

UPWELL INTERNAL DRAINAGE BOARD

At a Meeting of the Upwell Internal Drainage Board
held at the Lamb & Flag Public House, Welney on Monday the 23rd January 2017

PRESENT

K Goodger Esq (Chairman)	P Hartley Esq
P Clabon Esq (Vice Chairman)	D J Pope Esq
H G Bliss Esq	A Quail Esq
R D Gladwin Esq	J Quail Esq
R B Gott Esq	N R Russell Esq
G W Gowler Esq	B Scott Esq
C F Hartley Esq	D Scott Esq
J E Hartley Esq	W Sutton Esq

Mr Robert Hill (representing the Clerk to the Board) and Mr Carl Nunn (District Foreman) were in attendance. Miss Lorna McShane (Solicitor/Assistant Clerk) observing.

The Vice Chairman referred to the death of Mr S J Goodger in November 2016, a former Member who had served on the Board for over 25 years.

Members stood in silence as a mark of respect for Mr Goodger.

RESOLVED

That the Board's appreciation of the services rendered to the District by Mr Goodger be recorded in the Minutes.

Apologies for absence

Apologies for absence were received from Mrs V M Spikings, C J Crofts Esq, S Hartley Esq, P Russell Esq and N V M Walker Esq.

B.1609 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 agenda item 16 and the planning application (MLC Ref No 443) for Mr & Mrs K Goodger.

Mr Gladwin declared an interest in the planning application (MLC Ref Nos 409, 412 & 414) for P J Farms Ltd.

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

B.1610 Confirmation of Minutes

Mr Hill reported that at the inspection and meeting held on the 20th June 2016, at which there had not been a quorum, those Members present had decided to continue with the inspection, and the discussions and points raised were included as a record only.

Mr Hill advised of an amendment to minute B.1579(ii), District Labour, viz:-

That the wages of Mr C G Nunn be increased by 50p per hour, with consequent adjustments to overtime, holiday and sick pay as indicated on the Supplementary Schedule.

RESOLVED

That, subject to the amendment, the Minutes of the Meeting of the Board held on the 11th May 2016 and the record of the Inspection held on the 20th June 2016 are recorded correctly and that they be confirmed and signed.

B.1611 Clerk to the Board

a) Further to minute B.1570, Mr Hill reported that Mr David Thomas had been appointed as Clerk to the Board and that Miss Lorna McShane had been appointed Solicitor/Assistant Clerk.

Mr Hill reported that the Chairman had authorised a donation of £150 towards the gift to mark Iain Smith's retirement.

b) Changes to bank mandate

Further to minute B.1597, Mr Hill reported that, as most of the invoices raised came through the engineering department, the Internal Auditor had advised that David Thomas should not be named on the bank account and that the Treasurer and Assistant Treasurer of the Middle Level Commissioners should be the officers authorised to make payments of authorised accounts and that in pursuance of minute B.1597, the Chairman had authorised the appropriate changes to the mandate.

RESOLVED

- i) That the action taken be approved.
- ii) That the donation to mark the retirement of the Clerk to the Board, authorised by the Chairman, be approved.

B.1612 Land Drainage Act 1991 Board Membership – Fenland District Council

The Clerk reported that Fenland District Council had re-appointed Councillor W Sutton to be a Member of the Board under the provisions of the Land Drainage Act 1991.

B.1613 Water Transfer Licences

Further to minute B.1572, Mr Hill reported that ADA had met with Defra officials, including Sarah Hendry, on the 11th October to discuss the Water Transfer Licences and it appeared that the Minister was keen to avoid over regulation. ADA had proposed certain points to Defra, including that ADA would hold one licence for the industry or that the opportunity should first be given for the information which the Environment Agency allege that they do not have to be provided other by regulation but perhaps through a form similar to the present IDB1. Defra officials had, it was understood, agreed to consider these proposals.

Mr Hill gave a brief update on the current position in relation to proposed licensing changes and made it clear that unnecessary bureaucracy and unfair charging would be resisted.

B.1614 Environment Agency – Precepts

a) Mr Hill reported that the Environment Agency's Regional Flood and Coastal Committee had recommended an increase of 1.5% on last year's precept of £50,441, and that when this was likely to be approved by the Environment Agency Board.

b) Local Choices Update

Further to minute B.1573(b), Mr Hill referred to the Environment Agency's newsletter dated October 2016.

c) Public Sector Co-operation Agreements

Further to minute B.1573(c) Mr Hill reported that following discussions held between Mr John Heading, Chairman of Manea & Welney DDC, and the Environment Agency, there were differences between the works the IDBs wished to carry out and those that the Environment Agency were prepared to authorise, and it had therefore not been possible to progress the matter further.

B.1615 Hazelmere Homes Ltd

Mr Hill reported that since the last meeting one of the two outstanding contributions had been paid, leaving just one which was being paid by direct debit monthly instalments.

Mr Sutton queried the costs involved in the collection of the contributions. Mr Hill agreed to provide a schedule for the next meeting detailing the income and expenditure costs for the development contributions.

RESOLVED

That the action taken be approved; that the Clerk continue to proceed as previously authorised and that the Chairman be authorised to decide the action to be taken in any particular case.

B.1616 Ouse Washes Section 10 Reservoir Inspection

Further to minute B.1575, Mr Hill referred to a newsletter from the Environment Agency dated July 2016.

B.1617 Complaint of Mr D Partridge – Worlds End Farm, Nordelph

Further to minute B.1578(c), the Chairman reported that, since the last meeting, numerous e-mails had been received from Mr Partridge concerning the retained water levels in the District System which he considered were too high. In response, he had informed Mr Partridge that the Board exercise powers and set duties and it was therefore a matter for the Board and its' Members to decide the appropriate levels to retain, looking at the requirements of the District or catchment as a whole and not the needs of any individual ratepayer. The Chairman added that, as a result of these complaints, he had instructed the Middle Level Commissioners' Consulting Engineers to carry out a survey of the levels in Mr Partridge's fields. The District Foreman reported that the lowest point in the fields was 1m above the Board's retained water level.

The Chairman considered that if the Board were to look at retaining lower levels in this particular part of the District, it would require new control structures.

The Vice Chairman advised that Mr Partridge had also suggested that as contractors were now being used for drain maintenance works, the Board should consider having 2 or 3 machines working to help get the maintenance programme completed earlier. He confirmed that in carrying out the maintenance works last year, there were occasions when 2 machines were working together.

RESOLVED

- i) That the actions of the Chairman and Vice Chairman in dealing with Mr Partridge's complaint be approved and that no further action be taken regarding these matters.
- ii) That consideration be given to viewing the area in question on the summer inspection.

B.1618 District Labour Revised Working Arrangements

Mr Carl Nunn left the meeting at this point.

- a) Mr Graham Nunn

Mr Hill advised that due to the confidential nature of the Revised Working Arrangement issues, it was necessary to pass a formal resolution to exclude the public.

RESOLVED

That in pursuance of Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the meeting when the above matters are being considered by reason of the confidential nature of the business to be transacted.

B.1619 Sale of Excavator and buckets

Further to minute B.1604, the Vice Chairman reported that, having received three tender prices for the sale of the machine and, after seeking the approval of Board members, he had accepted the highest offer and the machine had been sold for £20,250.00.

The Chairman reported that he had originally considered keeping the buckets in case they could be utilised at some point in the future. However, on receipt of the quotes for the buckets, it had been decided to sell them and they had now been sold for £1,500.00.

RESOLVED

That the actions taken by the Chairman and Vice Chairman in selling the Volvo excavator and buckets be approved.

B.1620 Drain Maintenance Work

Further to minute B.1605, the Chairman reported that since the last meeting he had been approached by Mr Russell Fowler concerning the Board's drain maintenance works and that, together with the Vice Chairman, he had subsequently met with Mr Fowler to discuss the Board's requirements. He advised that as Mr Fowler had provided a competitive tender price it had been decided to engage him to carry out the board's drain maintenance works for 2016. The Chairman considered that the maintenance works had been carried out very efficiently and that the District Foreman had worked well with the contractor.

Mr Bliss queried whether Mr Fowler would be available to carry out the drain maintenance works for 2017.

RESOLVED

- i) That the actions taken by the Chairman and Vice Chairman concerning the 2016 drain maintenance works be approved.
- ii) That Mr Russell Fowler be engaged to carry out the drain maintenance works in 2017.

B.1621 Purchase of Flail Mower

Further to minute B.1606, the Chairman reported that whilst investigating the purchase of a new flail mower he had received a favourable quote to part exchange the Board's old mower against the purchase of a Shelbourne Reynolds flail mower. He advised that the purchase price for a new Shelbourne Reynolds H088ot flail mower was £26,000.00 + VAT and with the £7,000.00 + VAT received in part exchange, the total cost to the Board was £19,000 + VAT. In order to take advantage of this offer all Board Members had been consulted and, having been in favour of purchasing, he confirmed that an order had therefore been placed and the flail mower had been delivered and was operational.

RESOLVED

That the action taken by the Chairman in purchasing the new flail mower be approved.

B.1622 Sale of Diesel Bowser

The Vice Chairman reported that following the sale of the Board's Volvo excavator, the diesel bowser was no longer required for operational purposes. He advised that after making general enquiries as to its' value he had received an offer from the Chairman of £200, which was in line with other prices he had obtained. He had therefore approved for the sale to be made to the Chairman.

RESOLVED

That the action taken by the Vice Chairman in selling the diesel bowser be approved.

B.1623 Consulting Engineers' Report

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

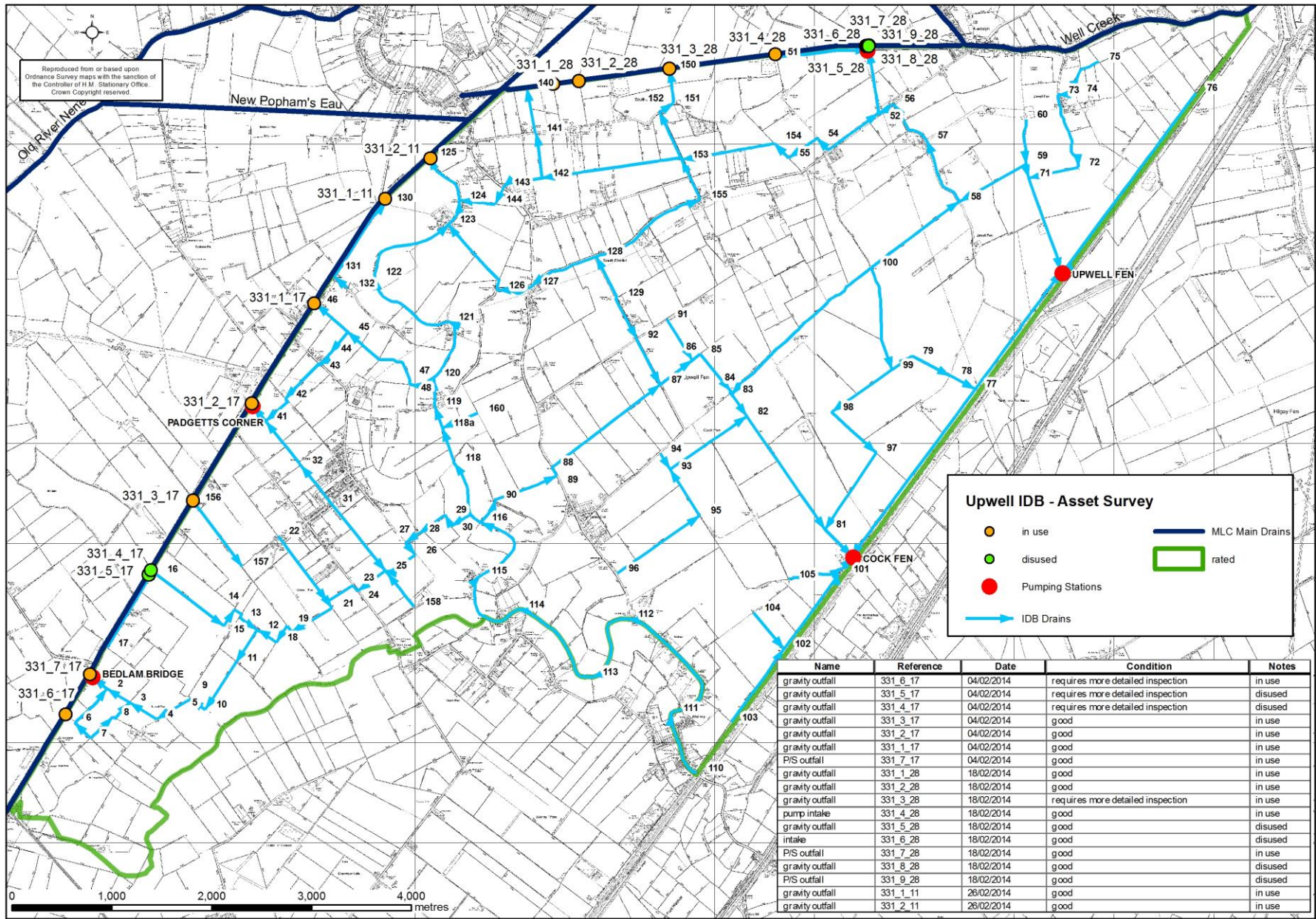
Upwell I.D.B.

Consulting Engineers Report – January 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. On the following page there is a map showing those recorded as being owned by, or the responsibility of, the Board. Where an asset's condition is recorded as requiring attention, an increased flood risk is likely to exist and the Board is asked to consider carrying out suitable remedial works. Where an asset is redundant but currently in a reasonable condition it is recommended that the Board consider putting plans into its future programme to remove it or otherwise carry out works that will ensure that there can be no future risk of a leak through the bank.

As part of the Board's system is also embanked, the Board should consider a like assessment of its own embankments to assure itself of their integrity and ascertain the need for any work, whether by the Board or a third party, which may be similarly required. 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.



Pumping Stations

Pumping Station Inspections

Notes from the twice yearly routine inspections of the Board's Pumping Stations carried out in September, most of which are repeated from the February 16 inspections, are as follows:

Bedlam

It was noted that only the socket mounted on the panel is RCD protected and that other station sockets are not.

Resistance to earth with soft start connected is 23MΩ (no change from Feb 2016) indicating a weakness developing in the soft start itself, this is not uncommon and will be monitored.

The electrical condition report (5 year mandatory electrical inspection) has been carried out.

Cock Fen

The No2 engine tripped on low coolant level and needed 5.5 litres of coolant. Further investigation shows that the heat exchanger is leaking badly and needs replacing.

The No1 flap valve is broken and sticking open.

The voltage from the alternator when running was found to be 26v, suggesting that it is faulty; the District Officer will investigate this further.

There is a rev counter fault on pump 2.

The oil pressure gauge on pumps 1&2 reads out of limit (over pressure) when the engine is running.

The syphon spill return pipe on pumps 1&2 is rusted through. This is not critical to the running of the pump but, as a result of this, instead of the syphon spill water returning cleanly to the sump it splashes all of the station deck plates and these are going rusty.

The terminal connections in the "Probe Controls" section were found to be rusty. It is recommended that these components are cleaned or replaced and anti-condensation heaters fitted.

Nordelph

The delay restart timer was found to be faulty allowing the pump to restart immediately, this could result in pump damage.

The outfall flap valve is missing.

Upwell Fen

The starter fuse switch is leaking current. With the switch off 18Vac can be detected on L2 & L3 (zero when incomer is off). This level of leakage is not dangerous but could become significant at any time.

Both panel heaters are in a poor condition and one is not working at all; it is recommended that they be replaced.

Automatic Weedscreen Cleaning Equipment

Cock Fen & Upwell Fen

At the Board's last inspection members requested that we obtain a quotation for automatic weedscreen cleaners at Cock Fen and Upwell Fen and a cost for the installation of a hard standing area and access ramp at Cock Fen.

As it is likely that any tender would only be valid for 30 days we have not, at this time, obtained a full quotation for a machine specifically for these sites, but have instead listed below the tender values recently obtained for automatic overhead-gantry type weedscreen cleaners for very similar local IDB stations.

Metalcraft Pro-Active Solutions	£62,843.00
C W Group Ltd	£81,377.39
Ovivo UK Ltd	£84,100.00
Aquatic Control Eng. Ltd	£89,940.00

All of the above included a £5000 contingency item.

These prices are likely to be indicative for both Cock Fen and Upwell Fen as whilst Cock Fen has a wider weedscreen than Upwell Fen the cost difference is likely to be quite small as the only difference would be a longer length of gantry.

The costs however are based on a 3 phase mains supply being available, which Cock Fen does not have, therefore bespoke control equipment incorporating a single phase to 3 phase inverter would be required and the hoist motor rating and speed modified to enable

the machine to operate from the existing mains supply. This will lead to a significant increase in cost.

The cost for the installation of a hard standing area and access ramp at Cock Fen is estimated, using values obtained for similar works, at £7,000 subject to survey.

As reported in the 2010 asset survey the weedscreens at these sites, being in excess of 40 years old, are showing significant signs of corrosion with some of the bars badly distorted; the survey concluded that when consideration is given to the installation of an automatic weedscreen cleaner replacement screens would be included.

A recent quotation obtained from Metalcraft in Chatteris, who are currently our cheapest supplier of weedscreen cleaning equipment (for a screen of 3.5 metre width), was £8,500.

The screens at Cock Fen and Upwell Fen are approximately 5.5 metres and 2.4 metres wide respectively therefore the estimated pro rata cost is likely to be in the order of £15,000 and £7,000 respectively.

The quote included for installation but not the cost of damming off, dewatering the intake sump and the area in front of the screen cleaned of debris down to its invert.

The estimate is based on a drawing of the station which may not be as built; therefore it is recommended that a section of bar is removed as a pattern before any fabrication commences.

There will be other costs for the project ie fencing/modifications to enclose the dump area, hardstanding for the dump area if required and engineering fees etc.

The Chairman has also requested a budget cost for automatic raking machines at Nordelph and Padgetts Corner Pumping Stations.

Nordelph

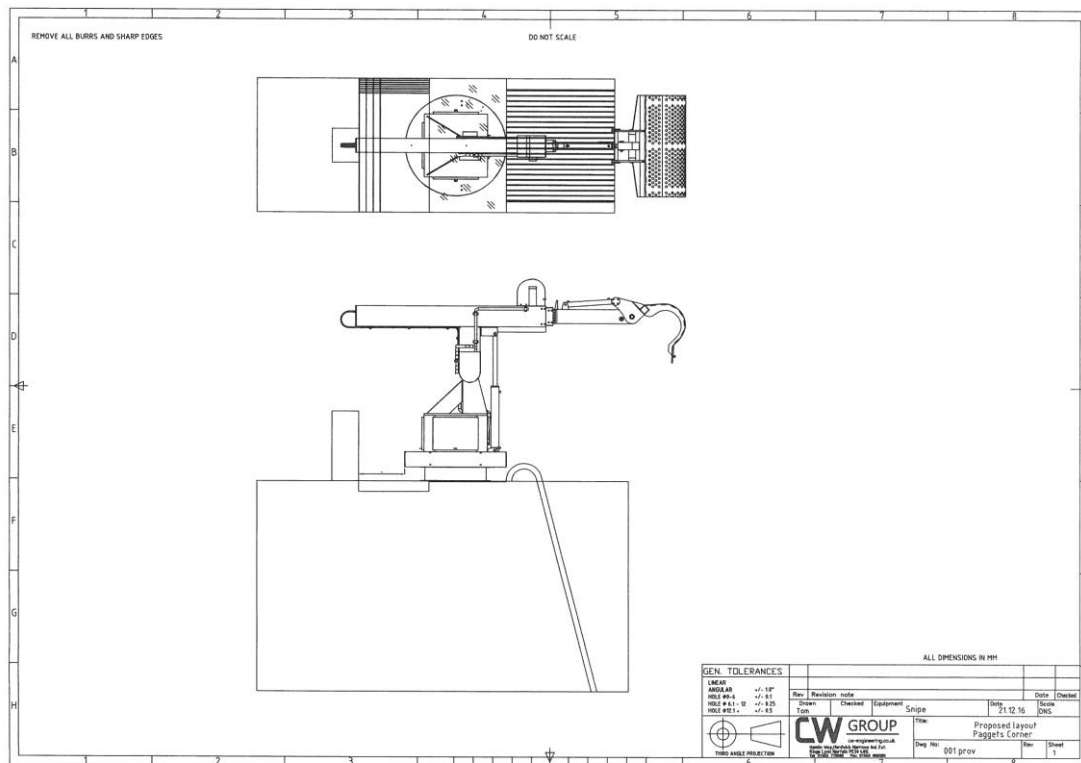
It appears from a recent preliminary inspection that an automatic overhead-gantry type weedscreen cleaner could be fitted to this site but detailed investigation of the existing decking structure would be required to confirm its structural suitability. Likely modifications to the decking and machine structure will probably increase the cost of a machine at this site to £80k+ excluding costs for fencing to enclose the dump area, hardstanding for the dump area if required and engineering fees etc.

The Nordelph weedscreen would have been replaced in 1970 when the station was electrified, at which time it also served the diesel pump.

Consisting of 12mm thick section bars at 65mm centres it is now exhibiting heavy rusting with misalignment of several of the bar sections and is not suitable for an automatic cleaner. Again in the asset survey it was envisaged that the screen would need to be replaced in the next 10 years or when the weedscreen cleaning process is automated. As the existing screen is some 9 metres wide its replacement cost would be at least £25k, however as it now only serves the electric pump consideration could be given to backfilling the redundant diesel intake and installing a new smaller width screen to cover just the electric intake.

Padgetts Corner

This site is not ideally suited for an automatic overhead-gantry type weedscreen cleaner as piled foundations would have to be installed. As an alternative it may be possible to fit a deck mounted machine (Snipe) subject to confirmation that the intake sump sidewalls can support the additional load and a site survey to confirm the machine will not foul the existing control enclosure etc.



A budget price for the manufacture, supply and installation of a Snipe machine including weatherproof control enclosure would be circa £70k excluding any structural/fencing modifications required and engineering fees etc.

The Board's instructions regarding the above matters are required. Should the Board wish to proceed with any of the above, tenders can be prepared and firm prices obtained.

Electricity Metering

Both SSE and the DNO, UK Power Networks (UKPN), have again attended site regarding the metering issue which resulted in the cutout fuses being replaced with 200 Amp fuses by UKPN, no further correspondence has been received from SSE, UKPN or Anglia Farmers regarding the matter.

We have however fitted new 160A fuses to the pump control panel to suit the new 160A smart meter and provide some discrimination against the 200 Amp cutout fuses.

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.

Development within the Floodplain

The floodplain, its definition, derivation and extents have been an issue not only for the Commissioners and associated Boards but other IDBs since its introduction. This has become of more concern since the elevated importance of the Sequential Test in the National Planning Policy Framework (NPPF).

The matter of development within the floodplain has been discussed at several sites within our areas of interest, and the Clerk to the Commissioners/Boards has advised that the definition and extents of a "floodplain" are matters for the planning authority to resolve with the relevant authority who prepared the hazard map, be it the Environment Agency (EA) for its various flood maps, the Local Planning Authority (LPA), for its SFRA, and/or the Lead Local Flood Authority (LLFA) for its SWMP. It is acknowledged that whilst there may be specific issues relating to future proposed aspects of development within our catchment we will not oppose it simply because it is within the floodplain. The Commissioners/Boards have a policy statement available on the Middle Level

website, which sets out the Standard of Protection (SoP) that it will seek to provide, floodplain or not.

In short, the Commissioners and associated Boards do not agree with the generic content of the NPPF and argue that “The Fens” is a special case and should be considered as such.

The main purpose of an IDB is to aim to manage flood risk up to an appropriate SoP. Above this SoP there will be a residual flood risk which must be accounted for.

Changes to Planning Procedures Update

Pre-/ and Post-Application Consultation

Despite an increase in the number of planning applications being processed and planning enquiries received it appears that the number of pre-/post-application consultation discussion requests has reduced over previous years. The reason for this is unknown but “developers” are failing to maximise the benefits of this procedure.

Local Land Charges Register (LLCR)

As previously advised, requests are made to the Local Planning Authority (LPA), when appropriate, to make an entry on the LLCR to highlight that the requirements of the relevant authority have not been met. This process is providing results, particularly within the Fenland District Council (FDC) area, but enquiries from other LPAs are low. Shortly after the introduction of this procedure Huntingdonshire District Council’s (HDC) representative on the CFRMP expressed concerns and advised that the authority was unsure under what powers these were being requested. As a result there is concern that the Board’s requests are being ignored and it may be appropriate for the position to be clarified. However it is appreciated that the areas of interest are generally smaller than that of FDC, feature smaller urban areas and that the solicitors concerned may not be undertaking a thorough search.

Previously enquiries were only received from local solicitors but more recently enquiries are also being sought from independent search providers who offer specialist conveyancing services, such as Index Property Information, who undertake local authority searches, drainage and water reports, environmental reports etc.

Whilst researching and processing such enquiries have cost and time implications it protects the parties involved, including the Board, and is believed to have been a significant contributing factor in moving forward a long standing issue associated with the Cardea development at Stanground to the west of the Commissioners’ catchment.

Treated effluent discharges from Anqlian Water Services (AWS) Water Recycling Centres (WRC) or from the Public Sewerage System

Developers are becoming increasingly aware of the Supreme Court's decision that any connection to a public sewer under Section 106 of the Water Industry Act 1991 or agreement to construct a public sewer under Section 104 of that Act also requires our consent where our systems would be affected. Therefore, in addition to any permission from the LPA, the EA and AWS, the consent of the Board/Commissioners is also required for the acceptance of any increased flows or volumes to our systems. Such consent will not be given unless it is considered that the discharge can be properly dealt with within the receiving system and the costs of accommodating that discharge are met.

Planning Applications

In addition to matters concerning previous applications, the following 12 new development related matters have been received and, where appropriate, dealt with since the last meeting:

MLC Ref.	Council Ref.	Applicant	Type of Development	Location
434	16/00397/F	Mr B Smith	Residence	Mudds Drove, Three Holes
435	16/00781/F	Mr D Russell	Residential (2 plots)	Silt Road, Nordelph
436	F/YR16/0310/F	Mr S Jackson	Residence	Green Lane, Christchurch
437	F/YR16/0399/F	Mr J Stittle & Miss R Watson	Residential (6 plots)	Upwell Road, Christchurch
438	F/YR16/0472/O	Mr P Russell	Residential (2 plots)	Padgetts Road, Christchurch
439	F/YR16/0501/O	Mrs D M Rolfe	Residential (2 plots)	Upwell Road, Christchurch
440	16/01062/F	Curson Homes Ltd	Residential (2 plots)	Main Road, Three Holes
441	16/01469/F	AgriMech Services	Business	Main Road, Three Holes
442	F/YR16/3085/COND	Mr S Jackson	Residence	Green Lane, Christchurch
443	16/01577/F	Mr & Mrs K Goodger	Residence	Wisbech Rd, Tipps End,
444	F/YR16/0781/F	Mr G Brown	Residence (Extension)	Church Rd, Christchurch
445	16/01599/F	Miss C Down	Storage building	Main Road, Three Holes

Planning applications ending 'COND' relate to the discharge of relevant planning conditions

From the information provided it is understood that all the developments propose to discharge surface water to soakaways, or similar infiltration systems. Some of the above are likely to discharge treated effluent into the Board's system either via private treatment plants or Christchurch Water Recycling Centre (WRC).

Erection of a house with detached carport on land south west of The Rectory, Church Road, Christchurch – The Ely Diocesan Board of Finance (MLC Ref No 269) & Mr & Mrs Mannion (MLC Ref Nos 309, 313 & 366) & Dr & Ms Mannion (MLC Ref No 416)

No further correspondence has been received from the applicants or the applicants' agents concerning this development and no further action has been taken on the Board's behalf.

Erection of single-storey side extension and formation of pitched roofs to existing flat roofs of existing pavilion to form village hall/pavilion and formation of car park (MLC Ref Nos 312, 319 & 376) & Erection of a single-storey building for use as Village Hall involving demolition of existing Village Hall at the Bowling Green, Upwell Road, Christchurch - Christchurch Parish Council (MLC Ref No 411)

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.

This development appears to be complete.

Erection of 4-bed dwellings and formation of access road at land north of playing field Upwell Road, Christchurch - Christchurch Parish Council (MLC Ref Nos 342 & 362); Mr M Simonds, (MLC Ref No 397) & Messrs G & K Baxter & D Smith (MLC Ref No 414)

Mr Simonds has been contacted by a MLC engineer to check on the progress of the works. At present the pipe has been placed and the watercourse filled to provide the 9m long culvert. However, immediately upstream the original access to the field is still in place and this access does not contain a pipe. On completion of the house the current access will be removed and a headwall will then be constructed at the upstream end of this culvert, all in compliance with the consent. The 4m long culvert is no longer required and has been removed.

Residential development involving demolition of existing hall and buildings at Christchurch Memorial Hall, Church Road, Christchurch - Mr W Poole (MLC Ref Nos 350 & 374)

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

Semi-detached dwellings adjacent to Harwin, Main Road, Three Holes – Curson Homes Ltd (MLC Ref Nos 382, 422, 432 & 440)

Further to the last meeting a planning application was submitted to and subsequently granted by the Borough Council for the replacement of the dwelling known as Harwin with a pair of semi-detached dwellings.

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

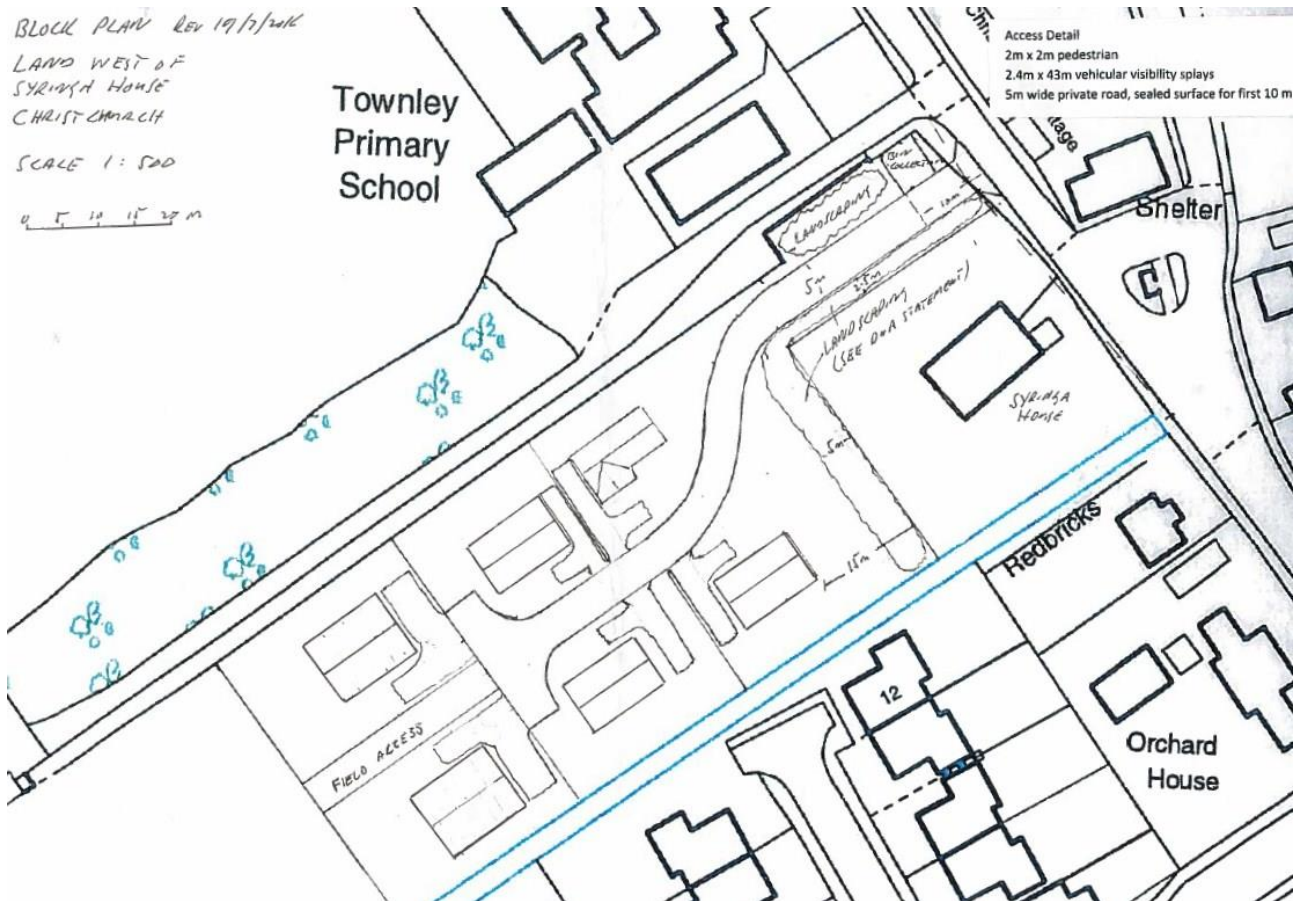
Erection of 4 dwellings with detached garages, comprising of 2 x 2-storey 4-bed dwellings and 2 x 3-storey 5-bed dwellings at the site of the former Shrub House, 46 Church Road, Christchurch – P J Farms Ltd (MLC Ref Nos 409, 412 & 414)

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

Erection of 6 dwellings (Outline with all matters reserved) at land south west of Syringa House, Upwell Road, Christchurch - Mr J Stittle & Miss R Watson (MLC Ref No 437)

This planning application, for a small development to the south of Townley Primary School, was refused by the District Council in September for the following reason(s):

- Development in Christchurch is currently limited to residential infilling;
- The application site forms part of the setting of the Grade II Listed Building, Syringa House and development would lead to substantial harm to this setting with no clear and convincing justification for the proposed development or public benefits which override this harm which would result;
- It would result in the loss of important spaces within the village and would unnecessarily extend the village into the open countryside which would unacceptably harm the rural character of the area; the failure to submit an appropriate biodiversity study;
- The failure to demonstrate that the development would be rendered unviable as a consequence of affordable housing provision or that there is not a pressing need for affordable housing provision and has not entered into an obligation that would provide affordable housing provision and
- The travel distance from the development to the waste collection point is much greater than that recommended in the RECAP Waste Management Design Guide.



Development Contributions

Contributions received in respect of discharge consent will be reported under the Agenda Item – ‘Contributions from Developers.’

King's Lynn & West Norfolk Local Plan

Further to the last meeting the MLC, on the Board's behalf, have been consulted on and provided responses to the following documents:

(a) CIL Consultation 2016 – Draft Charging Schedule & Statement of Representation

In response to this consultation the Borough Council asked the Planning Inspectorate to undertake an Examination of its CIL Draft Charging Schedule which was formally submitted to the Examiner on 10 June 2016.

(b) Site Allocations & Development Management Policies document (SADMP) - Proposed Main Modifications to the SADMP Document

The consultation was the result of a number of issues raised as the result of an independent examination to decide whether the Plan is justified, effective and legally compliant.

(c) Call for Sites and Policy Suggestions Consultation

None of the consultation documents specifically involve the Board.

Fenland District Council (FDC)

Neighbourhood Strategy

No further correspondence has been received from FDC concerning Neighbourhood Strategy and no further action has been taken in respect of the Board's interests.

District Wide Level 2 SFRA

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

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.*

Further to the last meeting, the SPD has now been endorsed by the County Council and the completed document has been circulated to the relevant planning authorities and risk management authorities (RMAs). Each District will then present the SPD to their next appropriate committee meeting for adoption. The County Council envisages that most authorities will adopt the SPD within the next 12 months.

General Advice

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

- (a) Brian Harrison – An application for consent to site a timber summerhouse adjacent to the district drain at Old Bedlam Pumping Station and near to Point 16 on the Board's drainage system was recommended for approval.
- (b) A small length of watercourse has been filled in by the owner of Syringa House Farm, Crown Road, Christchurch which could cause road flooding as two road gullies discharge into the head of the watercourse. The owner has been told to remove the material from the watercourse and, if he wishes, submit an application for consent for its piping and filling so that due consideration can be given.
- (c) Discussion has taken place with the owner of Albert House, Church Road, Christchurch about the unconsented erection of a post and rail fence. The District Officer has arranged to meet the owner to review the situation and to make alterations to maintain adequate access.

Consulting Engineer

5 January 2017

Members discussed the Asset Survey and potential implications to the Board.

With regards to the comments concerning pumping stations, the Chairman updated the Board on the current position to each point and how it had or was being dealt with.

Members discussed the possibility of the installation of automatic weedscreen cleaning equipment at four pumping stations. Mr Hill tabled indicative overall likely costs for the installations and the current repayment costs for loans from the Public Works Loan Board.

Members gave consideration to the current budget monitoring out-turn and their likely ability to meet future additional loan repayments.

RESOLVED

- i) That the Report and the actions referred to therein be approved.
- ii) That the Chairman contact the Consulting Engineers to arrange works to infill the redundant structure, referenced 331-5 on the Asset Survey map.
- iii) That the Chairman and Vice Chairman discuss with the Consulting Engineers the condition of other structures and their implications to the Board.
- iv) That the Chairman obtain quotations for the replacement of the flap door at Nordelph pumping station for further discussion at the next meeting of the Board.
- v) That the Consulting Engineers be requested to obtain tender prices and fully cost the installation of automatic weedscreen cleaning equipment at Cock Fen and Upwell Fen pumping stations and for these costs to be fully reviewed at the next meeting of the Board.

B.1624 National Flood Resilience Review

Mr Hill referred to the publication of the above review by the Government in September 2016 and to the response from ADA.

Mr Hill referred to the ADA response and drew attention to the lack of reference to the SUDS issue, which still remained unsatisfactory.

B.1625 District Foreman's Report

The Board considered the Report of the District Foreman.

RESOLVED

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

B.1626 Environmental Officer's Newsletter

The Clerk referred to the Environmental Officer's Newsletter dated December 2016, which had previously been circulated to members.

B.1627 Application for byelaw consent

Mr Hill reported that the following application 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>
Brian Harrison	The siting of a removable timber summerhouse – adjacent to the Old Bedlam Pumping Station, Christchurch	29 th September 2016

RESOLVED

That the action taken be approved.

B.1628 Contributions from Developers

With reference to minute B.272(b), Mr Hill reported that the following contributions towards the cost of dealing with the increased flow or volume of surface water run-off and treated effluent had been received, viz:-

<u>Contributor</u>	<u>Amount</u>
K Curson	£1870.59 (gross) £1683.53 (net)
Ms S Randhawa	£510.49 (gross) £459.44 (net)
Miss M Morgan	£510.49 (gross) £459.44 (net)
Miss Burns and Mr Nevill	£510.49 (gross) £459.44 (net)
Ms K Williams	£510.49 (gross) £459.44 (net)

B.1629 Association of Drainage Authorities

a) Annual Conference

Mr Hill reported on the Annual Conference of the Association held in London on Thursday the 17th November 2016 and to the address given by the Minister Therese Coffey in which she expressed support for IDBs and ADA, recognised the importance of maintenance and confirmed that special levy funding from Local Authorities would continue. The Environment Agency Chairman, Emma Howard Boyd, explained that the Environment Agency had spent £40 million on 660 repair projects to restore and improve defences of flood hit areas impacted in 2015-2016 and cited a number of ongoing projects.

Minette Batters the Deputy President of the National Farmers Union, advised that the NFU Flood Manifesto would be published in early 2017 in which the NFU would set out the clear policy tasks and actions it would like to see the Government take to mitigate flood risk in the future. She commented that in setting its flood management policy the Government must not overlook the importance and contribution of our food and farming sectors to the economy.

b) Annual Conference of the River Great Ouse Branch

Mr Hill reported that the Annual Conference of the River Great Ouse branch of the Association would be held in Prickwillow, Ely on Tuesday the 7th March 2017.

c) Subscriptions

Mr Hill referred to minute B.1561(c) and to an e-mail received from ADA dated the 16th December 2016 and reported that the Board last paid a subscription of £752 in 2014 and that the Clerk has been advised that the subscription for 2017 will be £823.

Members discussed the e-mail and Mr Hill detailed some of the work currently being carried out by ADA.

d) Floodex 2017

Mr Hill reported that Floodex 2017 would be held at The Peterborough Arena on the 17th and 18th May 2017.

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.

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

RESOLVED

- i) That the requested ADA subscription for 2017 be paid.
- ii) That the Board contribute £100 per year over the next two years towards further research on eels.

B.1630 Cambridgeshire and Norfolk Flood Risk Management Partnership Update

Further to minute B.1589, Mr Hill reported that the main issues considered by the Partnership were:-

1. The proposal to extend the provision of rain gauges in that a feasibility study was being carried out.
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
7. Partner projects were discussed. The Embankment raising in the Middle Level with the Environment Agency was currently in the feasibility stage and firm costs are expected later in the year when funding sources would be looked into.

B.1631 Authorisation to appear in court to obtain distress warrants

RESOLVED

That under the provisions of section 54 of the Land Drainage Act 1991, in addition to Mr R Hill and Miss S Ablett, Miss Lorna McShane be authorised generally to institute or defend on behalf of the Board proceedings in relation to a drainage rate or to appear on their behalf in any proceedings before a Magistrates' Court for the issue of a warrant of distress for failure to pay a drainage rate.

B.1632 Potential Changes in Rating Valuation

Mr Hill reported the consideration presently being given by ADA and Defra to possible changes in the way in which drainage rates and special levies may be calculated in future. He advised that the present system, under the Land Drainage Act 1991 and the Internal Drainage Board (Finance) Regulations, provides for agricultural property to be valued at a notional rental value for that property as at 1st April 1988 with non-agricultural hereditaments being valued at the "average acre" rate, calculated by reference to pre-1988 development within the District of the individual Board. The current legislation does however require that properties that existed before 1st April 1988 are valued according to their old rateable values, records for which may no longer exist and this causes problems for IDBs which are looking to extend their boundaries and particularly where there are proposals to create new IDBs. Mr Hill understood however, that, at present, Defra are unlikely to progress the issue urgently and that some further consideration will have to take place before any change is proposed. In addition, as a change to primary legislation would be required, Parliamentary time would have to be found for this. At this stage Mr Hill wished therefore to simply alert the Board to these discussions and further reports will no doubt be made to the Board in the future should legislative amendment be proposed.

B.1633 Completion of the Annual Accounts and Annual Return of the Board – 2015/2016

- a) The Board considered and approved the comments of the Auditors on the Annual Return for the year ended on the 31st March 2016.
- b) The Board considered and approved the Audit Report of the Internal Auditor for the year ended on the 31st March 2016.

B.1634 Expenditure/ Estimate Update

The Board considered the Estimate Update for 2016/2017.

RESOLVED

That the update be approved.

B.1635 Date of next Meeting

a) Members considered a letter from the Chief Executive of the Borough Council of Kings Lynn & West Norfolk dated the 19th July 2016 concerning the Board meeting dates and the setting of drainage rates and special levies.

Mr Pope outlined the reasons for the request and Mr Hill confirmed that through the Middle Level offices an indication is given annually around December to the Councils of the likely Special Levy requirements for the following year.

Members discussed the implications of changing meeting dates to enable the rate to be set during January. Mr Hill informed Members that it would be possible but they would not have the benefit of having the actual out-turn from the financial year when setting the rate.

In response to the Chairman, Mr Hill confirmed that the Special Levy demand issued to the Borough Council of Kings Lynn & West Norfolk for 2016/2017 was £26,746.

b) Mr Hill reminded Members that the next Meeting of the Board will be held on Wednesday the 10th May 2017.

c) The Chairman asked Members to consider if the current arrangement whereby a meal is provided at the summer board meeting was acceptable.

RESOLVED

i) That no change be made to the meeting dates of the Board.

ii) That the Board retain the arrangement of providing a meal at the summer meeting.