likely to affect any individual on the Board.

B.1557 Confirmation of Minutes

RESOLVED

That the Minutes of the Meeting of the Board held on the 11th November 2015 are recorded correctly and that they be confirmed and signed.

B.1558 Clerk to the Board

Further to minute B.1575, Miss Ablett reported that the Middle Level Commissioners hoped to appoint the Clerk's successor at the end of June and that the Clerk would advise the Chairman in due course of the appointment made.

B.1559 Election of Board Members

Miss Ablett reported that the term of Office of the elected Members of the Board would expire on the 31st October 2016 and submitted the proposed Register of Electors applicable to the 2016 election.

RESOLVED

That the Register be approved.

B.1560 Water Framework Directive

Further to minute B.1556, Miss Ablett reported that the position remained as reported as the last meeting save that the River Basin Management Plan had been confirmed.

B.1561 Development at Harry's Way, Wisbech – Kempston Homes Ltd (MLC Ref Nos 1037, 1093 & 1209)

Further to minute B.1558(iii), the Chairman reported that it had not been possible to grant consent for this development as an adequate drawing showing that the previously requested improvement to the private watercourse connecting the site to the Board's system has been undertaken, had still not been received. Miss Ablett advised that a notice had been placed on the Local Land Charges Register.

RESOLVED

That the Chairman be authorised to liaise with the Middle Level Commissioners' Planning engineer and the applicant's consultants.

B.1562 Erection of an Apple Store and 2.4m high security gates and formation of new access onto Boleness Road, Wisbech – James Mackle (UK) Ltd (MLC Ref No 1266)

Further to minute B.1558(iv), the Chairman reported that a letter advising the applicant of a potential contravention of the Board's byelaws had been issued, but no further information had been received or any contact made.

RESOLVED

That upon receipt of the revised plans, the Chairman be authorised to take such action as deemed necessary

B.1563 District Drain Map

Further to minute B.1569, the Chairman apologised as this had not yet been done.

B.1564 Consulting Engineers' Report

The Board considered the Report of the Consulting Engineers, viz:-

Hundred of Wisbech I.D.B.

Consulting Engineers Report – April 2016

Proposal for Drainage Improvements South of Point 53 at the A47 DT TO UPDATE

After receiving confirmation from Highways England that the culvert enlargement project is to proceed and following instruction from the Board, the Middle Level Commissioners' Technical Services department are updating the original draft grant-in-aid application (business case). It is expected that once the business case has been brought up to date and modified to meet the current EA format it will be submitted. The most recent change which comes into force at the end of June is that all applications must accord with the HM Treasury's Five Case Model, in which we are required to develop the business case in 3 phases.

1. Strategic Outline Case (SOC) – the case for change.
2. Outline Business Case (OBC) – preferred option.
3. Full Business Case (FBC) – detailed design and firm prices.

The local EA staff is presently being helpful and providing as much assistance as it is able to.

Burrall Land, Cromwell Road & Copart Site Drainage Improvements

The Chairman will report on any progress in respect to this item.

In respect of the Burrall's proposals, it is understood that H L Hutchinsons now own the entire triangle of potential land to the north east of the Redmoor Roundabout.

Changes to Planning Procedures update

- a) In respect of the Development Control and Consent "Surgery" the acceptance of this service has been limited. However, the discussions that have been held have helped to improve consent applications and thus ensure that they meet our minimum requirements and can be processed smoothly and quickly.
- b) A number of enquirers have undertaken the soakaway certification and checking service
- c) Following an initial surge in requests for the "Acceptability of Surface Water and Sewage Effluent Discharge" procedure demand has recently slowed. We have had to advise some enquirers that this is not a consent document nor does it confirm agreement that a water level/flood risk management strategy has been agreed.

The responses from these procedures have been positive and will continue for the foreseeable future and reviewed at a later date.

Responses to Planning Applications

Following the decision to “stand back” from the planning process standard letters are currently being sent to applicants to remind them of their responsibilities and duties under the Land Drainage Act and associated Byelaws.

Following several years of working closely with Peterborough City Council (PCC), Fenland District Council's planning team will, from January 2016, be providing a shared service to share resources and enable the delivery of an improved and more cost-effective service that will, reportedly, save Fenland £137,000 a year and a total of £446,000 by the end of the 2018/19 period.

In addition, PCC will be providing both Fenland District Council and the Borough Council with a consultancy service to meet its requirements under the Floods and Water Management Act. Whilst this will cover ‘major’ planning applications, informal concerns have been expressed within Fenland and the potential adverse impacts on meeting its “growth” targets given that much of the development is self-build and/or “minor” developments.

Planning Applications

In addition to matters concerning previous applications, the 39 new development related matters shown below have been received and, where appropriate, dealt with since the last meeting:

| <i>MLC Ref.</i> | <i>Council Ref.</i> | <i>Applicant</i> | <i>Type of development</i> | <i>Location</i> |
|------------------------|----------------------------|-----------------------------------|-----------------------------------|---|
| 1312 | F/YR15/0614/F | Gemdome Ltd | Residential (30 plots) | Henry Warby Avenue, Elm |
| 1313 | F/YR15/0706/F | Mrs L S Lucas | Residence | Friday Bridge Road, Elm |
| 1314 | F/YR15/3078/COND | Knowles Transport | Commercial | Cromwell Road, Wisbech |
| 1315 | F/YR15/0673/PNH | Mrs J Stephen | Residence | Well End Friday Bridge |
| 1316 | F/YR15/0669/F | H L Hutchinson | Commercial | Weasenhams Lane, Wisbech |
| 1317 | F/YR15/0730/F | Mr & Mrs M Crawford | Residence | The Stitch, Friday Bridge |
| 1318 | F/YR15/0714/RM | Mr M Stokes | Residence | Back Road, Friday Bridge |
| 1319 | F/YR15/0750/F | Mr N Watson | Residence | Fridaybridge Road, Elm |
| 1320 | F/YR15/0769/F | Mr M A Edgoose | Garden store/covered patio | Fridaybridge Road, Elm |
| 1321 | F/YR15/0761/F | CJ & CA Penney | Garage | Cromwell Road, Wisbech |
| 1322 | F/YR15/0781/O | Jill Griffin | Residential (2 plots max) | Begdale Road, Elm |
| 1323 | F/YR15/0791/F | Floorspan Contracts Ltd | Industrial | Europa Way, Wisbech |
| 1324 | F/YR15/0837/F | Priden Engineering Ltd | Industrial | Algores Way, Wisbech |
| 1325 | Byelaw application | SB Components (International) Ltd | Piping and filling of watercourse | Enterprise Way, Wisbech |
| 1326 | F/YR15/0843/F | SB Components (International) Ltd | Industrial | Enterprise Way, Wisbech* |
| 1327 | F/YR15/0888/F | Mr L Russell | Residence | Bar Drove, Fridaybridge |
| 1328 | Byelaw Consent | Floorspan Contracts Ltd | Access roadway | Algores Way, Wisbech |
| 1329 | F/YR15/0922/F | Nor-Cambs Homes & Developments | Residence | Begdale Road, Elm |
| 1330 | F/YR15/0927/F | Mr S Brown | Residence | Begdale Road, Elm |
| 1331 | F/YR15/0907/F | Kier Living Ltd | Residential (11 plots) | Cedar Way, accessed from Grove Gardens, Elm |

| | | | | |
|------|-----------------|---|-------------------------------|----------------------------------|
| 1332 | F/YR15/0940/F | Mr & Mrs Lunn | Residential (4 plots) | New Drove, Wisbech |
| 1333 | F/YR15/0952/F | Mr S Ayers | Residential (50 plots max) | Gosmoor Lane, Elm |
| 1334 | F/YR15/0989/RM | Rural Designer Homes Ltd | Residence | Fridaybridge Road, Elm |
| 1335 | F/YR15/1000/F | Mr D Johnson | Residence | Bar Drove, Friday Bridge* |
| 1336 | F/YR15/0981/F | Anglia Growers | Agricultural | Outwell Road, Emneth |
| 1337 | F/YR15/1051/F | Lidl UK Gmbh | Commercial | Cromwell Road, Wisbech |
| 1338 | Enquiry | Cameron Beggs Matrix Transport and Infrastructure Consultants Ltd | Mixed Use | Halfpenny Lane, Wisbech |
| 1339 | F/YR15/1125/SC | EMC Land | Mixed Use | Halfpenny Lane, Wisbech |
| 1340 | F/YR16/0011/F | SB Components (International) Ltd | Industrial | Enterprise Way, Wisbech* |
| 1341 | Pre-app | Client of Peter Humphrey Associates | Residential (3 plots) | Bar Drove Friday Bridge |
| 1342 | F/YR16/0041/F | Icon Engineering Ltd | Industrial | Europa Way, Wisbech |
| 1343 | F/YR16/0048/F | Mr W Lawrence | Residence | New Drove, Wisbech |
| 1344 | F/YR16/0059/RM | Mr & Mrs J Clarke | Residence | Fridaybridge Road, Elm |
| 1345 | F/YR16/0082/F | Smartlift Bulk Packaging Ltd | Industrial | Boleness Road, Wisbech |
| 1346 | F/YR16/0105/PNH | Mr & Mrs Chapman | Residence | Birch Grove, Elm |
| 1347 | F/YR16/0136/O | Mrs S Metcalf | Residential (3 plots) | Bar Drove, Friday Bridge* |
| 1348 | F/YR16/0142/EDL | MAHA UK Ltd | Industrial | Europa Way, Wisbech |
| 1349 | F/YR16/0166/F | Mr W Wiles | Residence | Begdale Road, Elm |
| 1350 | F/YR16/0158/F | Mr L Wye | Residence | High Road fronting Low Road, Elm |

***Planning applications ending 'COND' relate to the discharge of relevant planning conditions
Planning applications ending 'PNH' and 'PACOU' relate to household permitted regulations notification
Planning applications ending 'SC' relate to screening/scoping opinions
Planning applications ending 'RM' or 'RMM' relate to reserved matters***

Developments that propose direct discharge to the Board's system are indicated with an asterisk. The remainder propose, where applicable and where known, surface water disposal to soakaways/infiltration systems or sustainable drainage systems.

1. *Residential development with associated landscaping and parking involving demolition of existing office/depot buildings on former Anglian Water Site, Oldfield Lane, Wisbech – The Oldfield Lane Partnership/Wisbech Developments Ltd (MLC Ref Nos 636, 892, 920 & 1045)*

No further correspondence has been received from the applicants or the applicants' agents concerning this site and no further action has been taken in respect of the Board's interests. Works have yet to commence on site.

2. *Change of use of land for the siting of 2 x mobile homes, 2 touring caravans, a day room involving the formation of hardstanding and erection of 2.0m high fence at land south of Barr Drove, Elm – Mr & Mrs F Smith (MLC Ref Nos 1094 & 1223)*

No further correspondence has been received from the applicants or the applicants' agents concerning this site and no further action has been taken in respect of the Board's interests.

3. *Residential development with associated garages, parking and Public Open Space on land between South Brink and Cromwell Road, Wisbech – Construct Reason Ltd (MLC Ref Nos 834, 937, 1024 & 1153) & Kentford Developments (MLC Ref Nos 1225 & 1288)*

No further correspondence has been received from the applicant or the applicant's agents concerning this site and no further action has been taken in respect of the Board's interests.

4. *Erection of an Ophthalmic Eye Clinic with new access and associated parking at land south west of 26 Cromwell Road, Wisbech (MLC Ref No 1089), Proposed new Anglian Community Eye Services (ACES) building to the north of Paragon Labels, Cromwell Road, Wisbech – Anglia Community Eye Service (Mr C Jakeman) (MLC Ref Nos 1136, 1159 & 1276) & CJ & CA Penney (MLC Ref No 1089)*

Further to the last meeting report a planning application for a detached triple garage has been submitted to the District Council by CJ & CA Penney, presumably on behalf of ACES. Planning permission was granted by the District Council in October.

The garage has been erected.

5. *Development at Harry's Way, Wisbech – Kempston Homes Ltd (MLC Ref Nos 1037, 1093 & 1209)*

There was a brief interchange of correspondence with the applicant's consultants, The Geoff Beel Consultancy (GBC), concerning the status of a byelaw consent application submitted in December 2013 but on checking our records the only byelaw application was submitted in October. This concerned development beside Halfpenny Lane, and was recommended for approval and subsequently granted consent in January 2014. A discharge consent (not byelaw consent) was received in December 2013 for Phases 2 & 3, which was duly considered but consent could not be granted because an adequate drawing showing that the previously requested improvement to the private

watercourse connecting the site with the Board's system has been undertaken has yet to be supplied. Following discussion, the Clerk to the Board requested that an advisory notice be issued in the hope that this would conclude the matter.

6. *Erection of an extension and fence enclosed substation to rear of existing agricultural building – Anglia Growers (MLC Ref Nos 1118 & 1164) and Erection of an agricultural building and 2.0 metre high chain link fence on land south of Everglens, Outwell Road, Elm (MLC Ref Nos 1336)*

Further to the last meeting report, a planning application for the erection of an agricultural building was submitted to the District Council and was subsequently granted planning permission.

7. *Erection of 21 2 storey dwellings at The Dale Begdale Road, Elm - Roddons Housing Association (MLC Ref No 1167 & 1292)*

No further correspondence has been received from the applicant or the applicant's agents concerning this site and no further action has been taken in respect of the Board's interests.

8. *Erection of 3 x 2-storey 4-bed dwellings with detached garages involving the formation of a new access and paddocks to the rear) at land north 89-95 The Stitch, fronting Bar Drove, Friday Bridge – Mr & Mrs Smith (MLC Ref No 1169), Mr M Lemon (MLC Ref Nos 1235 & 1241), Mr L Russell (MLC Ref Nos 1327) & Mr D Johnson (MLC Ref Nos 1335)*

Further to the last meeting report, planning applications have been submitted to the District Council in respect of Plots 2 and 3.

Applications for discharge consent have been received for these plots and subsequently were recommended for approval.

9. *Construction of a solar farm at land north west of Wales Bank Junction, Begdale Road, Elm - Belectric Solar Ltd (MLC Ref Nos 1182 & 1226) and Big 60 Million Ltd (MLC Ref No 1270)*

This development is now virtually complete. The site was acquired by British Solar Renewables in the spring and whilst most of the Board's requirements have been met there is an issue with the re-instatement of the private watercourse.

The new owner has been advised of the position; however, as this is a consent matter, the Board may wish to consider undertaking enforcement if the matter is not resolved amicably.

10. *Extension of hardstanding area at Copart, New Bridge Lane, Wisbech – Copart Ltd* (MLC Ref Nos 1196 & 1248)

No further correspondence has been received from the applicant or the applicant's agents concerning this site and no further action has been taken in respect of the Board's interests.

11. *Workshops at Millennium Works and 24 Enterprise Way, Wisbech – S B Components (International) Ltd* (MLC Ref Nos 1232, 1249, 1286, 1325, 1326 & 1340)

Members will be aware that the applicant is a growing company which has, for several years, been "shoe horning" buildings into its constrained and irregular site boundaries. However, further expansion has proven necessary. Whilst, it would perhaps have been better, from the Board's perspective, for the company to re-site at a new location that could accommodate them the former East Anglian Finance Offices and land at the former Sunday Market site were available and subsequently purchased by S B Components.

Planning applications have been submitted to the District Council for the erection of a 9.2m high industrial bodyshop with associated parking on the northern former Sunday Market car park together with the widening of an access off Enterprise Way to facilitate a new access road.

The Board's drain between Points 103-104 and its associated maintenance access strips poses further constraints to land use and thus the applicant's consultants, the Geoff Beel Consultants (GBC), approached the Board's Chairman requesting permission to pipe and fill this section of the Board's drain.

It is understood that as part of the discussions, GBC has recently submitted a request to demain the Board's Drain.

12. *Formation of a car park extension and erection of a 1.2 metre high close boarded fence at Paragon Labels, Cromwell Road, Wisbech – Paragon Labels/Coveris Ltd (MLC Ref No 1237)*

No further correspondence has been received from the applicant or the applicant's agents concerning this site and no further action has been taken in respect of the Board's interests.

13. *Commercial development to south west of Paragon Labels, Cromwell Road, Wisbech – Client of Geoff Beel Consultancy (GBC) (MLC Ref No 1239) & H L Hutchinson (MLC Ref No 1264)*

No further correspondence has been received from the applicant or the applicant's agents concerning this site and no further action has been taken in respect of the Board's interests.

14. *Proposed extension and additional hardstanding area to the rear of the former Paragon Labels' site, Cromwell Road, Wisbech – Coveris Ltd (MLC Ref Nos 1245 & 1256)*

No further correspondence has been received from the applicant or the applicant's agents concerning this site and no further action has been taken in respect of the Board's interests.

15. *Construction of a new restaurant/public house on the former Parkside Nurseries site, Cromwell Road, Wisbech – Marstons Inns & Taverns (MLC Ref No 1253)*

No further correspondence has been received from the applicant or the applicant's agents concerning this site and no further action has been taken in respect of the Board's interests.

16. *Erection of an Apple Store and 2.4 metre high security gates and formation of new access onto Boleness Road, Wisbech – James Mackie (UK) Ltd (MLC Ref No 1266)*

A letter advising the applicant of a potential contravention of the Board's byelaws has been issued.

17. *Erection of 3 x 2-storey 4-bed dwellings involving the formation of new accesses at land south of The Conifers, 67 Fridaybridge Road, Elm – Mrs K Rickett (MLC Ref No 1282)*

No further correspondence has been received from the applicant or the applicant's agents concerning this site and no further action has been taken in respect of the Board's interests.

18. *Erection of a security gate house, formation of a vehicular access involving removal of existing accesses and construction of a culvert, demolition of existing offices and shed and erection of a 2.5 height (max height) clad fence to side and security mesh fencing to front boundary (MLC Ref Nos 1295 & 1314) Erection of a warehouse, relocation of sub-station and additional roadway to rear of site involving demolition of existing office buildings at 20 Cromwell Road, Wisbech – Knowles Transport (MLC Ref No 1308)*

A discharge consent application has been submitted and a number of issues are currently being discussed with the applicant's engineering consultant, Bingham:Hall.

19. *Erection of 5 x 2-bed and 15 x 4-bed 2-storey dwellings with garages at land west of Cedar Way accessed from grove Gardens, Elm – Kier Living Ltd (MLC Ref Nos 1309 & 1331)*



Further to the last meeting a revised planning application for the erection of 11no 2-storey 4-bed dwellings with garages, the layout of which is shown on the plan left, has been submitted to the District Council.

The bold statements and assumptions made by the applicant's engineering consultant, Woods Hardwick, as stated in the last Board meeting report, continue to form part of the submission documents.

At the time of writing it is understood that a decision by the District Council is pending.

20. *Erection of 30 x 2-storey dwellings comprising; 21 x 2-bed and 9 x 3-bed on land north of Henry Warby Avenue, Elm – Gemdome Ltd (MLC Ref No 1312)*

This planning application for the development of a vacant plot adjacent to Atkinsons Lane, Elm Cemetery and Abington Grove was refused by the District Council because, amongst other matters, the applicant failed to provide the required amount of affordable housing and enter into a Section 106 agreement.

21. *Erection of a 2-storey office extension and lean-to to existing warehouse involving partial demolition of existing warehouse to allow formation of additional car parking and installation of additional windows and door to front elevation at H L Hutchinson Limited, Weasenham Lane, Wisbech – H L Hutchinson Ltd (MLC Ref No 1316)*

This proposal was for the extension, alteration, and part demolition of the existing buildings to provide much-improved office and car parking facilities at the applicant's existing head office at Weasenham Lane.

Whilst a detailed assessment of this site has not occurred it is considered that, from a brief review of the proposals, any adverse impacts on the Board's system are likely to be minimal.

Planning permission was granted by the District Council.

22. *Erection of a single-storey extension to warehouse at Floorspan Contracts, 4 Europa Way, Wisbech – Floorspan Contracts Ltd (MLC Ref Nos 1323 & 1328)*

To facilitate the expansion of the applicant's business this planning application was submitted to and subsequently granted permission by the District Council.

As part of the expansion plans a new roadway needed to be constructed, this was in the 9m bylaw maintenance strip. As a result a bylaw consent application was received on 3 August 2015.

The application was for the construction of an 80m length of concrete access roadway 8m in width on the bank of the watercourse (see photograph overleaf).

The application was recommended for approval and subsequently granted on 2 November 2015. No further correspondence has been received.



View of the concrete access road installed by Floorspan Contracts Ltd

Members will also note, from the photograph above, the unconsented access/parking bay, in the foreground, installed by Frimstone Ltd and the Board may wish to consider taking appropriate action in relation to this.

23. *Erection of 50 dwellings (max) involving the demolition of existing buildings (Outline application with some matters committed - Access) at 33 and land north of 17-31 Gosmoor Lane, Elm – Mr S Ayers (MLC Ref Nos 1333)*

This planning application has recently been withdrawn.

24. *Erection of an extension to front of existing foodstore and extension to car park involving the demolition of existing dwelling at Lidl UK GmbH Cromwell Road Wisbech – Lidl UK GmbH (MLC Ref No 1337)*

This planning application involves the demolition of 8 Lickings Drove to accommodate an extension to the existing car park. The proposed site plan infers that the short stub of private open watercourse associated with this development will be retained.

As with the existing building, surface water disposal will feature a sustainable drainage system.

25. *Proposed development bounded by Heron Road Estate, Elm Low Road, the A47 Wisbech Bypass, and Halfpenny Lane, Wisbech – Client of Matrix Transport and Infrastructure Consultants Ltd (MLC Ref Nos 1338 & 1339) & Screening and Scoping*

Opinion: Residential and associated development at land east of Halfpenny Lane, Wisbech – EMC Land (MLC Ref Nos 1338 & 1339)

In December and February requests for information and discussion were received from Matrix Transport and Infrastructure Consultants Ltd concerning this 14.37 ha site that forms part of the District Council's South Wisbech Broad Allocation for Growth. In response they were advised that the provision of information or discussion needed to be in accordance with our set procedures.

At a similar time the District Council processed a Scoping/Screening Opinion request submitted by EMC Land.



Copy of plan showing the extents of the site

NB. A Screening Opinion application is a planning process where the applicant asks the relevant Local Planning Authority for its formal opinion as to whether there are likely to be significant effects on the environment and require an Environmental Impact Assessment (EIA).

In a similar manner a Scoping Opinion application is a planning process where the applicant asks the relevant Local Planning Authority for its formal opinion as to what information should be included within an Environmental Statement to accompany an application for planning permission for the related proposal.

The intention of these processes is to enable developers to obtain a clear view from the LPA on its requirements before they reach the stage of lodging a formal planning application, thus minimising the possibility of delay or uncertainty.

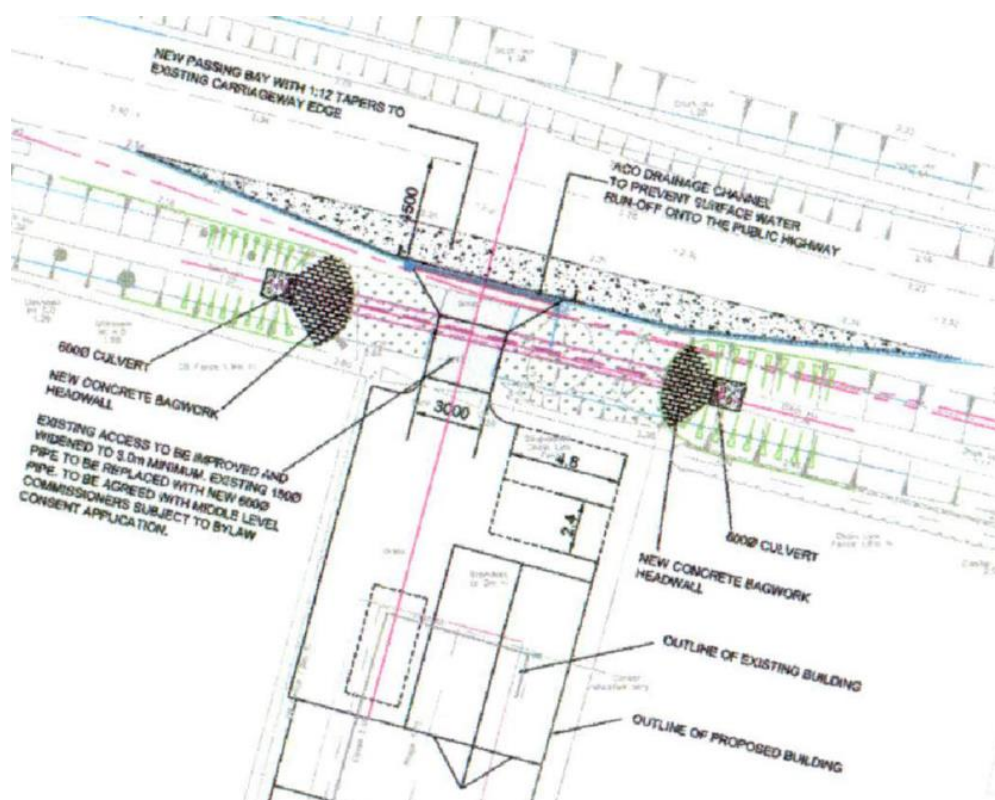
26. Developments in the vicinity of Bar Drove, Friday Bridge

- (a) *Erection of a dwelling at land north of Rosedale, Needham Bank, fronting Bar Drove, Friday Bridge – Ms J Drew (MLC Ref No 1265)*

Progression in relation to approval for arrangements for this site is on hold as the applicant and Middle Level Commissioners are in dispute at present

- (b) *Erection of a 2-storey 4-bed dwelling with integral garage involving the demolition of existing shed at land north of 81 The Stitch fronting Bar Drove, Friday Bridge – Mr J Klue (MLC Ref Nos 1299 & 1304)*

Since the last report, the applicant has submitted revised documents for the culverting of the watercourse fronting his property. The plan showed the culvert as not just an access but instead extending over the entire frontage of the property and beyond the applicant's property boundary. The applicant was advised that this would be refused and there has been no further correspondence since.



Extract of MTC engineering drawing number 1567-02 rev D

- (c) *Erection of 3no dwellings (Outline application with all matters reserved) at land west of Rowde House, Bar Drove, Friday Bridge – Mrs S Metcalf (MLC Ref Nos 1341 & 1347)*

The agent, Chris Walford of Peter Humphry Associates Ltd (PHA), requested a planning “surgery” meeting to help him understand the issues in relation to this development from the Board’s perspective.

During the meeting the agent was advised that any additional flows into the system from any site along Bar Drove will require the system being improved to the Board’s

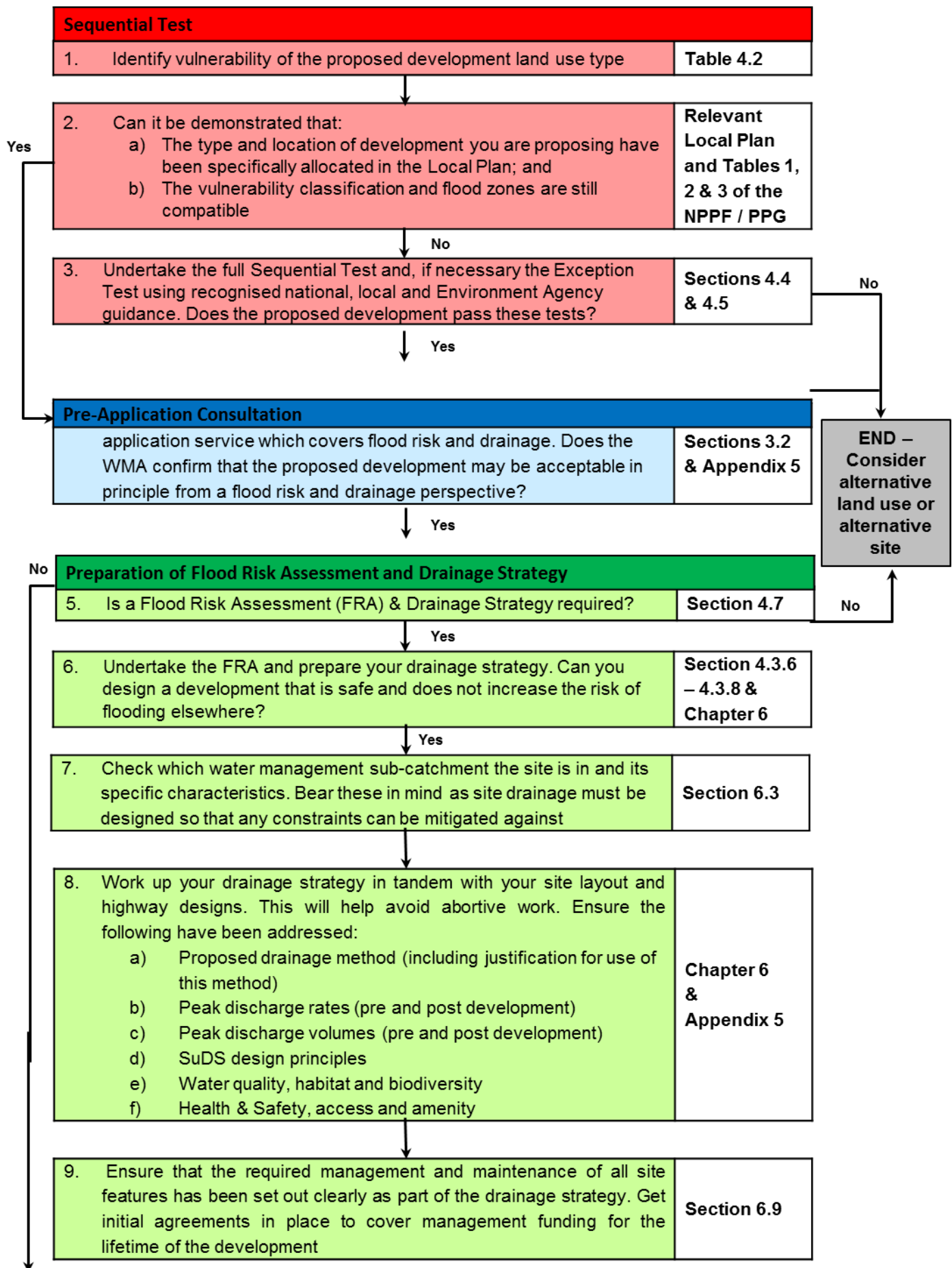
Following the meeting a flow chart (see overleaf) illustrating the process that it is considered that developers will need to complete when making a planning application was produced. This flow chart is considered to be overcomplicated but more importantly, from the Board's perspective, the first contact with the RMA, that is likely to receive the discharge concerned, is in step 13 just prior to the submission of the planning application. The refusal by a Board to issue consent for either byelaw or discharge can, in the correct circumstances, be an obstacle to further progress. In addition, some of the answers required to complete steps 5-10 will require the RMAs involvement. Therefore, in order to ensure that the Board is involved at an early stage it is considered that any initial consultation with an RMA should be at least at step 4.

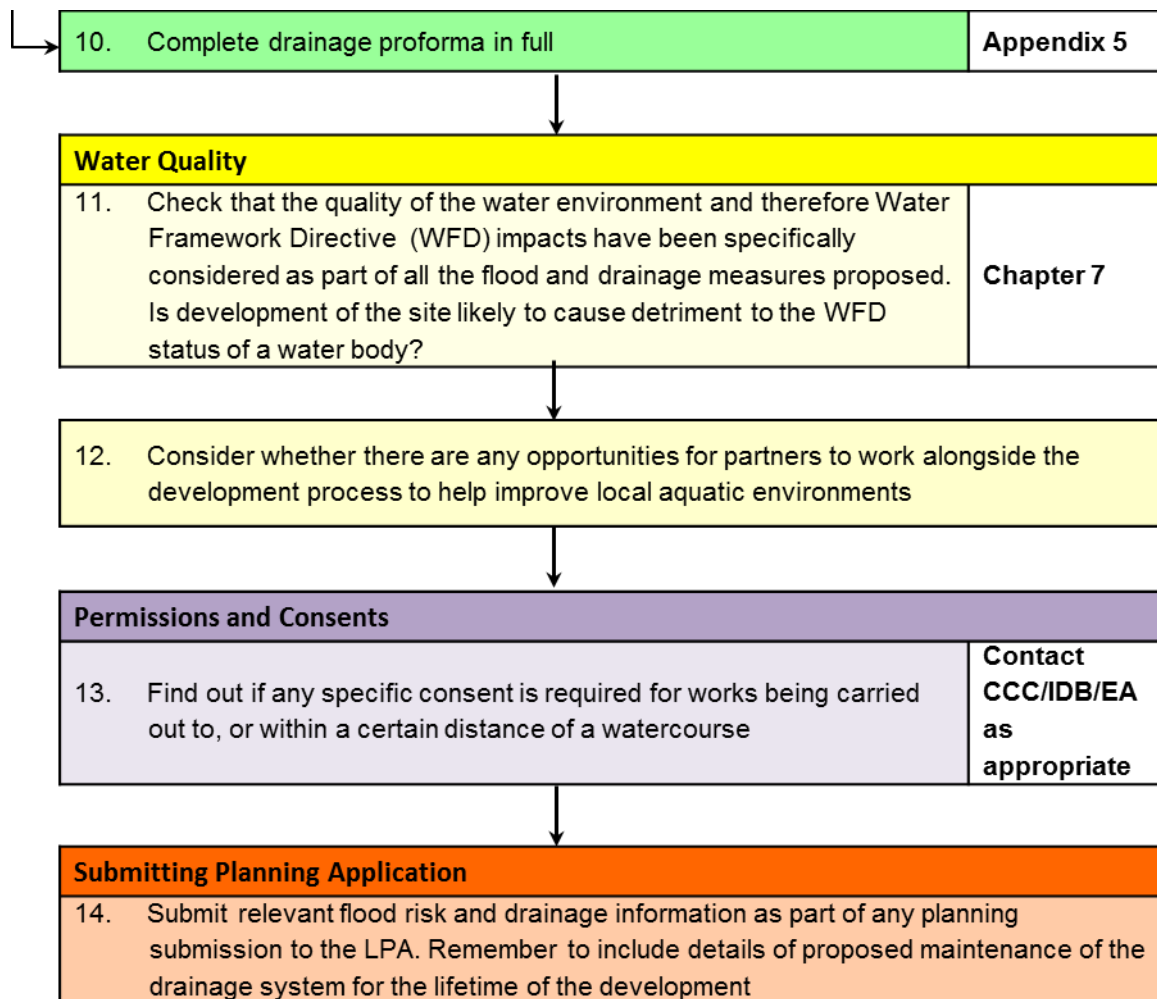
Sections of a revised draft document have been issued to the Steering Group for further consideration and comment and these are currently being considered.

In respect of SuDS the content disappointingly conforms to the generic contents of the NPPF rather than realising that this does not accommodate the special circumstances that occur within the Fenland situation.

In addition, emphasis is made to reducing flood risk but fails to consider other issues such as viability, sustainability, carbon footprint, land use, water resources etc all of which should also be considered. Failure to do so could have adverse impacts and actually reduce "growth" in the area.

The County Council currently hopes that the SPD will go before the County Committee on 9 June and subsequently be adopted by each of the Cambridgeshire local planning authorities.





Fenland District Council (FDC) Neighbourhood Strategy

Responses were made to the District Council, on the Board's behalf, in respect of:

(a) *Fenland Infrastructure Delivery Plan (IDP) Draft Update October 2015 – Public Consultation*

The IDP provides support to the District Council's Policy LP13 – Supporting and Managing the Impact of a Growing District of the Fenland Local Plan 2014 and also complements its adopted SPD on Developer Contributions.

The IDP has been reviewed following the Council's decision in November 2014 not to introduce a Community Infrastructure Levy (CIL) for the time being and the Government's regulations regarding pooling restrictions for S106 contributions for new developments. All Parish and Town Councils and statutory and other providers were asked to identify their needs for the area earlier this year and these are set out in the Schedule to the IDP.

Generic responses were submitted to the Council relating to water supply (specifically water resources), waste water, Flood Risk Management Provision, Infrastructure Schedule (largely associated with the Towns) and Utilities and Flood Risk.

Following the public consultation the comments received were considered and reviewed. The subsequent “Changes made to the IDP following consultation” report was issued in early 2016.

Many of the comments submitted by the Middle Level Commissioners were advisory and, therefore, no changes were made. However, text was amended or added in the final document in respect of Utilities – both surface and waste water, Flood Risk Management Provision and the potential schemes to serve southern Wisbech, the Board’s proposed drainage improvements to the south of Point 53, and the Gaul Road area in March now appear on the Infrastructure Delivery Schedule - Summary of Requirements.

The Infrastructure Delivery Schedule is a key component of the IDP. The schedule sets out further detail on the delivery of key items of planned and proposed infrastructure that are considered to be important to the delivery of policies in the Local Plan for the period 2011-2031.

Although not a finite list it is a detailed comprehensive list and is an important tool to steer developers, providers and the District Council concerning the infrastructure likely to be required. It is anticipated that the list will be reviewed annually.

The final report was considered and adopted by Full Council on 25 February.

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|--------|--|---|-----|-----|---|-----------------------------------|----------------------------------|
| WIS9.7 | Project Appraisal Report (PAR) for the South Wisbech Broad Location for Growth | To ensure adequate flood risk protection and drainage of the site | MLC | TBC | Environment Agency’s Flood Defence Grant-in-Aid (FDGiA) | Hundred of Wisbech IDB / MLC / EA | Dependent on outcome of planning |
|--------|--|---|-----|-----|---|-----------------------------------|----------------------------------|

(b) *Fenland District Council (FDC) District Wide Level 2 SFRA*

Following concerns raised by local developers and agents in respect of Planning Inspectorate decisions concerning development within flood zones 2 and 3 shown on the Environment Agency’s Flood Mapping, the Council is considering whether to embark on a Level 2 SFRA for the whole district, with the exception of Wisbech for which one was prepared in 2012.

The key reason for the production of a Level 2 SFRA is to allow FDC to undertake further analysis that provides an evidence base to determine the Sequential and Exception Tests across its District. It will focus on areas where there are potential development pressures in zones of medium (Flood Zone 2) to high (Flood Zone 3) flood risk and where there are no other suitable reasonably available development sites at lower flood risk after applying the Sequential Test. Completion of the Level 2 SFRA will provide the Council with the necessary level of information for a better understanding of flood risk at the local level and

give better consideration of flood risk issues when making planning decisions in accordance with both National and Local planning policies.

In the absence of funding no further progress has occurred with this project.

Wisbech 2020 Vision – Wisbech Enterprise Park/Infrastructure for growth - Garden Town

Further to previous meeting reports concerning strategic planning in the town members will be aware, from the local press, of the District Council's aspiration for Wisbech to become a "Garden Town" and of the statement contained within The East Anglia Devolution Agreement. A copy of this document can be viewed at:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508115/The_East_Anglia_Devolution_Agreement_FINAL_with_signatures_and_logos.pdf

Subsequent to the public announcement it is understood that a series of meetings with relevant stakeholders was undertaken. This included a meeting attended by the Commissioners' Planning Engineer and the CEO of North Level and District IDB.

A copy of the press release document "Fenlands Game Changer – A Garden Town" is provided overleaf. You will note from the plan showing the potential growth areas and key transport infrastructure that, at present, the Board's "area of interest" is no more than that covered by the South Wisbech Broad Location for Growth. However, this plan is currently indicative and likely to be subject to change. There may be opportunities for funding to achieve some of the Board's aims, such as the channel improvements downstream of Point 53, however, there may also be other adverse impacts as other items of infrastructure, such as, diverting the route of the railway, the upgrading of or provision of new utilities, water mains, gas mains, power cables etc that may have to cross the Board's area to serve other development.

Given the importance of this proposal on the area monthly meetings, attended by relevant stakeholders and usually approximately two hours long, are being held to discuss relevant issues. The Commissioners' Planning Engineer has been asked if it would be possible for him to represent the Board. This has initially been accepted but the Council has been advised that, in the long term, this is really a matter for the Board, as the client, to determine. It would be beneficial to know the Board's views on this and any conditions on attendance that it wishes to impose.

Wisbech 2020 Vision

“A passion to deliver a prosperous future”

Fenland's Game Changer – A Garden Town?

The national problem

Government have a frustration at the rate of new housing growth (with a requirement for 1 million homes in 5 years).

Government are keen to hear from areas that have ideas of how they can increase house numbers over and above local plan forecasts. An example of this is that Cambridge and South Cambs have secured a city deal that delivers 1000 additional homes for £500 million infrastructure investment.

The Housing and Planning Bill makes it clear the Government would like to see the Planning process speed up delivery of consents and start on sites. Also, there is provision for “Nationally Significant Infrastructure Projects” which allows Secretary of State the power to grant development consent.

The sub regional problem

Cambridge City and South Cambridgeshire are struggling to meet the growth demands, and house prices are spiralling. The average semi-detached value in October 2014 to October 2015 was £361,000 in Cambridge and £131,000 in Wisbech (source Zoopla). These areas are just 40 miles apart in the same county.

Is there the possibility of a wider sub regional solution to meet the growth pressures of Cambridge?

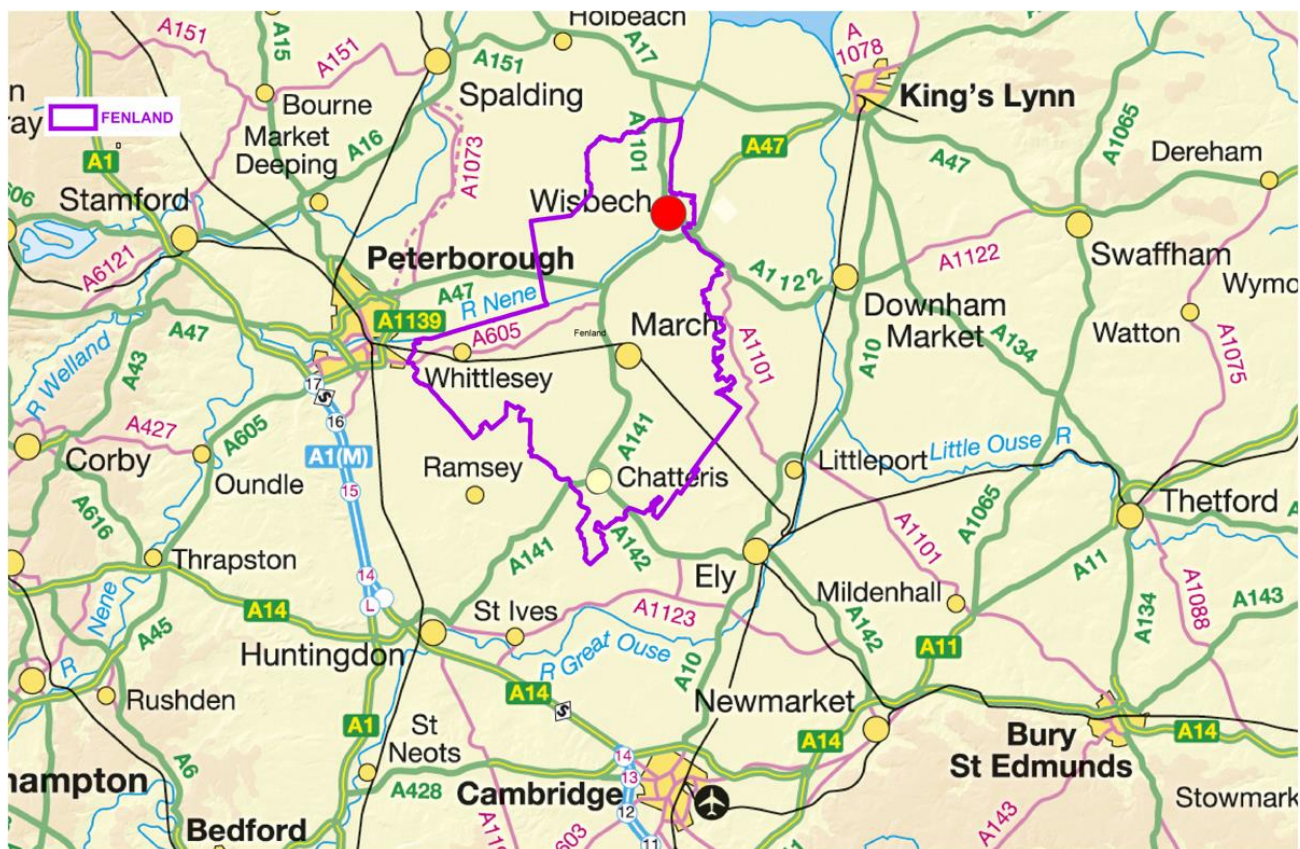
The location of Wisbech

The local problem

Fenland's deprivation levels are getting worse, shown by the 2015 IMD deprivation figures. The Fenland district is now ranked the 80th Most Deprived Local Authority out of 326 Authorities (where 1 is the most deprived). In 2010 it was ranked 112, in 2007 it was ranked 139 and in 2004 it was ranked 142.

Our Cambridgeshire neighbours are ranked as follows:

Cambridge – 227
East Cambridgeshire – 262
Huntingdonshire – 266
South Cambridgeshire – 316



The Fenland housing market fails to generate sufficient planning gain investment for the game changer transport infrastructure projects that would transform connectivity to and from wider areas. Current viability assessment dictates a zero Community Infrastructure Levy (CIL), compared to £12,500 per unit in Cambridge.

There are poor transport links into and out of Fenland, including A47 congestion and no rail link from Wisbech. Although locally it is recognised how important dualling sections of the A47 from Peterborough to Wisbech would be for the area, an initial options assessment has concluded “that dualling of the route offers poor or low value for money”.

Wisbech has a declining retail centre that requires inward investment that can only be regenerated as a result of significant population growth. However, we have recently experienced growth of population by way of inward migration of over 10% (mainly from Eastern Europe) which brings with it another set of challenges to overcome.

The opportunity

The Fenland District has a newly adopted (2014) criteria based pro-growth local plan. The district has large areas of open countryside, as opposed to Green belt. This is attractive from a Central Government perspective, although there is an impact on agricultural land lost with the development.

With improved transport connectivity southwards, we can assist Cambridge and South Cambridgeshire with their housing pressures and significantly reduce travel

times. The enhanced transport connectivity will also enable the important Wisbech to Peterborough travel to work corridors to improve.

This will give improved access east to west to Peterborough business, retail centre and jobs. It will also provide faster links with the A1M and the East Coast Mainline to access both the south (London is 50 minutes away by rail) and north of the Country. The area is also the gateway to the leisure attractions of the North Norfolk Coast, only 30 miles away.

So can we strike a deal to deliver a growth proposal over and above our local plan targets in return for the infrastructure needed to transform connectivity to and from Fenland? The level of growth would improve the economic viability to deliver the A47 duelling.

A proposed Fenland offer

Our proposal is a new Garden Town for Wisbech, delivering 8,000 – 10,000 new homes (please see map below) with an emphasis on providing:

- Market sale family homes for people who have been priced out of living in and around Cambridge. There would, of course, be opportunity for existing Fenland residents to take up the opportunities to meet their housing needs.
- 25% of the homes would be an 80% of market value product for sale (starter homes). This would be the affordable offer on the sites including self build. There would be no affordable rented product. Self Build opportunities could be offered through the development and possibly linked to the training element of the proposal.
- Units built utilising offsite construction methods (Modern Methods of Construction).
- Creation of “Smart life” Modern Methods Construction satellite training college from the Cambridge Regional College campus base, working with the College of West Anglia.
- A retirement village with larger space standard bungalow product for older residents to move into the area to access the North Norfolk coast, and release equity from higher value property in the South.
- A Local Enterprise Zone, including manufacturing business start up park targeting businesses from ideas originating from the Cambridge Science Park, and factory for building offsite construction homes.
- With CCC as a key landowner in West Wisbech, consideration could be given to their Property Company and CCC priorities in new communities with regard to “healthy towns and cities” which is being incorporated into Northstowe. A

significant proportion of the other land identified has options with local agents pooling landowners together, and church commissioners own a significant area of land.

This would deliver over and above existing Fenland (11,000) and Wisbech (3,550) growth figures to 2031.

We would also demonstrate a commitment to speed up delivery to be on site before 2020 through:

- The creation of a Development Corporation to deliver planning utilising Homes & Communities Agency (HCA) powers (subject to Secretary of State approval) which would deal with the planning approval for the Wisbech Garden Town.
- In informal discussions with HCA, a Governance Board could be created made up of the HCA, Business and seats for local members.
- Creating a joint venture as part of this, called a limited liability partnership, to deliver the units and achieve land assembly. This would be needed to ensure the speed of delivery is achieved.
- Exploration would be undertaken as to whether the Development Corporation and limited liability partnership could be merged into one.
- Part of the land is in the broad locations for Housing Growth but the proposal would be linked to the partial re-opening of the local plan to address policies affected by the proposal. This would involve consultation and plan inspection (an estimated 18 month period with focussed resource put in place)

The offer would be conditional on the following Central Government investment:

- A rail link that can take passengers from Wisbech to Cambridge (and Peterborough) in under 45 minutes (estimate £111 million)
- Ely station rail improvements to enable under 45 minute journey to Cambridge from Wisbech (estimate tbd).
- Dual Carriageway for the A47 from Thorney to existing dual carriageway to the north east of Wisbech (estimate £430 million) to improve connectivity to Peterborough, the A1M and eastwards towards Norwich.
- Funding for a Smartlife Modern Methods of Construction college (estimate £6 million).
- Pump priming set up costs and technical support for the Development Corporation, the Limited Liability Partnership, land assembly, master planning

and detailed planning permission. In informal discussions with HCA, they have stated for such a commitment a case could be made for consideration by DCLG to fund through DCLG a delivery team of 6 staff and full overheads and all on costs at £800k per annum.

- The main serviced infrastructure to increase viability on both allocated areas of land including flood defence works and mitigation as required for the development linked to the design of the Garden town and based on making space for water principles. The majority of land is Flood Zone 3.
- Investment for a community development team to develop connectivity and resilience / community capacity building within and between the new and existing communities.
- Other Community Infrastructure would be delivered through the planning gain e.g. education.
- Informal discussions have indicated development would need to start in 2019.

The impact

The impact of this type of development in the Cambridgeshire and Peterborough area would be felt throughout the area:

- The new transport infrastructure access to and from Fenland would drive further inward investment and help tackle issues around deprivation.
- The national housing growth targets would be supported.
- The housing pressure in and around Cambridge would be eased. Transport links into Cambridgeshire and then London is crucial, and would increase local house prices and stabilise Cambridge basin prices (which have just reached the same levels as central London).
- Better connectivity on the east west corridor to the economic and strategic transport hub of Peterborough would be provided, improving travel access times to London and the North.
- Economic and retail investment would be attracted to our town centres and would assist local regeneration.
- Deprivation would be tackled through improved transport connectivity and raising community aspirations through construction skills training.

- The profile of Wisbech would be raised in Fenland, in Cambridgeshire and beyond as a dynamic Garden Town.
- Significant investment, jobs and skills would be injected into the area as a result of the construction of the proposals.
- Additional tax receipts to Government would be generated, as well as additional business rates and New Homes Bonus to the Local Authority.
- This proposal could be used as a model across the country for Market Town growth.

Initial Engagement

- Terry Fuller of HCA East England supports this proposal, stating that “It appears sound and well thought out”.
- We have obtained in principle agreement from the GCGP LEP Chief Executive, subject to Board consideration.
- We have already received in principle agreement from the Cambridgeshire County Council Transport Team, to achieve major infrastructure improvements for the Fenland area.
- Jackie Sadek, special adviser to Greg Clark MP has visited Wisbech and supports our approach.
- Partners have commissioned David Rudlin of Urbed, Wolfson Economics Prize Winner 2014 to further explore the viability and deliverability of the garden town proposal based on his award winning work including providing further information on economic and social impact.

For further information please contact:

Gary Garford (Corporate Director at Fenland District Council)

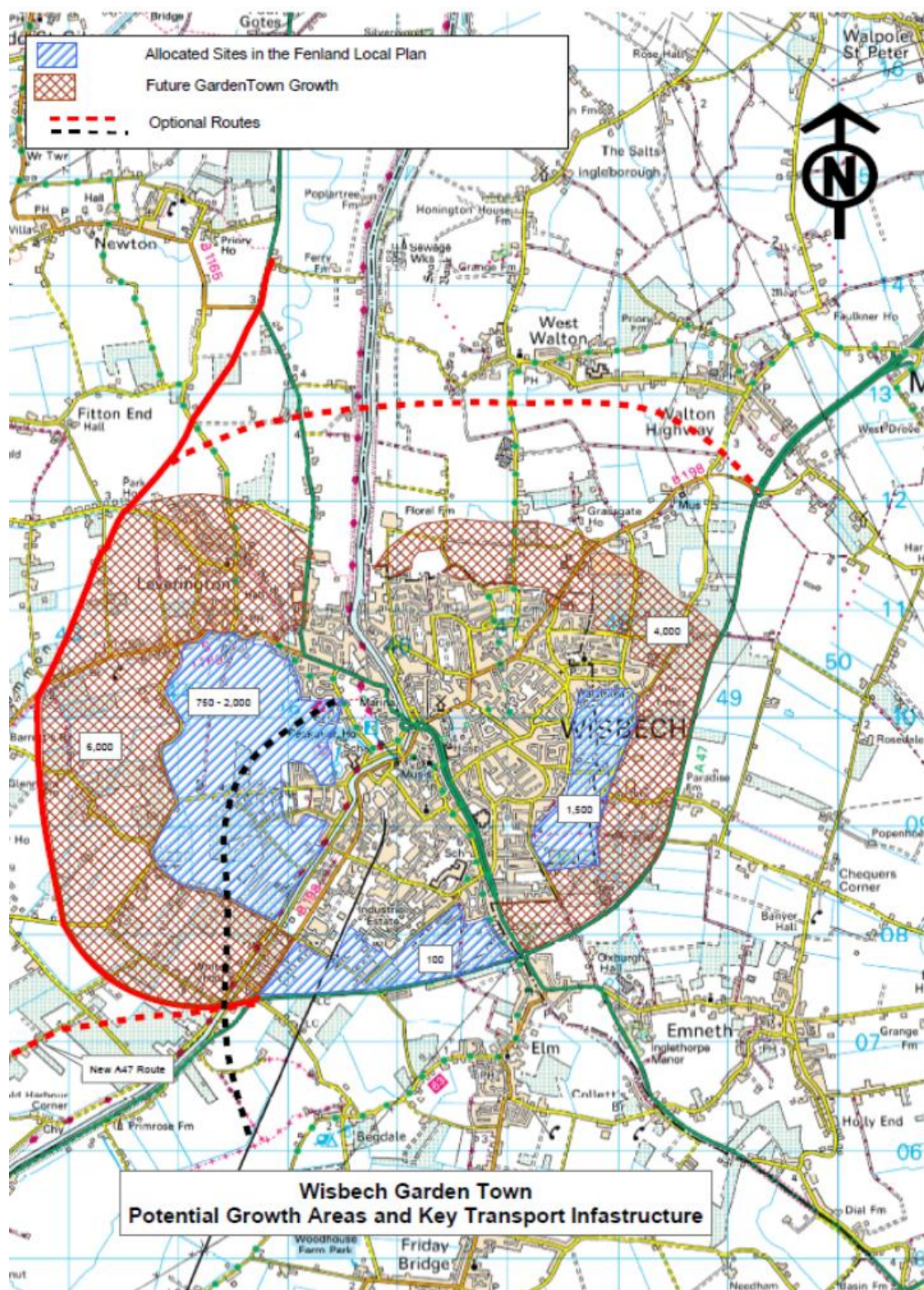
Tel: 01354 622373

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Graham Hughes (Executive Director at Cambridgeshire County Council)

Tel: 01223 715660

Email: graham.hughes@cambridgeshire.gov.uk



Consulting Engineer

29 April 2016

Hundred of Wisbech (346)\Reports\April 2016

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Further to minute B.1558, the Chairman confirmed that the sum of £60,000 for the cost of the proposed storage area at Burall Land, Cromwell Road had been included in the Capital Improvement programme for 2016/2017, should any further development take place.

With regard to the solar farm at Wales Bank junction, Begdale Road, Elm, the Chairman reported that the new owners had been made aware of the position regarding the reinstatement of the private watercourse but no correspondence had been received.

Mr F Leach advised that a channel less than 2 feet deep had been dug, which had worsened the position as the water was now flowing the wrong way.

Further to minute B.1558(c), the Chairman advised that a meeting was held in February to discuss further the byelaw application to pipe and fill the Board's drain between points 103-104. Following this meeting, further information had been received and, subject to the satisfaction of the Consulting Engineers, the Chairman recommended that consent be approved. The Chairman also reported that the Board had asked for attenuation, if practical, as part of the development.

The Chairman also stated that it had been agreed in principle at the last meeting to relinquish this District drain.

With regard to the development at Europa Way, Wisbech by Floorspan Contracts Ltd, Mr F Leach enquired why concrete blocks had been put in and whether these could be moved to allow access. The Vice Chairman advised that the blocks were there to prevent people/vehicles backing into the dyke, but could not confirm whether they could be moved.

The Chairman advised that an unconsented access/parking bay had been installed by Frimstone Ltd at Algores Way. He considered that the Board should insist that a retrospective application be made and if no action is taken, the matter be pursued further.

With regard to the development at Bar Drove, Friday Bridge by Ms J Drew, the Chairman advised that a hole digging exercise had been carried out to see the height of the water table. On inspection in January the levels reached were considered to be acceptable and he felt would allow for a soakaway to function satisfactorily. If therefore Ms Drew was able to supply the satisfactory BRE 365 testing results, the Board's objection could be withdrawn.

RESOLVED

i) That the Report and the actions referred to therein be approved.

ii) Solar Farm

That the Consulting Engineer contact the new owners to request a timescale for the completion of the works to re-instate the private watercourse to the agreed specifications so as to avoid any enforcement action having to be taken.

iii) District Drain between Points 103-104

That, subject to the Consulting Engineer's approval, SB Components be granted permission to pipe and fill the Board's drain between points 103-104 and responsibility for future maintenance of this drain be relinquished by the Board.

iv) That the Chairman contact Floorspan Contracts regarding the concrete blocks at Algores Way, Wisbech and be authorised to take such action as he considered appropriate.

v) That Frimstone Ltd be advised that the Board require a retrospective byelaw consent application for the works at Algores Way to be submitted and that if no action is taken the Chairman be authorised to take such action as he considered appropriate.

vi) Bar Drove, Friday Bridge – Ms J Drew

That, subject to evidence of a satisfactory BRE 365 test having been conducted, the Board withdraw its objection to the use of a soakaway.

(NB) - Mr Sutton declared an interest in all planning matters as a member of Fenland District Council.

B.1565 Capital Improvement Programme

Members considered the Board's future capital improvement programme.

The Chairman reported that the culvert under the Friday Bridge Road at point 12, which was installed around 1938, was a long one with a significant amount of traffic running over it and he was concerned that should there be any problems, and it was shown to be the Board's responsibility, the cost of repairs would be significant and he thought that the Board should just be made aware of this.

The Chairman advised that as previously mentioned, although £60,000 had been included for the storage area at point 29 it was dependant on development taking place at Burrall Land.

The Chairman advised that all other items in the capital programme would be covered in detail under the District Officer's report.

RESOLVED

That the Capital Programme be approved in principle and reviewed at the next meeting.

B.1566 District Officer's Report

The District Officer reported that he had inspected the overspill at Redmoor, where dam boards are currently being used to manage water levels and that, due to the rapid flow down from the town centre, it was becoming too dangerous to pull the boards when the water levels rose. The District Officer considered that the installation of a tilting weir was required and had obtained a quote of £10,000 for this. However, the piles were over 30 years old and if these needed to be replaced the cost would increase by a further £15,000. He advised that the total cost for all the work would therefore be in the region of £25,000 but after completion would probably last for 50 years.

Mr Buttress agreed that it would be more cost effective and beneficial to have all the work carried out at the same time.

Mr Buttress reported that the tilting handle at Crooked Bank was not at the right height making it difficult to use and the Board needed to ensure that when the new tilting weir was installed the handle was at the correct level.

The District Officer advised that installation of a walkway and handrail at Beech Cottages, Friday Bridge Road was required and that £6,000 had been included in the Capital Improvement Programme for this work.

Mr Buttress reported that there were no handrails at any of the culverts, which was a concern in view of Health & safety implications, and agreed that particular care needed to be taken at the gravity outfall/overspill at point 1 when wet.

The District Officer confirmed that a further £5,000 per year had also been included in the Capital Improvement Programme to carry out work on other structures and Mr Buttress suggested that work on the 2 major culverts should be prioritised.

Mr Buttress advised that Ben Wales had been off work recently as he had injured his back and enquired whether, as the Board had a duty of care to their employee, Ben had ever attended any manual handling or lifting courses. Mr Harrison enquired whether Ben was working at heights in the Depot and the Vice Chairman asked whether he was using a harness and clip rather than ropes, where necessary, and advised that he should be wearing a high-viz jacket at all times.

The District Officer suggested that the Board needed to consult with professional Health & Safety consultants regarding these matters.

The District Officer reported that the outfall to The Mill, from points 1-28, had been slubbed out and an enormous amount of spoil had been placed on Mr Harrison's land. He advised that Mr Harrison could not cope with this level of spoil as it was impossible to spread it with agricultural machinery and a bulldozer would be required to move it. The Chairman reported that a quote had been received from Mr Bunning in the sum of £2,000 for the spoil to be spread using a bulldozer.

The Chairman stated that this could create a precedent but the Board had never had to deal with this level of spoil before. He added that as the land had been cropped already it was not possible to spread the spoil. Mr Harrison stated that the amount of land required for it to be spread was considerable so crops would have to have been harvested beforehand. He confirmed that although there had been some loss of cropping he did not require compensation.

The District Officer reported that the 2 ponds, either side of Grove Gardens, contained growths of parrot's feather and that although this had been sprayed off last year it was still alive. He confirmed that French Kier owned the ponds and that they wanted them put in order before they were handed over to the householders. He explained that the problem was that the ponds could not be de-watered in order to line them as that would result in moving fragments of the plant around and having to filter it.

The District Officer advised that the Fen Group had slubbed out the pond and disposed of the waste, however, to finish the work they would have to pump it as well. The Chairman had instructed Fen Group to consult with Cliff Carson, the Conservation Officer, as the Board did not want parrot's feather in its' drains and there were environmental issues with frogs spawning and birds nesting. He advised that the matter was still ongoing.

The District Officer reported that late December last year he had received a complaint from a logistics firm concerning a stench from the Board's drain due to effluent. He had established that the problem was with the dyke running from Frankie & Bennys through to Tesco's and that he had informed the Environment Agency who had passed it onto Anglian Water to deal with.

The District Officer advised of a problem with Fenmarc in that one of its waste trailers was dripping onto concrete. Fenmarc's Manager had advised that interceptors were in place but he was

not sure if these had been emptied. Fenmarc had agreed to liaise with the District Officer and pay for any slubbing and carting of effluent as necessary.

The District Officer reported that, due to pipes in front of the Depot having some years ago rolled between the Depot and The Mill, and were wedged against the wall, damage had then been caused to the wall. Consequently, the new owners of The Mill had approached the Board regarding its repair. The Chairman asked whether as a gesture of goodwill any payment should be made towards the cost of repairs.

RESOLVED

- i) That the Report and the actions referred to therein be approved.
- ii) That £25,000 be allowed for the installation of a tilting weir at Redmoor.
- iii) That £6,000 be allowed for the installation of a walkway and handrail at the culvert at Beech Cottage, Friday Bridge Road.
- iv) That the quote from Mr Bunning in the sum of £2,000 be accepted for the spreading of spoil from the Outfall to The Mill.
- v) That £200 be paid to the owners towards the cost of repairs to the wall at The Mill and that the Vice Chairman be authorised to deal with the matter on behalf of the Board and make arrangements for the pipes to be moved.
- vi) That the District Officer be authorised to deal with the matters set out in resolutions i)-iv) above.

(NB) – Mr Harrison declared an interest in the discussions concerning the amount of spoil deposited on his land from points 1-28.

B.1567 Environmental Officer's Press Releases and BAP Report

Miss Ablett referred to the Environmental Officer's Press Releases dated December 2015 and April 2016, previously circulated to Members.

Members considered and approved the most recent BAP report.

B.1568 Machinery and Works Committee Report

The Chairman reported that as there had been no issues with the Board's plant and machinery requiring attention a Committee meeting had not been held.

B.1569 Flail mowing

- a) The Board considered the desirability of revising the charges for flail mowing.

RESOLVED

- i) That the charge for the hire of the flail mower be increased to £50 per hour.

- ii) That the charge when the weed cutting basket was used be increased to £40 per hour.
- b) The Board considered whether to undertake flail mowing outside of the District in 2016.

RESOLVED

That the Board continue to undertake flail mowing operations outside of the District in 2016.

B.1570 State-aided Schemes

Consideration was given to the desirability of undertaking further State-aided Schemes in the District and whether any future proposals should be included in the capital forecasts provided to the Environment Agency.

RESOLVED

That no new proposals be formulated at the present time.

B.1571 District Labour
Board's Employee's Wages

Further to minute B.1563(c)(ii), Members reviewed the revised working conditions and gave consideration to the Board's Employee's wages for 2016/2017.

RESOLVED

- i) That no change be made to the Board's Employee's working conditions.
- ii) That the wages of the Board's Employee be increased by 2% from the 1st October 2016 as indicated on the Supplementary Schedule.

B.1572 Pension Staging Date

Further to minute B.1536(iv), Miss Ablett enquired whether, following the re-instatement of the Board's employee, the pension staging date of 1st February 2017 should be brought forward.

RESOLVED

That the staging date remain unchanged.

B.1573 Application for byelaw consent

Miss Ablett reported that the following applications for consent to undertake works in and around watercourses had been approved and granted since the last general meeting of the Board, viz:-

| <u>Name of Applicant</u> | <u>Description of Works</u> | <u>Date consent granted</u> |
|--------------------------|--|-------------------------------|
| Floorspan Contracts Ltd | The construction of an 80m length of concrete access roadway 8m in width on the bank of the Watercourse – Algores Way, Wisbech | 2 nd November 2015 |

RESOLVED

That the action taken be approved.

B.1574 Environment Agency – Precept

Miss Ablett reported that the precept for 2016/2017 would remain unchanged at £17,780.

B.1575 Determination of annual value for rating purposes

The Board considered the recommendation for the determination of annual value for rating purposes, viz:-

Hundred of Wisbech IDB

Determination of Annual Values for Rating
purposes

June 2016

2016-2017

| 2016-2017 | | | Transfer value to Special Levy - £7861.975 per hectare | Area (Hectares) | Agricultural Land | Special Levies | | TOTAL |
|----------------------|--------------------------|------------------------------------|---|--------------------|----------------------|----------------|------------|--|
| | | | | | | Fenland | Kings Lynn | |
| | | | Opening Values (£) | 989.167 | 151,379 | 2,776,970 | 17,304 | 2,945,653 |
| | | | Opening % | | 5.14% | 94.27% | 0.59% | 100.00% |
| Location | | Reason for change. | | | | | | |
| Mr P Smith | Bar Drove Fridaybridge | Housing Development | 1.012 | -210 | 7,956 | | | 0 7,746 |
| Mr A Hughes | Crooked Bank South Brink | Non-agricultural domestic dwelling | 0.481 | -59 | 3,781 | | | 3,722 0 0 0 0 0 0 0 0 0 |
| Total determinations | | | 990.66 | -269 | 11,737 | 0 | | 11,468 |
| | | | Closing Values (£) | | 151,110 | 2,788,707 | 17,304 | 2,957,121 |
| | | | Closing % | | 5.11% | 94.30% | 0.59% | 100.00% |

RESOLVED

- i) That the determination recommended be adopted by the Board.
- ii) That the Clerk be empowered to serve notices and to take such other action as may be necessary to comply with statutory requirements.
- iii) That the Chairman and the Clerk be empowered to authorise appropriate action on behalf of the Board in connection with any appeal against the determination.

B.1576 Rate arrears

Consideration was given to writing off rate arrears amounting to £31.24.

RESOLVED

That the arrears be written off.

B.1577 Contributions from Developers

With reference to minute B.308(iv), the Miss Ablett reported that the following contributions towards the cost of dealing with the increased flow or volume of surface water run-off and treated effluent volume had been received, viz:

| <u>Contributor</u> | <u>Amount</u> |
|--------------------------------|--------------------------------------|
| Icon Engineering (Wisbech) Ltd | £983.44 (gross) £885.10 (net) |
| D Johnson | £2,093.33 (gross) £1,884.00 (net) |
| L Russell | £2,407.04 (gross) £2,166.97 (net) |

B.1578 Association of Drainage Authorities

Miss Ablett reported:-

a) Annual Conference

That the Annual Conference of the Association of Drainage Authorities would be held in London on Thursday the 17th November 2016.

RESOLVED

That the Clerk be authorised to obtain a ticket for the Annual Conference of the Association if a Member wishes to attend.

b) Meetings of the Welland and Nene Branch

On the Meetings of the Welland and Nene branch of the Association held on the 17th November 2015 and the 18th February 2016.

Miss Ablett advised that Duncan Worth, the Chairman of South Holland IDB was the ADA representative for the Welland and Nene branch.

c) Floodex 2016

That Floodex 2016 will be held at The Peterborough Arena on the 18th and 19th May 2016.

B.1579 Health and Safety Audits

Miss Ablett drew attention to the continuing need to ensure that the Board complied with Health and Safety Requirements and reminded Members of the arrangements with Croner.

The Chairman considered that in view of all the health & safety issues that had been raised earlier, a meeting should be arranged with Croners, the Board's health & safety consultants.

RESOLVED

That a meeting with the Chairman, Vice-Chairman and Croners be arranged.

B.1580 Cambridgeshire and Norfolk Flood Risk Management Partnership Update

Further to minute B.1571, Miss Ablett reported that the Middle Level Commissioners' Planning Engineer did not feel that the new Supplementary Planning Document on flood risk, which he was involved with, is yet in a suitable state commenting in particular, that it is too generic, does not really apply to the special needs of the Fens or properly set out the roles and functions of IDBs.

B.1581 Governance and Accountability for Smaller Authorities in England

Miss Ablett referred to the recently issued Practitioners' guide to proper practices to be applied in the preparation of statutory Annual Accounts and Governance Statements which will apply to Annual Returns commencing on or after 1st April 2016.

B.1582 Budgeting

Miss Ablett referred to the budget comparison of the forecast out-turn and the actual out-turn for the financial year ending 31st March 2016.

B.1583 Review of Internal Controls

The Board considered and expressed satisfaction with the current system of Internal Controls.

B.1584 Risk Management Assessment

- a) The Board considered their current Risk Management system.

Miss Ablett reported that the Board had in place a Risk Management Policy which was last reviewed in 2015.

She reported that the Board had in place operational, financial and governance policies and considered all of their key risks and how to mitigate against them at each scheduled meeting, at which operational and environmental risks were discussed, based upon engineer's reports, officer reports, budgets and costings covering the short/medium and longer term issues. Budgets were prepared and approved by the Board.

Miss Ablett reported that insurances were in place that confirmed the cover was appropriate to the business. Budgets/year-end forecasts were reviewed at intervals by the Board. This was deemed adequate for the size of the business and the District system was monitored on a regular basis to identify new/emerging areas of risk.

The Board considered this current policy/strategy to be appropriate in between carrying out more substantial, periodic formalised reviews of risk assessment/management and met the requirements that they were assessed by.

- b) The Board reviewed the insured value of their buildings.

RESOLVED

That the insurance valuation be increased to £50,000 which the Members felt provided adequate cover for those items at high/medium risk.

B.1585 Appointment of the External Auditor

Miss Ablett reported that, as had been previously mentioned, the recent Local Audit and Accountability Act changes the audit requirements for smaller public bodies including IDBs and such bodies as the MLC and Parish Councils.

The Act abolished the Audit Commission from 1st April 2015 and, from that date, responsibility for external auditor appointments has transferred to a new body, Public Sector Audit Appointments Ltd. Most contracts with existing external auditors will however continue until they expire after completion of the 2016/2017 audits.

Miss Ablett reported that from April 2017, smaller authorities will also be legally responsible for the appointment of their own external auditor and that this appointment must be made before the 31st December before the audited year, eg by 31/12/2016 for 2017/2018. Miss Ablett advised that the Secretary of State can however, appoint a body with power to appoint auditors for such smaller bodies which must then opt out from an appointing body. This has now been proposed, with a body proposed to procure audit services "en bloc" for these bodies. The new body is also supported and being funded by DCLG. The new arrangements will operate for a period of 5 years initially but is likely to run on 5 year cycles. It is likely that the procedures for opting out of this sector led body arrangement and appointing an external auditor individually will not be worthwhile for smaller authorities since this will involve the authority establishing an auditor panel and following a statutory appointment process and it is also likely that audit fees will be higher than under the "en bloc" arrangement.

Miss Ablett advised that all IDBs had to decide by 31st January 2016 whether they were going to opt out of the new sector body arrangements and that the position can be reviewed during the first five year cycle. The Chairman had, in view of this, agreed that the Board would opt in to the Sector Led body.

RESOLVED

That the Board approve the actions of the Chairman to join the Sector Led Auditor Appointment body.

B.1586 Exercise of Public Rights

Miss Ablett referred to the publishing of the Notice of Public Rights and publication of unaudited Annual Return, Statement of Accounts, Annual Governance Statement and the Notice of Conclusion of the Audit and right to inspect the Annual Return.

B.1587 Annual Governance Statement – 2015/2016

The Board considered and approved the Annual Governance Statement for the year ended on the 31st March 2016.

RESOLVED

That the Chairman be authorised to sign the Annual Governance Statement, on behalf of the Board, for the financial year ending 31st March 2016.

B.1588 Payments

The Board considered and approved payments amounting to £128,596.87 which had been made during the financial year 2015/2016.

(NB) – Messrs C Hartley and Sutton declared interests (as Members of the Middle Level Board) in the payments made to the Middle Level Commissioners.

(NB) – The District Officer declared an interest in the payment made to Ayers & Son.

(NB) – Mr F Leach declared an interest in the payment made to him.

B.1589 Annual Accounts of the Board – 2015/2016

The Board considered and approved the Annual Accounts and bank reconciliation for the year ended on the 31st March 2016 as required in the Audit Regulations.

RESOLVED

That the Chairman be authorised to sign the Annual Return, on behalf of the Board, for the financial year ending 31st March 2016.

B.1590 Joint Pumping Station Replacement Fund

Further to minute B.1547, Miss Ablett reminded Members that in 1989 the Board had agreed with Waldersey IDB that where development contributions were received, these contributions should be apportioned with 2/3rd being retained by the receiving Board and the remaining 1/3rd being placed in a joint fund for the benefit of both Districts. It had also been agreed to add 5% where immediate development works were required to accommodate flows and carried out at the cost of developers which sum would also be placed in the joint account.

RESOLVED

That no changes be made to the amount of development contributions transferred to the joint pumping station replacement fund.

B.1591 Expenditure estimates and special levy and drainage rate requirements 2016/2017

The Board considered estimates of expenditure and proposals for special levy and drainage rates in respect of the financial year 2016/2017 and were informed by Miss Ablett that under the Land Drainage Act 1991 the proportions of their net expenditure to be met by drainage rates on agricultural hereditaments and by special levy on local billing authorities would be respectively 5.11% and 94.89%.

RESOLVED

- i) That the estimates be approved.
- ii) That a total sum of £147,856 be raised by drainage rates and special levy.
- iii) That the amounts comprised in the sum referred to in ii) above to be raised by drainage rates and to be met by special levy are £7,556 and £140,300 respectively.
- iv) That a rate of 5.0p in the £ be laid and assessed on Agricultural hereditaments in the District.
- v)
 - a) That a Special levy of £139,435 be made and issued to Fenland District Council for the purpose of meeting such expenditure.
 - b) That a Special levy of £865 be made and issued to the Borough Council of Kings Lynn and West Norfolk for the purpose of meeting such expenditure.
- vi) That the seal of the Board be affixed to the record of drainage rates and special levies and to the special levies referred to in resolution (v).
- vii) That the Clerk be authorised to recover all unpaid rates and levies by such statutory powers as may be available.

B.1592 Display of rate notice

RESOLVED

That notice of the rate be affixed within the District in accordance with Section 48(3)(a) of the Land Drainage Act 1991.

B.1593 Date of next Meeting

Miss Clerk reminded Members that the next meeting of the Board would be held on Wednesday the 9th November 2016 at the Sportsman Public House, Elm at 5.00pm.

The Chairman considered that as the current chef at the Sportsman had left, an alternative venue should be sought.

RESOLVED

That the Chairman be authorised to make the necessary arrangements.

B.1594 Planning Issues

The Chairman allowed Mr Geoff Beel to address the meeting.

Mr Beel raised a number of concerns in relation to the planning process as undertaken by the Board's Consulting Engineers and considered that the level of service in relation to planning needed to be improved.