

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 9th May 2017

PRESENT

S C P Ayers Esq (Chairman)	J Leach Esq
M G Day Esq (Vice Chairman)	D C Oliver Esq
N J Harrison Esq	W Sutton Esq
C F Hartley Esq	P M Tegerdine Esq
G L Lake Esq	Miss M Tanfield
F D Leach Esq	C E Ward Esq

Mr Robert Hill (representing the Clerk to the Board) was in attendance.

Apologies for absence

Apologies for absence were received from N Buttress Esq and C Smart Esq.

B.1671 Land Drainage Act 1991 **Board Membership – Fenland District Council**

Mr Hill reported that as Councillor Tierney had stepped down as the representative on the Board, Fenland District Council had appointed Councillor Michelle Tanfield to to be a member of the Board under the provisions of the Land Drainage Act 1991.

The Chairman welcomed Ms Tanfield to her first meeting of the Board.

B.1672 Declarations of Interest

Mr Hill 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.

The Chairman declared an interest in the planning application (MLC Ref Nos. 1333, 1369 and 1370) received for Mr S Ayers.

The Vice Chairman declared an interest in the planning application (MLC Ref No. 1385) received for Mr M Day.

Mr Lake declared an interest in the planning application (MLC Ref No 1386) received for Mr Welcher and Miss Strickle.

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

Mr Harrison declared an interest in agenda item 15 as the contractor for Delivery of Annual Maintenance Contract.

B.1673 Confirmation of Minutes

RESOLVED

That the Minutes of the Meeting of the Board held on the 24th February 2017 are recorded correctly and that they be confirmed and signed.

B.1674 Clerk to the Board

Further to minute B.1619, Mr Hill reported that the Chairman had authorised a donation of £100 towards the gift to mark Iain Smith's retirement and that Mr Smith had asked that his thanks be passed on to the Board for their generous contribution towards his retirement gift and would like it recorded that it had been a pleasure for him to serve the Board and that he wished it all the best for the future.

RESOLVED

That the donation to mark the retirement of the Clerk to the Board, authorised by the Chairman, be approved.

B.1675 Filling of vacancies

Consideration was given to the filling of the three vacancies on the Board.

The Board gave consideration to their current membership from the agricultural sector and Special Levy representation.

RESOLVED

That no action to be taken at the present time and the position be reviewed at the next scheduled meeting of the Board.

B.1676 Water Framework Directive

Further to minute B.1580, Mr Hill reported that there had been no further developments, apart from Mr Paul Sharman being appointed as the IDB representative following the retirement of Mr Iain Smith, but advised that, due to the Environment Agency no longer being able to support it, the River Basin Liaison Panel had since been disbanded. He also reported that the Clerk was satisfied that there were other partnerships in place and would continue to update Members when required.

B.1677 Development at Harry's Way, Wisbech – Kempston Homes Ltd (MLC Ref Nos 1037, 1093 & 1209)

Further to minute B.1625, the Chairman outlined the background to this application and confirmed that additional correspondence together with a Discharge Consent application had recently been submitted by the applicant's agent, the Geoff Beel Consultancy, which was currently being considered by the Board's Consulting Engineers.

RESOLVED

That the Consulting Engineers review the new documentation received and should the application fail to meet the Board's requirements, the applicant's agent be instructed to supply all outstanding details immediately, failing which, the Board will consider further action that may be required to resolve the matter.

B.1678 Erection of an Apple Store and 2.4m high security gates and formation of new access onto Boleness Road, Wisbech – James Mackie (UK) Ltd (MLC Ref No 1266)

Further to minute B.1626, the Chairman outlined the background to this application and confirmed that additional correspondence, together with a Discharge Consent application had recently been submitted by the applicant's agent, the Engineering Support Practice Limited, which was currently being considered by the Board's Consulting Engineers.

RESOLVED

That the Consulting Engineers review the new documentation received and, should the application fail to meet the Board's requirements, the applicant's agent be instructed to supply all outstanding details immediately, failing which, the Board will consider further action that may be required to resolve the matter.

B.1679 Construction of a solar farm at land north west of Wales Bank Junction, Begdale Road, Elm (MLC Ref Nos 1182, 1226 and 1270)

Further to minute B.1665, the Chairman updated the meeting with the detail from the Consulting Engineers report concerning this development.

RESOLVED

- i) That the Consulting Engineers review the response from British Renewables, when received, and that, subject to this, the applicant be instructed as to the remedial action required to comply with the consent.
- ii) That the Chairman and Vice-Chairman be authorised to deal with this matter and take any further actions they considered necessary.

B.1680 Boundary Wall at Redmoor

Further to minute B.1657, the Vice-Chairman reported that the builder was currently on site attending to the works as instructed by the Board. The Chairman reported that he had noticed additional works to those required were being carried out. In response to the Chairman, the Vice-Chairman confirmed that the builder had only been instructed to attend to the repairs to the boundary wall and the electricity box, and to the removal of pipes.

The Chairman further reported that he had been approached by the neighbour at the Depot, requesting permission to park a caravan within the Depot curtilage. After discussion with the Vice-Chairman, they had subsequently instructed the Middle Level Commissioners to draw up a licence agreement to permit the parking of the caravan on the Board's property. The Chairman confirmed

that, having approved the agreement, he had returned it to the Middle Level offices prior to the last Bank Holiday.

RESOLVED

- (i) That the Vice Chairman discuss the extent of the Board's requirements with the builder to ensure that no additional works were carried out.
- (ii) That the actions of the Chairman in approving a licence agreement for parking a caravan within the Depot curtilage be approved.

B.1681 Development at Europa Way, Wisbech – Floorspan Contracts Ltd

Further to minute B.1664, Mr Hill confirmed that a letter had been sent to Floorspan Contracts Ltd requesting that they remove the materials deposited on the access roadway. They had initially responded confirming that they would remove the spoil heap but had requested that the concrete blocks could remain in place as these stopped vehicles from encroaching on to the brink of the drain. They had confirmed that they would be willing to remove the blocks, at their expense, whenever drain maintenance works were required and also requested that a mobile tanker be allowed to remain on the access strip, which again, they would remove prior to any drain maintenance works.

Mr Hill further reported that the Middle Level Commissioners' Planning Engineer had visited the site and had noticed a number of other items on the access strip, and that the previous day, Floorspan Contracts Ltd had sent an e-mail acknowledging there were other materials within the access strip, which they agreed to remove.

Mr Harrison reported that there was a discharge pipe into the District Drain from Floorspan Contracts Ltd which the Chairman confirmed had not been approved by the Board.

RESOLVED

- (i) That the Clerk write to Floorspan Contracts Ltd to acknowledge their confirmation to remove all materials deposited on the access roadway, and as part of the original Consent, agree to Floorspan Contracts Ltd being able to retain the concrete blocks and to park mobile tanker(s) within the byelaw distance, all of which they would have to remove after being given reasonable notice, at their expense, prior to any drain maintenance works.
- (ii) That Floorspan Contracts Ltd be made aware that the discharge pipe from their property into the District Drain was unconsented and they should take immediate action to rectify the position, and that failure to comply would result in the Board having to take appropriate enforcement action.
- (iii) That a copy of the letter be forwarded to Mr F Leach.

B.1682 Health and Safety

Further to minute B.1667, the Chairman reported on the current position concerning the Redmoor Lane weir and confirmed that the replacement structure had been constructed and was currently in Fen Group Ltd's workshop. He advised that at a site meeting prior to its' installation, it had been noted that there was a gas main approximately seven metres from the Board's drain, and less than 1 metre from the surface, which could cause problems. After contacting British Gas, this

was due to the current pressure in the pipe being far greater than it was originally designed for. After protracted discussions, British Gas had agreed to allow the installation, provided all specifications were provided to them in advance, and that they were to escort the machinery and supervise all works. The Chairman had raised concerns with regards to future maintenance, and had requested that the Consulting Engineer provide plans of the route of the gas main.

After visits with Fen Group Ltd to the other sites, the Chairman had realised that there were others which had been missed from the original specifications, and he had requested Fen Group provide a quote for these additional works, which he tabled.

Members discussed these additional works, and Mr Harrison considered that the Board would need to review more detailed drawings/plans before any decisions could be made. The Chairman considered that there should be a site meeting with Fen Group Ltd before the end of the month to review these additional works. Mr Sutton proposed that a sub-committee be formed to do this.

RESOLVED

That a sub-committee, consisting of the Chairman, Vice Chairman, Mr F Leach and Mr Harrison be appointed to review the additional proposed works and be authorised to take any necessary action

B.1683 Delivery of Annual Maintenance Contract

Further to minute B.1668, the Board considered the Report of Mr Harrison.

He reported that normal regular maintenance works had commenced and that currently, works around the industrial area were nearly completed. He advised however, that there were many issues concerning access and removal of rubbish.

Mr Sutton considered that rubbish within the industrial area was no different to anywhere else in Wisbech and should be dealt with in the same manner. He agreed to pursue this matter further with Fenland District Council.

Mr Sutton asked if the provision of bags, which could then be collected, would be helpful. Mr Harrison considered that this may possibly cause other issues if bagged rubbish was left to cause an obstruction to traffic/pedestrians. He agreed that he was happy to make arrangements in the short term but that the Board would need to fully address the problem, possibly following the completion of the Health and Safety works to structures.

Mr Harrison raised concerns over a number of blocked culverts, which again would need addressing, and that there was a requirement to identify high voltage cables throughout the District to ensure safe working. He also mentioned the need to start identifying pipework and cables in and around watercourses, which could be marked on a map.

With regards to access problems, Mr F Leach referred to issues in and around the Clarkson Academy, the Copart site, DHL and Dawbarns, all of which were causing problems. He further referred to a hedge along the Copart site, which narrows to approximately 4 metres access, and fencing, which again was causing severe access problems.

Mr F Leach reported, that for a number of sites, there was a formal induction process which had to be taken before access to the site was allowed.

Mr F Leach reported that Mr Buttress had contacted him concerning an area around Elm Parish Church, which had had localised flooding in the past, due to a lack of maintenance. Due to the sensitive nature of the church site, it was only possible to carry out maintenance from the other side of the drain, and access was restricted due to the high volume of material and equipment left within the maintenance strip.

Mr Harrison referred to photographs 45 and 50 contained within his report showing the access problems due to lack of maintenance, and advised that this was an area where the Environment Agency had carried out water quality checks in the past following reports of pollution.

Mr Tegerdine queried if these sections could be piped, and the Chairman referred to the problems this would cause due to the loss of storage capacity within the channel. Mr Sutton queried if it would be possible for the Consulting Engineers to carry out a review of piping sections and increasing storage capacity downstream. The Chairman referred to the cost implications associated in being able to transfer the water quickly so as not to cause localised flooding.

RESOLVED

That Mr F Leach:-

- (i) Look into the requirements for safe working under overhead cables and be authorised to take any necessary appropriate action.
- (ii) Be authorised to approve any immediate additional works required that he considers are necessary and additional to those originally tendered for.
- (iii) Be authorised to discuss access arrangements with the Middle Level Commissioners' Solicitor and to send site specific letters to businesses within the industrial area to properly regulate access arrangements within the Board's Byelaws.
- (iv) Be authorised to liaise with the Middle Level Commissioners' Solicitor to contact relevant land owners in the vicinity of Elm Parish Church to ensure proper access for drain maintenance works.

B.1684 Consulting Engineers' Report

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

Hundred of Wisbech I.D.B.

Consulting Engineers Report – April 2017

Asset Survey

As an essential part of our work in seeking to reduce flood risk, the Middle Level Commissioners (MLC) have surveyed all MLC and third party owned penetrations through MLC river banks and embankments and recorded and uploaded these to our GIS (Geographical Information System). The condition and likely continuing use or otherwise of these penetrations (generally pipes or culverts) has been assessed. Should the Board wish for a similar exercise to be carried out on their own district assets this can also be arranged. Such a survey would assist the Board with future budgeting in ensuring that smaller but strategically/locally important assets such as culverts, slackers and adjustable and fixed weirs are not overlooked.

Health & Safety

A neighbouring IDB has recently had an occurrence in which a dog ended up trapped between a weedscreen and a pump. This happened at an unmanned pumping station. The dog's owner entered the pump intake area to secure the rescue of the dog and it was fortuitous that an automated pump start did not occur. However, this is perhaps an opportune reminder that members of the general public and even the emergency services are not necessarily aware of the risks posed at such installations. It is recommended that all such sites have reasonable protection from entry and also have signage indicating the risks and who should be contacted in an emergency. It is therefore recommended that the Board reviews its sites and the Middle Level Commissioners' engineers will be happy to assist if required, for example by supplying a sample draft signage template or by giving specific advice on what can be done at a particular site.

Proposal for Drainage Improvements South of Point 53 at the A47

Work on the business case is progressing and scheduled to align with the programme previously given by Highways England. As a result, the business case is expected to be completed in the financial year 2018/19 with the works commencing in 2019/20.

Burall Land, Cromwell Road & Copart Site Drainage Improvements

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

Eel Regulations

The latest guidance suggests that spending of FCRM money on schemes just to facilitate eel movements will not be required. However, plans for improvements, modifications or replacement of structures which have been identified as a barrier to movement should be seen as a trigger for considering such works.

There is a further test to be included and that is one of proportionately, ie the additional cost of eel passage should not be disproportionate to the overall scheme cost.

The IDBs and ADA have been pushing for further research to better understand eel movement and explore all options in relation to providing methods which would allow the mature (silver) eels to escape closed systems and hence travel to their breeding sites in the most cost effective manner. ADA has asked if IDBs would join with the EA in funding this project and so far the response has been positive. The Board is therefore asked if it would wish to offer some financial support over one or two years. Other Boards have committed between £50 and £1000 for either one or two years.

Internal Consultation with the Board

To ensure that our limited resources are maximised and to enable more timely responses to pre-/post-application consultation and applications for byelaw consent, and occasionally discharge consent, we have introduced a defined process of “internal consultation” between the Commissioners and the Board, usually, but not always, with the Chairman and/or District Officer to seek the Board’s comments and thus aid the decision-making process.

Members are reminded that if a response, ideally in writing by post or email, has not been received within fourteen days from the request being issued then it is considered that the Board does not wish to comment and is content for the Commissioners’ staff to process and make a recommendation on the respective consent application/discussion procedure based upon information to hand.

Changes to Planning Procedures Update

Notes/Informatives on planning decision notices

Following a concern raised by one of the Boards administered by the Commissioners, a brief review of a random, yet representative, sample of planning application Decision Notices made by the Huntingdonshire District Council (HDC) that have primarily been granted in the last two years has been undertaken.

Many of the relevant decisions within HDC’s area made during 2016, and to a lesser degree during 2015, relate to the Prior Approval of agricultural building to dwellings or Prior Notification applications which, on the whole, do not include conditions or refer to notes/informatives possibly because of the nature of the application. In a similar manner most of the other decision notices found did not, with a few exceptions, include notes/informatives either.

As a result a letter was sent during December to all the planning authorities that the Commissioners deal with, both directly and on behalf of its administered Boards, requesting that the use of informatives could

be (re-) introduced on future notices “in order to make applicants aware of other consents which may be required in addition to Planning Consent and prevent them being in breach of the Boards’ Byelaws”

It is understood that the principle of using notes/informatives on Planning Decision Notices is based on the Court of Appeal which remarked following the case of Slough Borough Council v Secretary of State for the Environment and Oury [1995] "The general rule is that, in construing a planning permission, regard may only be had to the permission itself, including the reasons stated for it."

The decision and its reason(s) is the primary document, with the informatives no more than non-binding additional information which lack a statutory basis. Planning Conditions, on the other hand, may impose mandatory requirements for the carrying out of development and have statutory authority.

The purpose of a note in respect of a condition is to provide the applicant with further information and an informative is to provide relevant guidance to the applicant without having to impose relevant conditions. The Planning Circular 11/95: use of conditions in planning permission advises how these can be used to bring the applicants’ attention to certain matters, such as, reminding an applicant to obtain further planning approvals and other consents but should not establish mandatory requirements with which an authorised development must comply.

However, it is further understood that there are a limited number of exceptions to this rule which could lead to a challenge to the permission which may result in a decision being “quashed” but this is outside of our interest on this occasion.

Planning Applications

In addition to matters concerning previous applications, the 30 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>
1381	F/YR16/0857/F	Hi Tech Motors Ltd	Car sales	Britannia Way, Wisbech
1382	F/YR16/0947/F	Fenmarc Produce Ltd	Industrial (Extension)	Gosmoor Lane, Elm*
1383	F/YR16/0940/F	Fenmarc Produce Ltd	Industrial	Gosmoor Lane, Elm*
1384	F/YR16/0952/O	Belgrave Land (Wisbech) Ltd	Retail (3 units)	Sandown Road, Wisbech
1385	F/YR16/0963/F	Mr M Day	Residence (Extension)	Begdale Road, Elm
1386	F/YR16/1003/F	Mr Welcher & Miss Strickle	Residence	Fridaybridge Rd, Elm
1387	F/YR16/1027/F	Mrs S Thomas	Residence	Fridaybridge Road, Elm
1388	F/YR16/1019/F	Mr J Severn	Residence (Garage)	Bar Drove, Friday Bridge*
1389	F/YR16/3114/COND	Mr J Boyall	Residential (3 dwellings)	Main Rd, Elm*
1390	F/YR16/1029/F	Mr E Peggs	Residential (4 dwellings)	New Drove, Wisbech
1391	F/YR16/1051/F	Mr & Mrs A Stephen	Residence (Extension)	Well End, Friday Bridge

1392	F/YR16/1091/F	Truckmax Ltd	Industrial (Extension)	Boleness Road, Wisbech
1393	F/YR16/1115/F	Mr P Millington	Residence	Back Road, Elm
1394	F/YR16/1109/RM	Davenport Clarke Ltd	Residence	Bar Drove, Friday Bridge
1395	Enquiry	Client of Peter Humphrey Associates	Proposed Energy Centre	Algores Way Wisbech
1396	F/YR16/1133/F	Mr R Dodkin	Residence (Extension)	Church Road, Fridaybridge
1397	F/YR16/1103/F	Mr B Pearl	Residence (Extension)	Peartree Way, Elm
1398	F/YR16/1130/F	Mr & Mrs N Townsend	Residence (Extension)	Gosmoor Lane, Elm
1399	F/YR16/1125/F	Nor-Cambs Homes & Developments	Residence	Begdale Road, Elm
1400	F/YR16/1117/F	Mr & Mrs Mowbray	Residence (Extension)	Elm Low Road, Wisbech
1401	F/YR16/3117/COND	Mr D Jardine	Residence	Fridaybridge Road, Elm
1402	F/YR16/1180/F	Langley Care Home	Residential Institution	Queens Road, Wisbech
1403	Enquiry	Client of Peter Humphrey Associates	Proposed Energy Centre	Algores Way, Wisbech
1404	F/YR17/0046/O	A & L Construction	Residential (2 dwellings)	Elm Low Road, Wisbech
1405	F/YR17/0066/F	S B Components	Industrial	Enterprise Way, Wisbech*
1406	F/YR17/0078/FDL	Zeen Construction	Industrial (5 units)	Algores Way, Wisbech*
1407	F/YR17/3016/COND	Tesco Stores Ltd	Retail	Sandown Road, Wisbech
1408	F/YR17/0144/F	Fenmarc Produce Ltd	Industrial	Gosmoor Lane, Elm
1409	F/YR17/0161/F	Mr M Large	Residential (2 dwellings)	Friday Bridge Road, Elm
1410	F/YR17/0179/F	Mr J Fitt	Residential (4 flats)	St Peters Road, Wisbech

***Planning applications ending 'COND' relate to the discharge of relevant planning conditions
Planning applications ending 'RM' relate to reserved matters***

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

The following applicants have chosen to use the soakaway self-certifying process and, in doing so, agreed that if the soakaway was to fail in the future they would be liable for discharge consent.

Residence at Friday Bridge Road, Elm – Mr Welcher & Miss Strickle (MLC Ref No 1386)

1. *Residential Development at Harry's Way, Wisbech – County Land Homes (MLC Ref No 122), Wimpey Homes (MLC Ref No 317), JA Investments (MLC Ref No 1037) & Kempston Homes Ltd (MLC Ref Nos 1093, 1209 & 1378)*

Further to item "B.1625 Development at Harrys Way, Wisbech – Kempston Homes (MLC Ref Nos 1037, 1093 & 1209)" made at the last Board meeting, an advisory letter was sent to the applicant.

Subsequent correspondence together with a discharge consent application has been received from the applicants' agent, the Geoff Beel Consultancy (GBC), and this is currently being considered.

2. *Manufacturing facilities at Millennium Works, Enterprise Way, Wisbech – S B Components Ltd* (MLC Ref Nos 465 & 572) & *S B Components (International) Ltd* (MLC Ref Nos 671, 1204, 1232, 1249, 1286, 1325, 1326 & 1340)

- (a) Erection of a detached single storey workshop (MLC Ref No 1249) and Erection of a 3 bay extension to existing workshop (MLC Ref No 1340)

Discussions concerning this matter are continuing with the applicant's consultant.

- (b) Piping and filling of the former Board's drain between Points 103-104 (MLC Ref No 1325)

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.

- (c) Erection of industrial body shop and associated parking (MLC Ref No 1326)

Discussions concerning this matter are continuing with the applicant's consultant.

- (d) Erection of an extension to press shop and lean-to for use as skip store involving internal and external alterations to existing building (MLC Ref No 1405)

Further to the last meeting a planning application has been submitted to the District Council for an extension to the press room immediately north of the recently piped former Board's Drain.

Planning permission was granted in late March.



Extract from Swann Edwards Architecture Ltds Drawing No SE-697 06 Rev. A showing the proposed layout

It is interesting to note that no reference is made within the Officer's Report to the presence of the Board's Drain or other relevant flood risk or surface water related issues.

The Officer's Report includes the following:

"Flood Risk: The Environment Agency has raised no objection to the scheme, albeit they recommended that the applicants follow the recommendations of the submitted FRA. This is a commercial extension of modest scale when viewed in the context of the wider site and the finished floor levels are to match existing. As such compliance with Policy LP14 is achieved".

Council members will be aware that the penultimate paragraph of Council Policy LP14 Part (B) Flood Risk and Drainage includes the following statement on page 66 of its Adopted Local Plan:

"All proposals should have regard to the guidance and byelaws of the relevant Internal Drainage Board, ..."

The apparent disregard of this paragraph, which has also been ignored at several sites both within the Board's catchment and for other Boards for whom the MLC provide a

consultancy service, is a cause for concern but it is left to the Board whether it wishes to pursue this matter further with the District Council.

No further correspondence has been received from the applicant or the applicant's agent concerning this site and no further action, beyond providing an initial response to the applicant, has been taken in respect of the Board's interests.

Further involvement may be required if this proposal progresses and the Board's consent is likely to be required.

3. *Residential development with associated garages, parking and Public Open Space on land between South Brink and Cromwell Road, Wisbech – Kentford Developments Ltd (MLC Ref Nos 497,1225 & 1288) & Construct Reason Ltd (MLC Ref Nos 834, 937, 1024 & 1153)*

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.

4. *Waste recycling centre and transfer station at Algores Way Industrial Estate, Wisbech – Frimstone Ltd (MLC Ref Nos 509 & 1374) & Donarbon Ltd (MLC Ref No 533)*

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.

5. *Associated access, car parking and landscaping on land at junctions of A47/Cromwell Road, Wisbech – Scopebusy Ltd (MLC Ref No 575); All Weather Markets (MLC Ref No 578); Teshill Ltd (MLC Ref No 757); Gracechurch Retail Development Group (MLC Ref No 786); Gracechurch Retail Developments Ltd (MLC Ref Nos 851,1090, 1207) & Hutchinson Group Ltd (MLC Ref No 1380)*

No subsequent 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.

According to the District Council's Public Access web page, at the time of writing, the planning application (MLC Ref No 1380) is currently pending consideration.

Further involvement will be required if development of the proposal is progressed and the Board's consent may be required.

6. *Developments at Belgrave Retail Park, Sandown Road, Wisbech - Belgrave Land Ltd* (MLC Ref Nos 579, 958, 1054 & 1121), *Client of White Young Green* (MLC Ref No 949) and *Belgrave Land (Wisbech) Ltd* (MLC Ref No 1384)

Further to the Board's October 2015 meeting report a planning application for the erection of 3no Retail/Drive Thru type units (A1/A3 use), including loading bay and the formation of a new car parking area was submitted to the District Council during September.

According to the District Council's Public Access web page it is understood that, at the time of writing, a decision was pending.

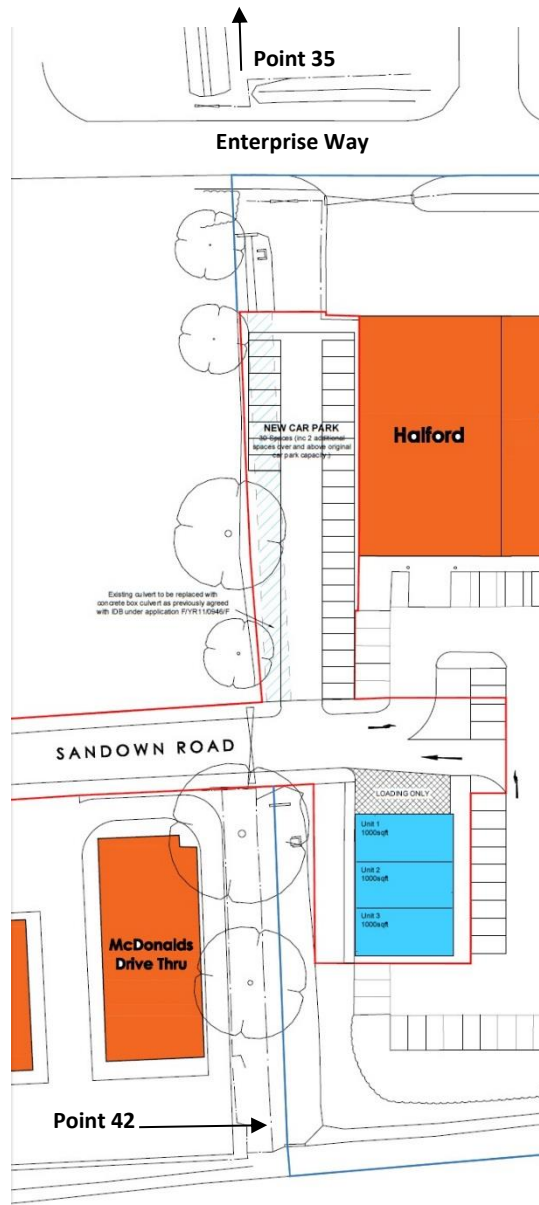
Members will recall that circa 2011/12 the applicant previously proposed the erection of an additional unit on the Business Park and it is presumed that this is a derivation of this aspiration.

Whilst the previous applicant undertook discussion with the Commissioners' Planning Engineer, on the Board's behalf, these were never fully concluded and the resultant byelaw application did not meet the Board's minimum validation requirements and was recommended for refusal.

No further discussions have been undertaken with the applicant, or his representatives, since 2013.

Members should be aware that the proposal would not be recommended for approval in its current form.

Members will also recall that works to replace the volumetric compensatory storage area, provided by a private watercourse, that was lost when the Pets at Home unit was erected, has never been implemented.



Extract from Chaplin Farrant Limited Drawing No 4995 100 Rev. B showing the proposed layout

7. *Office and depot at H L Hutchinson Limited, Weasenham Lane, Wisbech – H L Hutchinson Ltd* (MLC Ref Nos 584, 660, 907, 972 & 1316)

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. *Residential development with associated landscaping and parking 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.

9. *Manufacturing facilities at Floorspan Contracts, 4 Europa Way, Wisbech – Floorspan Contracts Ltd* (MLC Ref Nos 642, 810, 976, 1272, 1323 & 1328)

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.

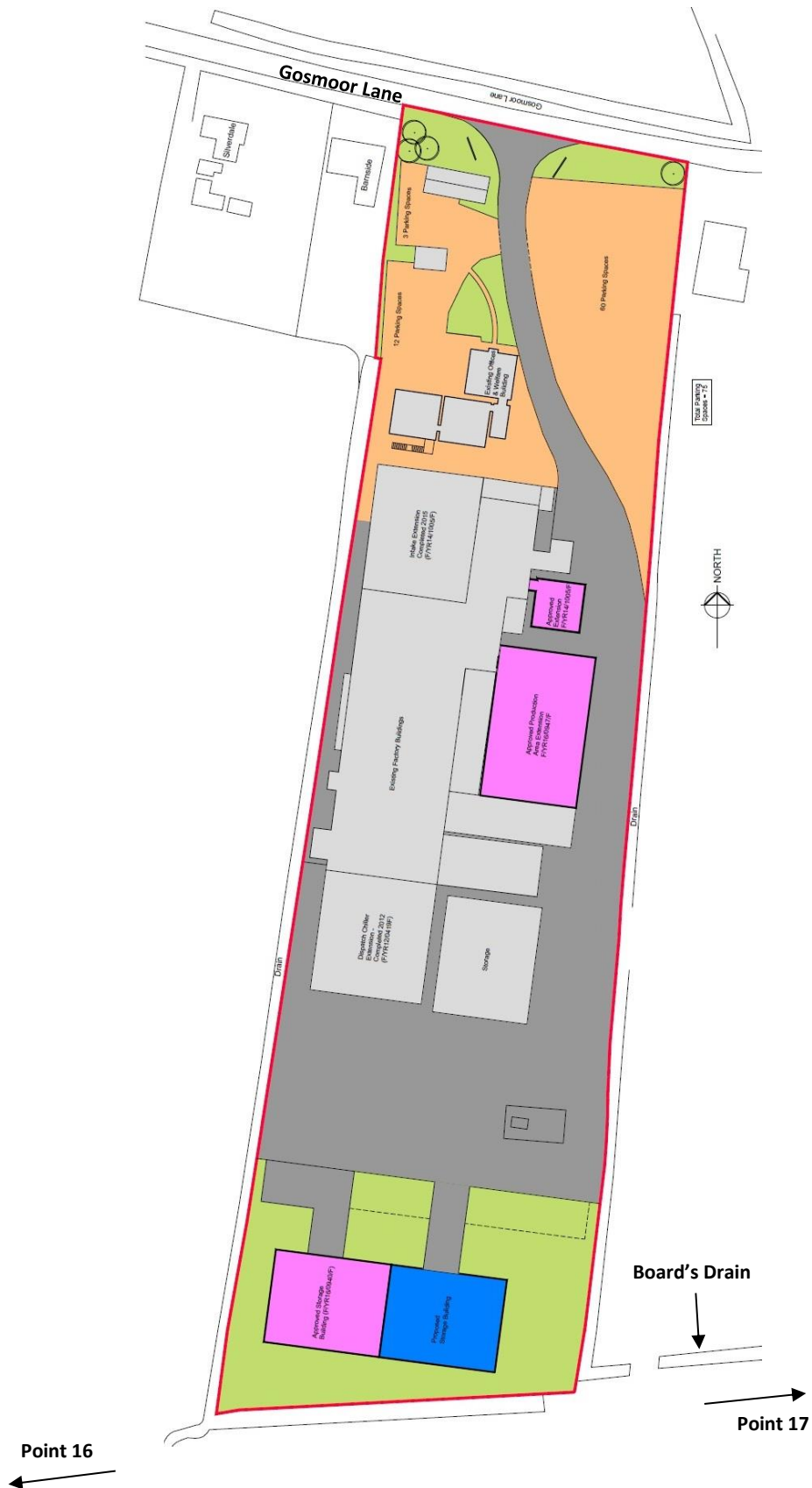
10. *Developments at Fenmarc Produce Ltd, Gosmoor Lane, Elm - Fenmarc Produce Ltd* (MLC Ref Nos 346/PL/742, 1151, 1280, 1382, 1383 & 1408)

Further to previous reports, this site has been the subject of three planning applications for two storage buildings and an extension to an existing building all of which have been granted planning permission.

Whilst the District Council's Officer's Report acknowledges that surface water disposal will be to the adjacent private watercourse system, as with SB Components (International) Ltd's erection of an extension to press shop and lean-to (MLC Ref No 1405) above, no reference is made within the Report to the close presence of the Board's Drain or other flood risk or surface water related issues.

No further action, beyond providing initial responses to the applicant, has been taken in respect of the Board's interests.

Further involvement will be required if development of the proposal is progressed and the Board's consent may be required.



Extract from CDC Architecture Limited 16-515 103 Rev - showing the proposed layout

11. *Foodstore at Lidl UK GmbH Cromwell Road Wisbech – Lidl UK GmbH* (MLC Ref Nos 894 & 1337)

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.

12. *Erection of apple processing factory with offices* (MLC Ref Nos 910, 938 & 959) & *Erection of an Apple Store and formation of new access onto Boleness Road, Wisbech - James Mackle (UK) Ltd* (MLC Ref No 1266)

Further to item "B.1626 Erection of an Apple Store and 2.4m high security gates and formation of new access onto Boleness Road, Wisbech – James Mackie (UK) Ltd (MLC Ref No 1266)" made at the last Board meeting, an advisory letter was sent to the applicant.

Subsequent correspondence together with a discharge consent application has been received from the applicants' agent, the Engineering Support Practice Ltd (ESP) and this is currently being considered.

13. *Erection of 4 x 2 bed and 4 x 3 bed terraced houses with basement parking for dwellings and adjacent offices on site adjacent to Old Rectory, Love Lane, Wisbech – The Whitfield Group* (MLC Ref No 979)

Further to the November 2011 report the District Council has confirmed, in response to an administrative query, that this application has not been formally determined due to inactivity by the applicant and has therefore been removed from Part 1 of the Register to Part 2 and is being treated as Finally Disposed Of. Therefore, a Decision Notice has not been produced.

14. *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 – ACES (Mr C Jakeman)* (MLC Ref Nos 1136, 1159, 1276 & 1296) & *Erection of a detached triple garage – C J & C A Penney* (MLC Ref No 1321)

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.

15. *Erection of an extension and fence enclosed substation to rear of existing agricultural building (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 – Anglia Growers (MLC Ref No 1336)*

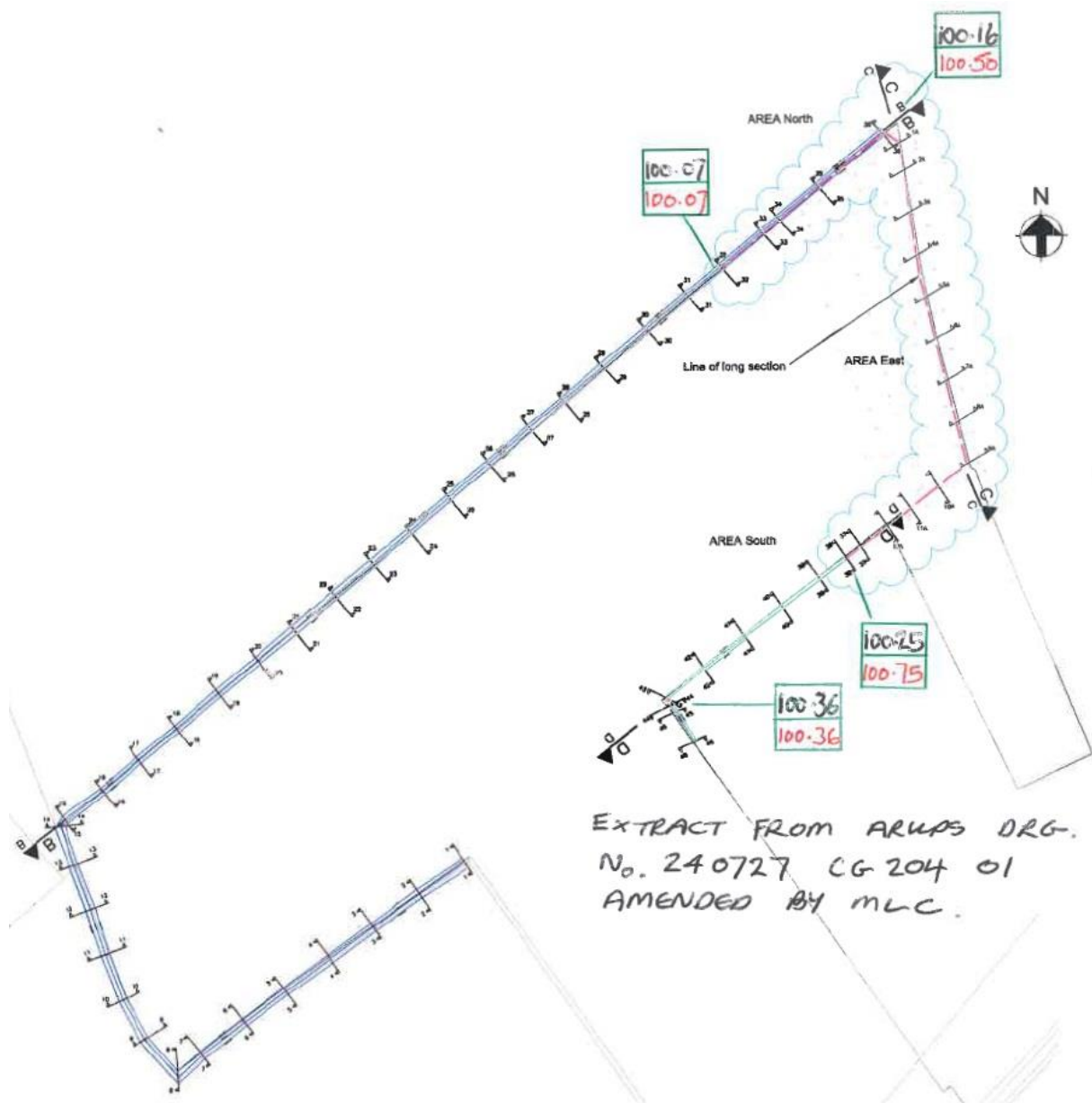
No further correspondence has been received from the applicant or the applicant's agents concerning this site and no further action has been taken in respect of the Board's interests.

16. *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)*

Further to item "B.1630 Consulting Engineers' Report a) 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)" made at the last Board meeting, the Chairman's comments were:

- “(i) The bund on the northern boundary of the site, requested to prevent unregulated sheet flow from the site into the Board's system, does not extend as far as he understood that it would.
- (ii) The landscaping is planted on the brink of the private watercourse, therefore, preventing the future maintenance and/or improvements of the watercourses.
- (iii) The re-connection improvements appear not to have been “cut” as originally proposed.”

Having compared the consented re-connection scheme, as shown on Arup's consent Drawing No 240727 CG204 01, with the “as dug” survey details, as shown on British Renewables drawing received in November, it does appear that the works have not been undertaken as per the consented drawings.



Amended extract from Arups Drawing No 240727 CG 204 01

British Renewables were advised in March that:

“Interpreting the respective plans as best that I can, given the small scale, the respective levels have been included on the attached amended extract from Drg No CG204. The design levels are at the top, in black, and the current levels, at the bottom, are in red.

Using references on Arup’s scheme drawings no improvement works appear to have been undertaken to the AREA North channel, the AREA East does fall in the correct direction but is too high and does not appear deep enough. No work has been undertaken to AREA South.

From the figures on the amended extract, you will note that the upstream end is currently 140mm below the junction between north and east (Point B C) and thus cannot discharge freely.

These aspects do not meet the detail contained in the consent documents and the Chairman has requested that remedial works are undertaken to resolve the situation.

The Board recognises that it is in the interests of all parties to find a solution and looks forward to your co-operation in this matter. However, if the remedial works are not undertaken within a reasonable time period there will be no option but to advise the Clerk to the Board to enforce condition 16 of the consent document.”

A response from British Renewables is currently awaited.

In view of the above, the Board may want to consider how it wishes to resolve this on-going matter.

17. *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) & 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.

18. *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 applicants or the applicants’ agents concerning this site and no further action has been taken in respect of the Board’s interests.

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

No correspondence has been received, since November 2015, from the applicant’s agents concerning this site and no further action has been taken in respect of the Board’s interests.

20. *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.

21. *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)*

The re-development of this site has recently been completed.

22. *Erection of 20 2-storey dwellings with garages at land west of Cedar Way accessed from Grove Gardens, Elm – Kier Living Ltd (MLC Ref Nos 1309, 1331 & 1362)*

Planning permission for this site was granted by the District Council in mid-December.

Further to item "B.1630 Consulting Engineers' Report (b) Erection of 20 2-storey dwellings with garages at land west of Cedar Way access from Grove Gardens, Elm – Kier Living Ltd (MLC Ref Nos 1309, 1331 & 1362)" from the last meeting a letter was sent to the applicant's agent, Robert Doughty Consultancy Limited, advising of the position.

Following some discussion with the applicant's engineering consultant a completed post-application consultation form has been received and a response is currently being prepared.

23. *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)*

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.

24. *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, 1369 & 1370)*

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.

25. *Residential development bounded by Heron Road Estate, Elm Low Road, the A47 Wisbech Bypass, and Halfpenny Lane, Wisbech – Mr J Bassett (MLC Ref Nos 567 & 639), Client of Matrix Transport and Infrastructure Consultants Ltd (MLC Ref No 1338) & Screening and Scoping Opinion: Residential and associated development at land east of Halfpenny Lane, Wisbech – EMC Land (MLC Ref No 1339)*

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.

It is understood, but not definitely known, that a Broad Concept Plan (BCP) has been prepared for this site.

26. *Developments in the vicinity of Bar Drove, Friday Bridge*
- (a) *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) & Erection of a dwelling north of 79 The Stitch, fronting Bar Drove, Friday Bridge – Mr F Smith (MLC Ref No 1372)*

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.

- (b) *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 of 89-95 The Stitch, fronting Bar Drove, Friday Bridge – Mr & Mrs Smith (MLC Ref No 1169), Mr M Lemon (MLC Ref Nos 1169, 1235 & 1241), Mr L Russell (MLC Ref No 1327), Mr D Johnson (MLC Ref No 1335) & Mr J Severn (MLC Ref No 1388)*

Further to the last meeting a planning application for the erection of a double garage and erection of a car port to existing garage on Plot 3, the most easterly plot, was submitted to, and subsequently approved by, the District Council.

An application for discharge consent has also been received, processed and recommended for approval.

When submitting a byelaw application for the adjacent site (MLC Ref No. 1394), see below, the applicants' agent, ESP Ltd, advised that:

“I would point out at this early stage that some 20m. downstream of the proposed installation of the site access culvert a full drain blockage is present and will require the Boards enforcement action to be implemented to redress the correct free flowing drain characteristics, this will be identified in my supporting report.”

In response ESP were advised:

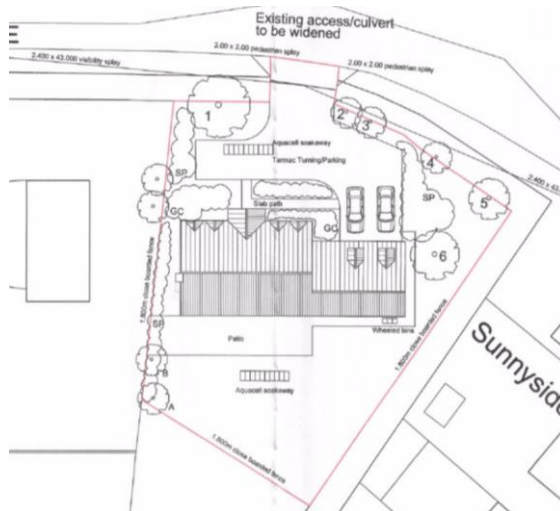
“We note from your comment concerning the blockage downstream of your clients site and will advise the Board accordingly in order for them to make an informed decision.”

In view of the above the Board may consider it appropriate to take suitable action. Therefore, the Board's instruction is requested.

- (c) *Erection of a dwelling at land north of Rosedale, Needham Bank, fronting Bar Drove, Friday Bridge – Ms J Drew (MLC Ref No 1265) and Davenport Clarke Ltd (MLC Ref No 1394)*

Further to the last meeting a planning application was submitted to the District Council in November 2016. According to the District Council's Public Access Webpage, at the time of writing, the planning application is currently pending consideration.

A byelaw application was received on 20 December 2016 for the formation of an access culvert but this did not meet the Board's minimum validation requirements. The application was subsequently recommended for refusal because the outstanding information was not supplied before the specified deadline.



Extract from PHA drawing 5592-PL01

A revised byelaw application was received in March and is currently being considered.

The Board's instruction is requested in respect of the above, along with confirmation on whether a detailed assessment is required.

- (d) *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)*

Further to item "B.1630 Consulting Engineers' Report (iv) Change of use of land south of Barr Drove and erection of a dwelling north of 79 The Stitch, fronting Bar Drove, Friday Bridge – Mr & Mrs F Smith (MLC Ref Nos 1094, 1223 & 1372) & Erection of a 2-storey 4-bed dwelling with integral garage at land north of 81 The Stitch, fronting Bar Drove, Friday Bridge – Mr J Klue (MLC) Ref Nos 1299 & 1304) (Mr Buttress abstaining)" A revised byelaw application for the access culvert was subsequently received for this culverting but unfortunately, again, the application did not meet the Board's minimum validation requirements.

Therefore, the Board's instruction is requested in respect of the above.

- (e) *Erection of 3 dwellings at land west of Rowde House, Bar Drove, Friday Bridge – Mrs S Metcalf (MLC Ref Nos 1341 & 1347)*

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.

27. *Erection of 7 x industrial workshops and the siting of a portacabin office at land south of Gold Leaf Industrial Estate, Sandall Road, Wisbech – Automaniac Service Ltd (MLC Ref No 1353)*

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.

28. *Erection of 8 x 2/3-storey dwellings involving removal of existing buildings (Outline with matters committed in respect of access, layout and scale) at 2 Victoria Road, Wisbech – Mr F Bassett (MLC Ref No 1356)*

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.

According to the District Council's Public Access Webpage, at the time of writing, the planning application is currently pending consideration.

29. *Industrial units (B2) on land south west of 47 Algores Way, Wisbech – Zene Construction Ltd (MLC Ref Nos 1358 & 1406), Mr P Bird (MLC Ref No 1364) & The Test & Service Centre Ltd (MLC Ref No 1365)*

A further planning application was submitted by Zeen Construction in January and this was subsequently approved by the District Council in March.

With the exception of responding to this planning application, no further action has been taken in respect of the Board's interests concerning these sites and no further correspondence has been received from the applicants or the applicants' agents.

30. *Erection of a non-food retail warehouse (with mezzanine floor) and 4.0m security fence including a secure compound at a maximum height of 6.0m (with additional netting), and installation of external lighting with 8.0m (max height) columns at land east of 2-6 Sandown Road, Wisbech – Tesco Stores Ltd (MLC Ref Nos 1379 & 1407)*

Planning permission was granted by the District Council, subject to the imposition of conditions including those relating to surface water disposal, in December.

A discharge of condition planning application was submitted in respect of Condition 4 Surface Water Drainage, in late January, and subsequently discharged in early April.

No 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.

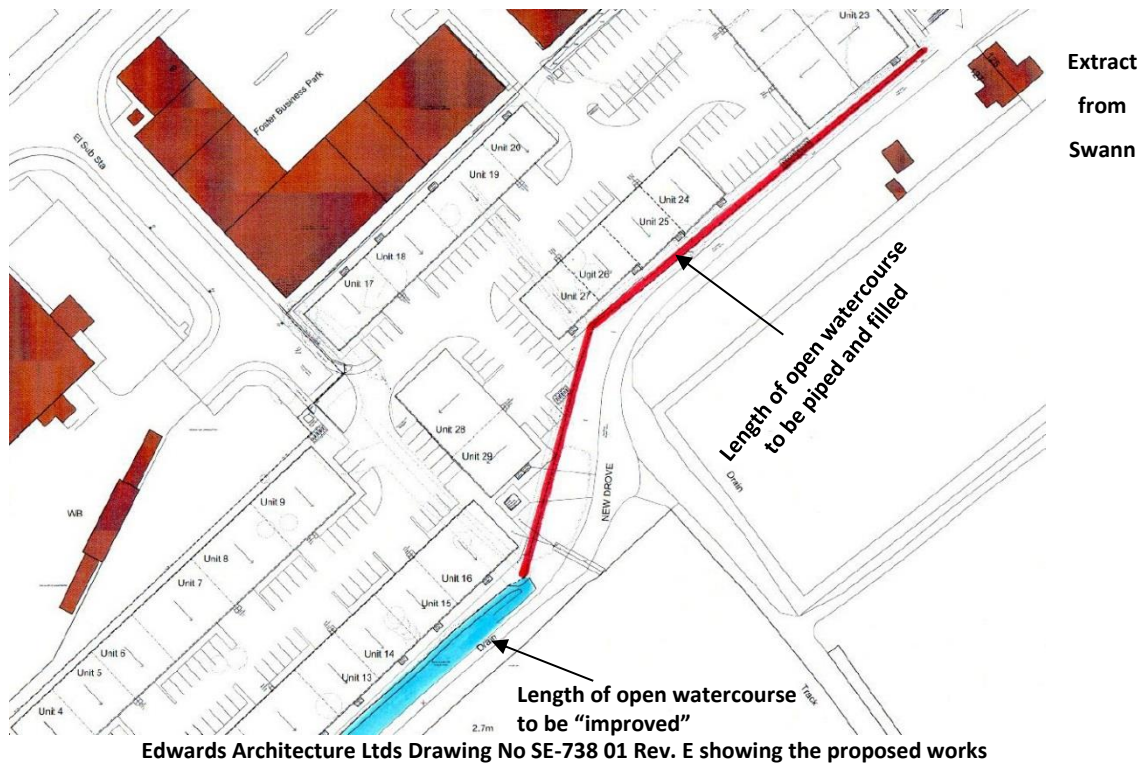
The Board is reminded that whilst the District Council and the Lead Local Flood Authority (LLFA) are content with the proposal it does not necessarily mean that the Board, who as a non-statutory consultee has yet to consider the proposals, will be in agreement.

Further involvement may be required if this proposal progresses and the Board's consent may be required.

31. *Proposed Industrial Units to the south east of Foster Business Park, Boleness Road, Wisbech – Foster Property Developments Ltd* (MLC Ref No 1417)

Pre-application discussions have recently commenced with representatives from Peter Dann Ltd, the applicant's consulting engineer, and Swann Edwards Architecture Ltd, the applicant's agent, concerning the potential erection of twenty three small "start-up" units to the south east of the existing Foster Business Park.

In order to maximise the potential of the site it is currently proposed to pipe and fill approximately 150 lin m of existing watercourse on the northern side of New Drove, in close proximity to the bends in the road. It is currently proposed to mitigate any adverse impacts by using 0.6 x 1.0 m box culverts and improving the downstream channel to replace the volumetric compensatory storage area that may be lost as a result of the works.



Whilst exact details have yet to be received it is considered likely that both planning and byelaw consent applications will be submitted imminently.

Therefore, in order to guide further discussions and assess any submission efficiently it would be beneficial to receive the Board's opinion and further instruction on the proposals.

Cambridgeshire Flood and Water Supplementary Planning Document (SPD)

Note. A Supplementary Planning Document (SPD) is a document that provides further details and/or guidance with reference to policies and proposals contained in a Development Plan Document (DPD) or Local Plan.

The SPD was endorsed by the County Council and the completed document was circulated to the relevant planning authorities and risk management authorities (RMAs) for adoption where appropriate. The SPD was adopted by FDC's Full Council on 15 December 2016.

Fenland District Council (FDC)

No further correspondence has been received from FDC concerning the Neighbourhood Strategy and no progress has occurred with its District Wide Level 2 SFRA.

No further action has been taken in respect of the Board's interests.

Wisbech 2020 Vision – Garden Town

Further to item “B.1630 Consulting Engineers’ Report v) Wisbech 2020 Vision – Garden Town” the Middle Level Commissioners’ Planning Engineer has attended such meetings and taken part in such other discussions that are considered to be of benefit to the Board. These primarily relate to the submission of a bid to the Homes and Communities Agency (HCA) for funding to undertake further studies associated with the Garden Town Proposal.

As can be seen from the press reports, overleaf this bid was successful.

Bid to develop 'garden town'

By AMY COLLETT

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Council chiefs are hoping to win £2 million of funding from the Government to drive forward its ambitious 'garden town' plan for Wisbech.

Fenland District Council's Cabinet members have agreed to submit a funding bid to advance the proposal, which could bring 10,000-12,000 new homes over 40 years, together with improved road and rail links and better community facilities.

If the Government agrees to provide the funding under its Garden Town Prospectus programme, the authority will then have two years to develop the project and prove it is both viable and deliverable.

In a report before Thursday's Cabinet meeting, corporate

director Gary Garford said: "Initial work has proven it has the potential to lever in investment for a variety of transport and regeneration infrastructures.

"In addition it has the capacity to positively impact on the social wellbeing of the town by realising aspirations and improving education attainment, along with developing a new branding and profile for the town.

"There is strong support from all tiers of local government across the area along with initial support from the community."

He said work to date on the proposal had been "relatively high-level desktop-based study with limited technical assessments" but the Government funding would allow a number of key activities to proceed in order to develop it further.

Work would include looking

at flooding, highways, land acquisition, ground investigation, ecology, open space, detailed design, social impact assessment, viability and development, along with a branding and communications strategy.

Mr Garford said: "If accepted onto the (Garden Town Prospectus) programme, the identified work will be completed allowing for a final position to be reached determining the viability and approach required to allow the project to advance to the delivery stage."

The bid was due to be submitted to Government this week.

.....
"There is strong support from all tiers of local government

Cash boost for bid for homes

The planned delivery of thousands of new homes for Wisbech has been given a boost thanks to a £224,000 Government grant.

The Homes and Communities Agency announced the funding following a bid by Fenland District Council in late December last year.

The grant will be used to help accelerate the delivery of around 2,500 new homes over the next decade on sites already allocated in east, south and west Wisbech.

It will also fund further studies that are needed to take the Wisbech Garden Town proposal forward.

The proposal has the potential to bring 10,000 to 12,000 new homes, along with rail and road upgrades improving connections to Cambridge and Peterborough.

The grant is separate from the council's new £2 million bid to develop the garden town

plan under the Government's Garden Town Prospectus. As reported in last week's Citizen, Cabinet members agreed to submit the bid at a meeting on March 23.

Following the Homes and Communities Agency grant, a team of specialists will now be commissioned to specifically encourage and secure the building of a large number of homes at the existing site allocations over the next five years and secure outline approval for the garden town.

It will also be tasked with delivering more homes in the following five years.

Fenland Council leader Coun John Clark said: "This funding is further proof of the growing support for our plans for the development of the whole Wisbech area.

"The accelerated delivery of new homes on these allocated sites and the proposed garden town will have significant benefits for the whole

area. It will help the Government meet its own housing targets and relieve the pressure on the overheated Cambridge market.

"At the same time it helps us take another step along the road towards the development of a Garden Town that we believe has the potential to transform the whole town and the lives of people in Wisbech over the coming decades."

The grant is part of a £16.5 million fund to speed up house building on large sites and deliver thousands of new homes to local areas.

Housing and Planning Minister, Gavin Barwell, said: "To fix our broken housing market, we need to speed up building more homes in the places people want to live.

"Through this multi-million pound investment, we're giving councils the tools they need to tackle delays and get builders on site much faster."

The costs attributable and chargeable to the Board, since October, are approximately £890.

General Advice

Assistance has been given, on the Board's behalf, in respect of the following:

- (a) Jayne Brighty – An application for byelaw consent to pipe and fill a private watercourse at Begdale Road, Elm was recommended for approval.
- (b) The purchase of "Brooklyn", the Bungalow to the west of the Begdale Road culvert on Redmoor Drain (downstream of Point 9).

Consulting Engineer

27 April 2017

Hundred of Wisbech (346)\Reports\March 2017

Mr Hill referred to the Consulting Engineer's planning references and that items 1 to 25 were as read, with no further update, with items 1, 12 and 16 being separate agenda items.

With reference to item 26(b), Mr and Mrs Smith, Messrs Lemon, Russell, Johnson and Severn, and further to minute B.1630(iv)(b), Members felt that, as the original drainage system was only adequate for the original development, the removal of the historical restrictions in the private channel would not alleviate the difficulties concerning the drainage of the site, and it was the applicants responsibility to secure an efficient discharge from his development.

With reference to item 26(c), Ms J Drew, Members considered that the application must meet the requirements of the Consulting Engineers and that the proposed culvert needed to be at a minimum, that recommended by the Consulting Engineers.

With reference to item 26(d), Mr J Klue, the Chairman reported that he currently understood that the development had stopped and there was currently no surface water discharging from the site. Members considered the application must meet the requirements of the Consulting Engineers and that the proposed access culvert needed to be at a minimum, that recommended by the Engineers.

Mr Hill reported that the Consulting Engineers items 27 to 30 were as read with no further update.

With reference to item 31, Foster Property Developments Ltd, the Chairman confirmed that, having recently received a detailed application from the Consulting Engineers, the piping and filling of the watercourse would result in only a small volume of storage being lost; that the surface water would discharge into the sewer and would therefore not be an additional problem to the Board.

Mr Sutton reported that he had been contacted recently by a developer who, having submitted an application with the required payment to the Middle Level offices at the end of January 2017 and also supplying the additional information requested, nothing further had been done by the Consulting Engineers concerning this application. Mr Sutton reported that he had contacted the Middle Level Commissioners' Chief Executive who had investigated the matter and informed him that due to the high volume of work involved in producing IDB Board reports for meetings at this time of year it was not possible to deal with everything immediately.

In view of this, Mr Sutton queried the need for such a detailed report, the majority of which reported on planning applications as having no further update.

Mr Sutton considered that meetings were becoming longer and that matters may not be getting the full attention they deserved. The Chairman wondered if more matters could be dealt with by sub-committee in the future, with written reports and recommendations being made.

RESOLVED

(i) Item 26(b) - Mr and Mrs Smith, Messrs Lemon, Russell, Johnson and Severn

That the Consulting Engineers be informed that the Board did not consider the removal of the historical restriction in the private watercourse would alleviate the difficulties concerning the site, and that it was the applicants responsibility to secure an effective discharge from the development.

(ii) Item 26(c) - Ms J Drew

That the application must meet the requirements of the Consulting Engineers and that the proposed culvert needed to, at a minimum, meet the requirements of the Engineer.

(iii) Item 26(d) - Mr J Klue

That the application must meet the requirements of the Consulting Engineers and that the proposed access culvert needed to, at a minimum, meet the requirements of the Engineer.

(iv) Item 31- Fosters Business Park

That the proposals to pipe and fill the watercourse and associated works, as detailed in the application, be accepted by the Board.

(v) That for future board reports, the Consulting Engineers produce a list of planning applications for which there has been no further correspondence, and only include details for those where a Board decision/instruction is required.

B.1685 Capital Improvement Programme

Members considered the Board's future capital improvement programme.

The Chairman referred to the provision of £80,000 for the replacement of the main outfall pipe, which he reported was in excess of 40 years old, and that on inspection both ends were seriously deteriorating.

RESOLVED

- (i) That the Capital Programme be approved in principle and reviewed at the next meeting.
- (ii) That the Consulting Engineers be instructed to draw up a tender and specification for the replacement of the main outfall (Waldersey) piped section.

B.1686 District Officer's Reports

The Board considered the Reports of Messrs J Leach and Buttress.

Mr F Leach referred to the access problems, previously discussed, and to the provision of information leaflets which he hoped would start to educate property owners as to the importance of the works being carried out by the Board and the need for clear access.

Members discussed further the problems of rubbish within watercourses and its removal and disposal. Mr F Leach referred to the current arrangement whereby he looked after the industrial area of the Board, and Mr Buttress looked after the agricultural area.

He informed the Board that he was happy to continue with this temporary arrangement and had recorded 11 hours work for the Board to date.

Mr Hartley expressed his thanks to Mr Leach, on behalf of the Board, and considered that the Board should make a payment for the time spent to date.

RESOLVED

- (i) That, upon submission of an invoice from W Norman and Sons, the Board make a payment for the services provided by Mr Leach to date.
- (ii) That, further to minute B.1659(iv), the Board consider the future arrangements for District Officers at the next scheduled meeting of the Board.

B.1687 Environmental Officer's Newsletter and BAP Report

Mr Hill referred to the Environmental Officer's Press Newsletter dated December 2016, previously circulated to Members.

Members considered and approved the most recent BAP report.

B.1688 Machinery and Works Committee Report

The Chairman reported on the sale of the tractor and flail mower and that having recently had an MOT the works truck was now ready to be sold. He added that there had been provisional estimates as to its likely value, but these had fallen short of his estimate.

The Chairman referred to the proposed slubbing works this year on the Begdale-Friday Bridge section and that he had contacted Fen Group concerning these works.

RESOLVED

That the Board's Land Rover Defender vehicle be advertised for sale on the Middle Level e-bay auction site and the Chairman be authorised to confirm the reserve price and likely starting bids.

B.1689 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.1690 Application for byelaw consent

Mr Hill 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>
Jayne Brighty	Piping and filling of a private watercourse, Begdale Road, Elm	2 nd March 2017

RESOLVED

That the action taken in granting consents be approved.

B.1691 Environment Agency – Precept

- (a) Mr Hill reported that the precept for 2017/2018 would remain unchanged at £17,780.
- (b) Local Choices Update

Mr Hill referred to the Environment Agency's newsletter dated October 2016.

B.1692 Contribution from Developers

With reference to minute B.308(iv), Mr Hill reported that the following contribution 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>
Mr and Mrs Severn	£810.57 (gross) £729.52 (net)

B.1693 Request to pipe two dykes – Oldfield Lane, Wisbech

Mr Hill outlined the details of the proposal, which had been received by email and forwarded to the District Officers. The Chairman considered that there could be problems in getting any pipe to the correct depth and that, due to the size of the watercourses, it would only be possible to use small pipes, which would lead to a considerable loss of storage capacity.

Mr F Leach reported that the Board's access was currently through the concrete factory, and that a fence had recently been erected.. He considered that the whole area had access issues which needed to be resolved.

RESOLVED

That the Clerk write to the applicant to confirm that, due to the requirement to retain adequate storage capacity in the area, the Board were not prepared to approve the piping and filling of the watercourses; to remind the applicant of the Board's Byelaw requirements concerning fencing within the 9 metres and that any structures within the Byelaw distance, without the Board's approval, should be removed immediately.

B.1694 Association of Drainage Authorities

- a) Annual Conference

Mr Hill reported that the Annual Conference of the Association of Drainage Authorities would be held in London on Thursday the 16th November 2017.

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

Mr Hill reported on the Meetings of the Welland and Nene branch of the Association held in Holbeach on the 17th February 2017.

c) Subscriptions

Mr Hill referred to an email received from ADA dated 16th December 2016 and reported that the Clerk had been advised that subscriptions for 2017 will remain unchanged at £823.

RESOLVED

That the requested ADA subscription for 2017 be paid.

d) Floodex 2017

Mr Hill reported that Floodex 2017 will be held at The Peterborough Arena on the 17th and 18th May 2017 and referred to the free Health and Safety Seminars that will also be taking place.

e) Further Research on Eels

Mr Hill referred to an e-mail received from ADA dated the 15th November 2016 and the research specification from the Environment Agency regarding the eel research proposed over the next 2 years.

Members discussed the ongoing eel research and the request from ADA seeking contributions.

RESOLVED

That the Board contribute £100 over the next 2 years towards further research on eels.

B.1695 Fly Tipping in Board's Drains

Mr Hill referred to an e-mail received from Cambridgeshire County Council concerning fly tipped material which had been removed from the Board's drain and deposited on the highway. Mr Sutton reported that he had contacted Cambridgeshire County Council to confirm, under an existing arrangement, in such circumstances Fenland District Council then remove the rubbish on behalf of the Council. In response to Mr Harrison, Mr Sutton confirmed that, in future similar circumstances, he should contact Fenland District Council for the removal of the rubbish.

B.1696 Contravention of Byelaws – Brooklyn, Begdale Road, Elm

Mr Hill reported that as per the Board's instructions, the Middle Level Commissioners Solicitor had written to the new owners, who had confirmed that plans were being drawn up for the

demolition of the single storey extension and had also requested further information concerning watercourses, piping etc, to which she had responded.

B.1697 Governance of Water Level Management in England

Mr Hill referred to the publication of the National Audit Office's (NAO) Report on Internal Drainage Boards, available on their website, www.nao.org.uk/report/internal-drainage-boards; to the Report Summary and to the response from ADA.

B.1698 Health and Safety Audits

Mr Hill 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 and that if the Board had any issues they could seek advice from Croner via the Middle Level Commissioners.

Mr Hill reported that the Middle Level Commissioners had put together a pack consisting of a practical guide, templates and examples relating to health and safety requirements, which they hoped would assist the Board with their health and safety responsibilities.

B.1699 Cambridgeshire and Norfolk Flood Risk Management Partnership Update

Further to minute B.1641, Mr Hill reported the main issues considered and discussed by the Partnership were:-

1. The proposal to extend the provision of rain gauges in catchment.
2. Discussions over the maintenance of Sustainable Drainage Systems (SUDS).
3. The provision of Community flood kits. The LLFA are sourcing funds to provide kits to certain groups, i.e. March town council, but certain criteria are having to be met.
4. Work on the A14 project has now commenced.
5. The Supplementary Planning Document on flood risk has now been endorsed by Cambridgeshire County Council.
6. An update on the surface water management plan. Requesting quotes for surveys to be undertaken for property level protection (PLP).
7. Partner projects were discussed including Embankment raising in the Middle Level (MLC) and in the Ouse Washes (EA).

B.1700 Governance and Accountability for Smaller Authorities in England

Mr Hill 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 2017.

B.1701 Review of Internal Controls

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

B.1702 Risk Management Assessment

- a) The Board considered and expressed satisfaction with their current Risk Management system.
- b) The Board considered and approved the insured value of their buildings.

B.1703 Exercise of Public Rights

Mr Hill 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.1704 Annual Governance Statement – 2016/2017

The Board considered and approved the Annual Governance Statement for the year ended on the 31st March 2017.

RESOLVED

That the Chairman be authorised to sign the Annual Governance Statement, on behalf of the Board, for the financial year ending 31st March 2017.

B.1705 Payments

The Board considered and approved payments amounting to £113,473.69 which had been made during the financial year 2016/2017.

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

(NB) – Messrs Hartley, Sutton and Tegerdine declared interests as Members in the payment made to Needham and Laddus IDB.

(NB) – Messrs Harrison, Sutton and Tegerdine declared interests as Members in the payment made to Waldersey IDB.

B.1706 Annual Accounts of the Board – 2016/2017

The Board considered and approved the Annual Accounts and bank reconciliation for the year ended on the 31st March 2017 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 2017.

B.1707 Expenditure estimates and special levy and drainage rate requirements 2017/2018

The Board considered estimates of expenditure and proposals for special levy and drainage rates in respect of the financial year 2017/2018 and were informed by Mr Hill 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 5.09% and 94.91%.

RESOLVED

- i) That the estimates be approved.
- ii) That a total sum of £154,146 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 £7,851 and £146,295 respectively.
- iv) That a rate of 5.20p in the £ be laid and assessed on Agricultural hereditaments in the District.
- v)
 - a) That a Special levy of £145,395 be made and issued to Fenland District Council for the purpose of meeting such expenditure.
 - b) That a Special levy of £900 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.1708 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.1709 Date of next Meeting

Mr Hill reminded Members that the next meeting of the Board would be held on Wednesday the 8th November 2017 at the Oliver Twist, Guyhirn at 5.00pm.