

RAMSEY FOURTH (MIDDLEMOOR) INTERNAL DRAINAGE BOARD

At a Meeting of the Ramsey Fourth (Middlemoor) Internal Drainage Board
held at Ramsey Golf Club on Thursday the 15th June 2017

PRESENT

A C Roberts Esq (Chairman)
T A W Berry Esq
J R Clarke Esq
J M Palmer Esq

D C Roberts Esq
M J Smith Esq
M Swales Esq
S W Whittome Esq

Mr Robert Hill (representing the Clerk to the Board) and Mr Jason Edwards (District Officer) were in attendance.

Apologies for absence

Apologies for absence were received from R J Bowd Esq, T G Few Esq, R H Lambert Esq and C W Smith Esq.

Prior to the meeting, the Chairman presented a garden bench to Mr Stephen Whittome, in recognition of his services to the District as Chairman. He reported that Mr Whittome had been Chairman of the Board for 20 years and thanked him, on behalf of the Board, for his services and also gave his personal thanks to him for leaving the Board in good order when he had taken over as Chairman.

Mr Whittome thanked the Board for their generous gift and said that it had been a pleasure for him to serve the Board as Chairman.

B.695 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.

Mr Hill referred to the Register of Member's Interests and to the importance of keeping the Register updated.

The Chairman and Mr D Roberts declared an interest in the payments concerning water charges made to D C Roberts & Son.

Mr Whittome declared an interest (as a Member of the Middle Level Board) and took no part in discussions relating to the Middle Level Commissioners.

Mr Clarke declared an interest in the planning applications (MLC Ref Nos. 192 & 193) received for Mr F Cannata and (MLC Ref 205) received for Mr J R Clarke, Mrs L A Morris & Mr R S Clarke.

B.696 Confirmation of Minutes

RESOLVED

That the Minutes of the Meeting of the Board held on the 16th June 2016 are recorded correctly and that they be confirmed and signed.

B.697 Clerk to the Board

- a) Further to minute B.658, 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 £60 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.

- b) Changes to bank mandate

Further to minute B.681, 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.681, 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.698 Appointment of Chairman

RESOLVED

That A C Roberts Esq be appointed Chairman of the Board.

B.699 Appointment of Vice Chairman

Further to minute B.660, the Chairman reported that he had discussed the matter with Matthew Smith who had agreed to stand as Vice Chairman.

RESOLVED

That M J Smith Esq be appointed Vice Chairman of the Board.

B.700 Bank mandate

RESOLVED

That, in addition to Mr A Roberts, Mr M J Smith be authorised to sign cheques and authorise payments on behalf of the Board.

B.701 Election of Board Members

Mr Hill reported that the term of Office of the elected Members of the Board would expire on the 31st October 2017 and submitted the proposed Register of Electors applicable to the 2017 election.

RESOLVED

That the Register be approved.

B.702 Land Drainage Act 1991 Huntingdonshire District Council

Mr Hill reported that Huntingdonshire District Council had re-appointed Councillor J M Palmer to be a Member of the Board under the provisions of the Land Drainage Act 1991.

Mr Hill also reported that Mr Lummis was not re-appointed.

B.703 Appointment of Clerk

RESOLVED

That the Middle Level Commissioners be appointed Clerk to the Board for the ensuing year.

(NB) – Mr Whittome declared an interest when this item was discussed.

B.704 Clerk's fee

The Board gave consideration to the Clerk's fee for 2017/2018.

RESOLVED

That there be no increase in the fee paid to the Clerk for the year 2017/2018.

B.705 Appointment of District Officer

Mr Whittome considered that the Board were very fortunate in having Jason Edwards as District Officer and added that the Middle Level Commissioners' Environmental Officer had reported that he was pleased to work with a District Officer who was so enthusiastic.

RESOLVED

That J Edwards Esq be appointed District Officer to the Board during the ensuing year on a self-employed basis.

B.706 District Officer's Fee

The Board gave consideration to the District Officer's fee for 2017/2018.

RESOLVED

That the Board agree that the sum of £5,970 be allowed for the services of the District Officer for 2017/2018.

B.707 Water Framework Directive

Further to minute B.666, 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.708 Water Transfer Licences

Further to minute B.667, 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.709 Property – Riverview - Middlemoor Pumping Station Bungalow

- a) Further to minute B.676, Mr Hill referred to an e-mail to the Chairman advising that the testing of alarms falls under the remit of Health and Safety and as such was the Board's responsibility.
- b) Mr Hill referred to a letter received from the tenants of the bungalow, Darran and Rosalind Rose, dated 6th April 2017.

The Chairman reported that during the year he had authorised repairs to the roof, porch roof and guttering and, following the breakdown of the boiler, had authorised for this be repaired and serviced. However, after fixing the problem, the heating engineer had reported issues with the condition and position of the oil storage tank and he had therefore also authorised these emergency works to rectify the problems.

Mr Whittome referred to the quotation received from S Matthews Carpentry & Joinery, and to the inspection he had carried out with the Chairman, prior to the tenants moving in, and although the kitchen appeared acceptable at that time, he accepted it did require updating and supported changing it now.

The Chairman reported that, in view of the issues identified, he had contacted a local Property Management Company who could manage the property on behalf of the Board and referred to the quotation received from Thomas Morris Sales & Lettings. They had indicated that when the kitchen was replaced the rental could be increased to £600 per month and they would charge 10% as their management fee.

Mr Clarke queried whether the Board needed a Management Company to look after its' property. The Chairman considered that, following a possible rent increase and paying the management fee, the Board would be in approximately the same position financially, however, the Management Company would be responsible for matters concerning the tenant and for ensuring that the Board's legal responsibilities as landlord were met and kept updated.

The Vice Chairman queried the time limit for being able to increase property rents.

The Chairman confirmed that he had personal knowledge of Thomas Morris Property Management and could recommend them.

Mr Whittome referred to the problems with the windows and considered that a few at a time should be attended to, with the worse affected panels replaced first.

Mr Berry queried the likely overall costs of attending to the windows on an ad-hoc basis as compared to replacing them all in one go. Mr Palmer considered that as they were UVPC only those windows in the worse condition should be replaced.

Mr Hill referred to legionella testing and that this could be attended to by the Middle Level Commissioners' Operations Engineer.

The Chairman referred to authorising clearance of the drains at the property to which Mr Whittome queried whether this should be the responsibility of the tenant.

RESOLVED

- i) That the action taken by the Chairman in authorising emergency works to the oil storage tank at the Board's property be approved.
- ii) That the quotation from S Matthews Carpentry & Joinery in the sum of £3,500 for the replacement kitchen at the Board's property be accepted.
- iii) That the Chairman inspect the windows at the Board's property and authorise repairs and replacements as he considers appropriate.
- iv) That the Consulting Engineers be requested to attend to the legionella assessment at the Board's property.
- v) a) That Thomas Morris Property Management be engaged to manage the tenancy of the Board's bungalow.

- b) That, following the replacement of the kitchen and oil storage tank, Thomas Morris Property Management take the necessary actions to increase the monthly rental of the property.
- c) That the Chairman be authorised to deal with Thomas Morris Property Management and to take any actions he considers appropriate.
- d) That the Clerk forward a copy of the current tenancy agreement to the Chairman.

B.710 Consulting Engineers' Report

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

Ramsey Fourth (Middlemoor) I.D.B.

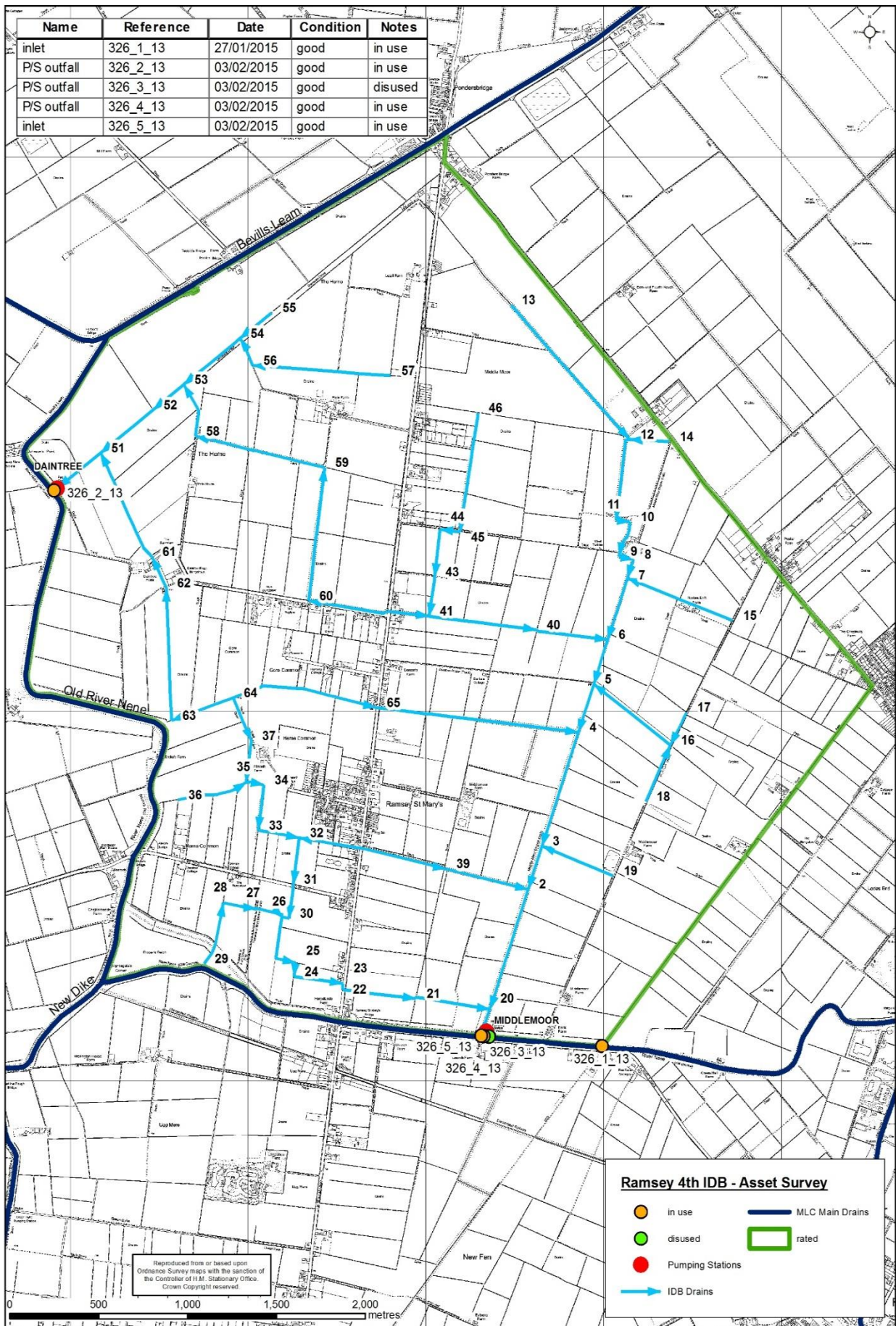
Consulting Engineers Report – June 2017

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.

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. Below is a table of 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

Other than any matters described below or previously reported to the Board, only routine maintenance has been carried out since the last meeting and the pumping plant is mechanically and electrically in a satisfactory condition.

Daintree

The winding resistance to earth on drive motor No 1 improved last summer and has remained at a satisfactory level.

The No 2 pump has become noisy and runs with a distinct vibration which can be felt through the concrete structure. The pump has been stopped and started several times and its rotation reversed but neither improved the situation. The current drawn is only slightly above normal which indicates that a solid object ie a piece of wood is jammed in the propeller or a piece of the propeller has broken off causing a rotating element imbalance resulting in the vibration. To avoid any further potential for damage to the pump it is recommended the pump be lifted for inspection.

The pumps drive motor internal heater has failed it is therefore recommended the motor is also removed, stripped and the heater replaced.

Middlemoor

The low insulation resistance of both submersible pump drive motor winding/cables to earth continues to be monitored and currently remains at a satisfactory level.

At its last meeting, the Board requested that a quote be obtained for the installation of a generator inlet to enable the use of a hired in genset in the event of an emergency.

The following quotation has therefore been obtained from the original control panel manufacturer, Carlton Controls:

MIDDLEMOOR PUMPING STATION -GENERATOR CONNECTION FACILITY

Item 1 – MCC modifications

- a) Replace in the mains incoming section the existing 3 pole 250A fuse switch with a 4 pole version – See note below
- b) Supply & install a Castell key mechanical interlock to the mains incomer to prevent parallel operation with the new generator incomer
- c) Supply and install a new 250A 4 pole fuse switch (fitted with solid links) for the generator incomer. The switch would be installed in a wall mounting enclosure and directly coupled to the busbar section of the MCC on the left hand side so that the switch can be connected to the busbars in a safe manner with laminated flexible busbars

Price including all site travelling expenses £3,620. Nett

Item 2 – Electrical installation

- a) To supply & install 120mm² 4 core pvc/swa/pvc cable (250A rated) from the generator output breaker to the MCC new generator incomer switch (approx. 40m run)
- b) To supply & install 7 core 1.5mm² pvc/swa/pvc cable from the generator control panel to the MCC common controls (approx. 40m run) for future telemetry status signals of the generator

Price including all site travelling expenses £6,450. Nett

Should a termination box be required instead of a permanent generator connection an additional cost of approx. £1000 would be applicable.

NOTES

1. The work to the mains incomer will require isolation of the REC supply. We assume all liaison with the REC for isolation & reconnection will be carried out by Middle Level Commissioners
2. The total isolation period for the MCC modifications would be one day
3. We looked at alternative methods of switching and interlocking the mains incomer neutral as discussed but in our opinion changing to a 4 pole switch is the best solution

Programme

5/6 working weeks, to design & purchase materials, the site work would then be completed in one week.

Conditions of sale

Our standard conditions of sale will apply, the quotation remaining valid and open for acceptance for a period of 3 months and prices subject to V.A.T. at the applicable rate.

Payment

100% within 30 days from date of despatch or readiness to despatch.

We trust you will find our offer fully in line with your requirements, but if we can be of any further assistance please do not hesitate to contact us.

To operate one pump the minimum generator size required would be 150 kVA and for two pumps 200 kVA.

Pumping Hours

Daintree Pumping Station

	Total hours run April 12- April13	Total hours run April 13- April 14	Total hours run April 14- April 15	Total hours run April 15- April 16	Total hours run April 16- April 17
No 1	697	115*	330*	65	171
No 2	251	250*	250*	182	61

Middlemoor Pumping Station

	Total hours run April 12- April13	Total hours run April 13- April 14	Total hours run April 14- April 15	Total hours run April 15- April 16	Total hours run April 16- April 17
No 1	366	175	170*	92	52
No 2	376	196	150*	156	77

*Close estimation

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 policy statements, available on the Middle Level website, which set out the Standard of Protection (SoP) that they 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.

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

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

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- and Post- Application Consultation discussion requests has reduced over previous years. The reason for this is unknown but as detailed later in this report "developers" are failing to maximise the benefits of this procedure and Boards are failing to encourage its use and thus are incurring unnecessary additional costs which could be paid by the developer.

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.

Local Land Charges Register (LLCR)

As previously advised requests are made to the Local Planning Authority (LPA), when relevant, 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, however, these areas of interest are smaller than that of FDC and feature smaller urban areas.

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 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 Anglian 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 system. Such consent will not be given unless we consider that the discharge can be properly dealt with within our system and the costs of accommodating that discharge are met.

Planning Applications

In addition to matters concerning previous applications, the following 10 new applications have been received and dealt with since the last meeting:

MLC Ref.	Council Ref.	Applicant	Type of Development	Location
197	Pre-application Consultation	Client of Webster Associates	Residential	Oilmills Road, Ramsey Mereside
198	H/16/01426/PMBPA	Mr A Wiltshire	Residence	Off Lodes End Drove Ramsey Mereside
199	H/16/01419/HHFUL	Mr T Tibbles	Residence (Extension)	Holme Rd, Ramsey St Mary's,
200	H/16/01578/OUT	Mr P Mossman	Residential (3 dwellings)	Oilmills Road, Ramsey Mereside
201	H/16/01783/AGDET	Mr B Croft	Agriculture	St Mary's Road, Ramsey St Marys
202	H/16/02233/PMBPA	Mr A Wiltshire	Residence	Off Lodes End Drove, Ramsey Mereside
203	H/16/02488/FUL	Miss J Freeman	Residence	Oilmills Drove, Ramsey, Mereside
204	H/17/00150/AGDET	Messrs R & M Lambert	Agricultural	Herne Road, Ramsey St Marys*
205	H/16/02516/FUL	Mr J R Clarke, Mrs L A Morris & Mr R S Clarke	Residence	Herne Road, Ramsey St Marys
206	H/17/00702/HHFUL	Ms C Harris	Residence (Extension)	Herne Road, Ramsey St Marys

*Planning applications ending 'PMBPA' relate to Prior Approval - Agricultural to Dwellings
Planning applications ending 'AGDET' relate to Agriculture*

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

Mr A Wiltshire chose to use the soakaway self-certifying process for his agricultural building at Banks Farm, Lodes End Drove, Ramsey Mereside (MLC Ref No 202) and, in doing so, agreed that if the soakaway was to fail in the future they would be liable for discharge consent.

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.

- *Proposed Residential Development off Middlemoor Road, Ramsey St Mary – Solas Development Services/V E Parrott (Oakley) Ltd (MLC Ref No 180)*

- *Retrospective planning on an all-weather equestrian exercise area at land west of 131 to 135 Herne Road, Ramsey St Marys – Mrs A Colbert (MLC Ref No 195)*

Demolition of existing bungalow, erection of dwellings and alterations to access at 161 Herne Road, Ramsey St Mary - Mr P Stratton (MLC Ref Nos 176 & 188)

Further to the last meeting planning permission was granted by the District Council in July 2016 subject to the imposition of conditions including surface water disposal.

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.

Proposed solar arrays to the north of 18 Herne Road, Ramsey St Mary's – Client of Envirep (MLC Ref No 184) & Mr S Jarvis (MLC Ref No 187)

Further to the Board's comments under Item B.669 Consulting Engineer's Report no further action has been taken in respect of the Board's interests.

Proposed erection of open storage shed for ice cream vans and Proposed erection of portal framed building for the manufacture and repair of ice cream vans for owner's use only (retrospective) including sanitary accommodation, deep bore hole water supply and drainage to septic tank at land far west Of Romany Cottage Bucks Drove Ramsey St Marys - Mr F Cannata (MLC Ref Nos 192 & 193)

According the District Council's Public Access web page planning application 15/02318/FUL, for the erection of an open storage shed, remains "In progress".

However, planning application 15/02313/FUL was refused by the District Council in December because it would result in an unacceptable over-development of the site. It is understood that an appeal has been submitted to the Planning Inspectorate and this is currently in progress.

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.

Erection of up to 3 dwellings, with associated access and car parking, including parking provision for nos. 238-244 Oilmills Road, following demolition of existing outbuildings at

land adjacent 233 Oilmills Road, Ramsey, Mereside - Mr P Mossman (MLC Ref Nos 197 & 200)

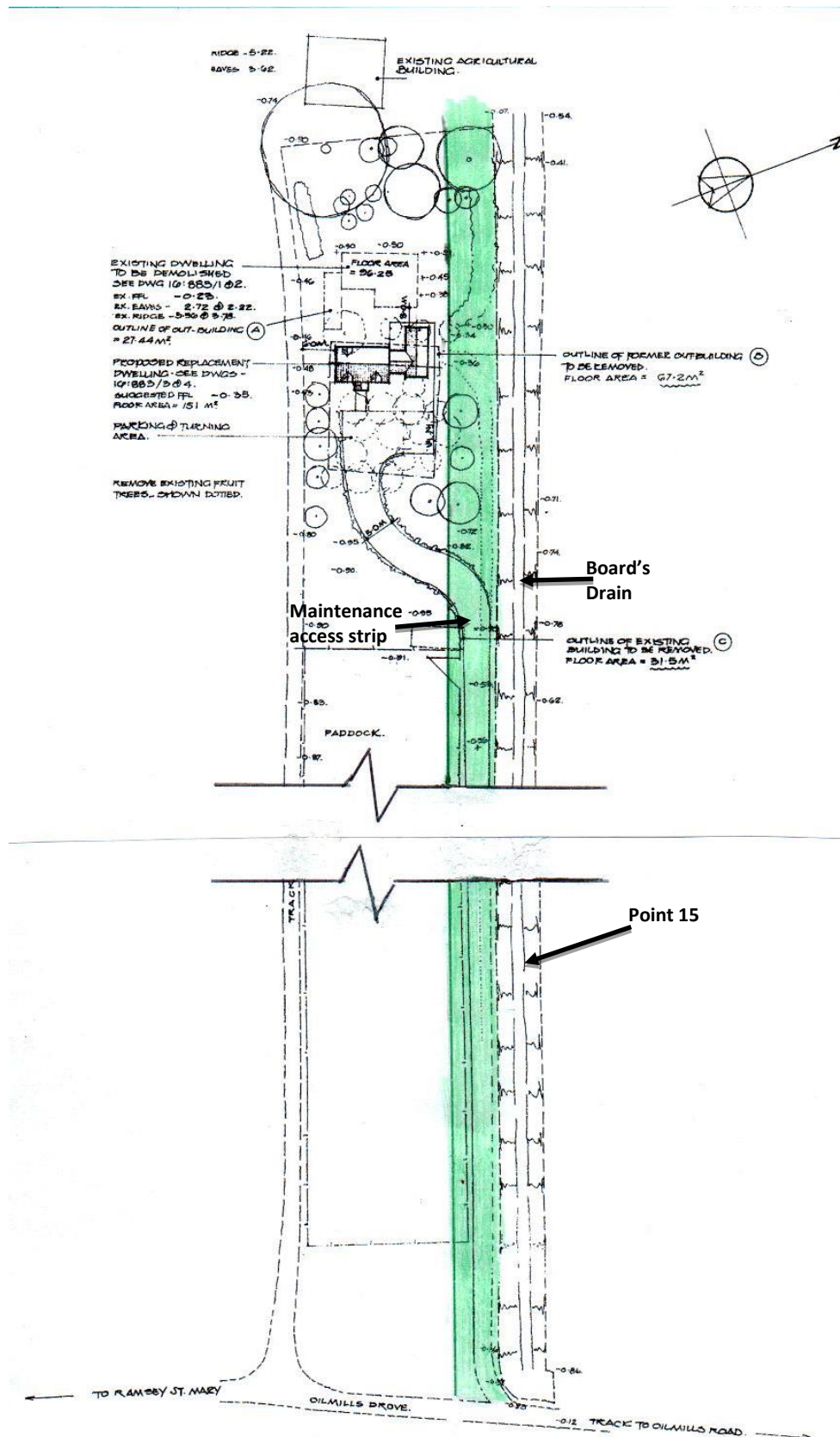
On 7 July we received a request for comment on the above development. The request did not follow one of the set procedures (for example the pre-application process), nor did it provide enough information for a meaningful assessment of the proposal. Before any response could be provided a planning decision was made.

This note has been included to show how developers/agents often only contact us once the planning application is about to be decided upon and the details are then unlikely to be changed, as to do so may require a planning variation which cannot be guaranteed.

Proposed replacement dwelling at Rorkes Drift Farm, Oilmills Drove, Ramsey Mereside, – Miss J Freeman (MLC Ref No 203)

A planning application for a replacement dwelling at Rorkes Drift Farm was submitted in November to, and subsequently approved by, the District Council in March subject to the imposition of conditions including surface water disposal.

The re-development involves the removal of a small existing outbuilding within the Board's maintenance access strip but also involves the formation of a 4m wide access road over an existing track, the erection of fencing to form a paddock and landscaping. Otherwise, the re-development is outside of the maintenance access strip.



Amended extract from Russell Payne's Drawing No 16.883/5 Rev A

No bylaw applications have been submitted for any encroachment and it may be prudent for the Board to watch closely to see if any encroachment requiring the Board's consent occurs.

Huntingdonshire District Council (HDC) Local Plan to 2036

Further to the last meeting, the MLC have been consulted on the following documents that were the subject of Public Consultations. Responses were made on behalf of the Commissioners and the Boards within the District Councils area for whom it provides a planning consultancy service.

(a) Housing and Economic Land Availability Assessment (HELAA): Additional Sites Consultation

A public consultation on the Council's HELAA, formerly known as the Environmental Capacity Study, was held between September and November.

Our reply to this document, made on behalf of both the MLC and Board, provided responses on the Assessment of Broad Locations including statements on the NPPF Floodplain extents; treated effluent disposal; nature designations and our position concerning the provision of FRAs; Capacity calculations and illustrations; together with specific responses on 94 Great Whyte, Newtown Road and Biggin Lane. None of the specific sites are within the Board's area.

(b) Wind Energy Development

The content of this strategic document which was the subject of a Public Consultation between November and January went into extensive detail concerning the provision of wind turbines and their associated sensitivity and cumulative impacts within the landscape but did not consider the adverse impacts that this type of development and other related issues created, such as whether the infrastructure has the capacity to serve proposed turbines and wind farms or whether the uprating of existing or provision of new export cable routes, transport routes and associated remedial works is required. Any resultant adverse impacts on water level and flood risk management systems etc. did not appear to have been considered.

Comments were also made by the Commissioners in respect of adverse impacts on navigable watercourses and The Great Fen Project.

The opportunity was taken to remind the Council that whilst a planning application may be acceptable to the Council it also needs to be appropriate to other parties if the development is to be viable and buildable with the minimum of delay yet maximising our respective limited resources.

(c) Huntingdonshire Strategic Flood Risk Assessment (SFRA) Update

Note. *SFRAs are high level strategic documents and, as such, do not go into detail on an individual site-specific basis and are developed using the best available information at the time of preparation.*

A review of the draft document was commenced but the unrealistic timescale for providing a response, presumably imposed by the District Council, and the need to respond to other time related matters meant that a formal response was not possible.

No further correspondence has been received from the District Council's consultant concerning the Update and no further action has been taken in respect of the Board's interests. The current status of this document is not known.

(d) Huntingdonshire Design Guide 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.*

This SPD has been adopted by the District Council.

Copies of the respective Consultation Statement and Adoption Statements are available on the Council's website and at the Council's main office in Huntingdon.

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 HDC's Full Council on 17 April 2017.

Cambridgeshire and Peterborough Devolution Deal

Members will be aware that all councils in Cambridgeshire and Peterborough, as well as the Cambridgeshire and Peterborough Local Enterprise Partnership (LEP), have signed up to the devolution deal with government.

The Cambridgeshire & Peterborough Combined Authority (the Combined Authority), is a corporate legal body that is intended to facilitate collective decision-making on a Cambridgeshire & Peterborough basis, particularly in relation to large-scale strategic projects. This means a greater number of important decisions can be made by local communities rather than by central government.

Each of the seven Cambridgeshire & Peterborough Councils has one seat on the Combined Authority, which is held by the respective Council Leader. The Mayor will join as its chair and eighth member.

The district councils will not lose any of their existing functions and will continue to be directly responsible for day-to-day services, like housing, rubbish collection and street cleaning. The Mayor and the Combined Authority do not replace nor can they overrule Cambridgeshire & Peterborough councils when they are exercising their own functions although the Combined Authority will be able to exercise certain functions concurrently with the district councils.

The devolution deal includes significant benefits for the communities of Cambridgeshire and Peterborough, such as:

- A new £600million fund (£20 million annually for the next 30 years) to support economic growth, development of local infrastructure and jobs.
- Potential transport infrastructure improvements such as the A14/A142 junction and upgrades to the A10 and the A47 as well as the Ely North Railway Junction.
- A new £100million housing fund to build more homes including affordable, rent and shared ownership
- Deciding how a budget is spent to maintain roads

Central government will continue to lead on welfare, most forms of taxation and many other areas.

General Advice

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

- (a) Concern was expressed by the Board's District Officer over the condition of the highway path and the adjacent bank between Points 22 and 23 of the Board's drainage system. This short length of Board's watercourse runs adjacent to the B1040 Herne Road at Ramsey St Mary's and shows the early signs of slipping that could block/impede water flow from the southwest area of the district. These signs include cracking of the footpath and road and if a slip was to occur it would most likely affect the highway. The cracking extends past the Board's watercourse to run alongside an adjacent private watercourse. A meeting was held with a representative of Cambridgeshire County Council's Highways team and subsequent correspondence has indicated that no money would be forthcoming to undertake works to prevent a slip. A number of engineering options could be considered, including the piping of the Board's watercourse, either over its entire length against the highway (including connecting to the road culvert at the downstream end and a 90 degree bend to take it away from the road), or just piping the length against the highway and leaving each end open. As a guide, the cost of pipework only for the two options would be £13,500 for piping the entire length and £5,000 for piping the straight section against the road.

Consulting Engineer

2 June 2017

Ramsey Fourth (326)\Reports\June 2017

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Mr Hill referred to the Consulting Engineer's report and to their recommendation that the Board should have appropriate signage in place for Health and Safety purposes. Members discussed the type and form of signage required and Mr Hill reported that some Boards were using external lockable cabinets to display Health & Safety notices and others were choosing to use laminated notice boards indicating the risks; providing contact details in an emergency, together with the grid reference to identify each location.

The Chairman referred to the Consulting Engineer's report and to their recommendation that the No. 2 pump at Daintree Pumping Station be removed for inspection at the end of the summer, as they considered it most likely that something was jammed in the pump.

He further reported that he considered the costs for the installation of a generator inlet at Middlemoor Pumping Station were very high and that the Board would still need to source a generator should there be a loss of power.

Mr D Roberts and Mr Whittome considered that there had not been an issue in the past with the loss of power and that it would be more beneficial to retain the balances for when the pumps would need refurbishing/replacing.

Mr Palmer referred to delays by the Middle Level Offices in dealing with planning applications. Mr Whittome updated Members on the new validation process, recently been put in place which should help to speed the process up, and of the discussions the Middle Level Commissioners had had over a number of years with local planning authorities trying to reach agreements in dealing with planning applications. Mr Palmer agreed to discuss the matter further at Huntingdonshire District Council.

The Chairman referred to the movement of the public footpath at Herne Road, close to a District drain. Mr D Roberts referred to problems along this section in the past.

In response to Mr Clarke, the Chairman considered the footpath was the responsibility of the District Council.

The District Officer considered that only a short section would require piping and filling.

RESOLVED

- i) That the Report and the actions referred to therein be approved.
- ii) That the Middle Level Commissioners be requested to supply health and safety signage at the Board's pumping stations to include indication of risks; contact details in an emergency, together with the grid reference to identify each location.
- iii) That the Consulting Engineers be authorised to arrange the removal and inspection of the No 2 pumping unit at Daintree Pumping Station and that, following the inspection, the Chairman and Vice Chairman be authorised to take any further action as may be required.
- iv) That the Consulting Engineers be instructed to arrange the repairs to the drive motor at Daintree Pumping Station.
- v) That no further action be taken concerning the installation of a generator inlet at Middlemoor Pumping Station.
- vi) That the Chairman and District Officer be authorised to take any actions they consider necessary concerning the District watercourse at Herne Road.

B.711 Offer of land for sale adjacent to the Board's holdings

The Chairman reported that he had been approached by Mr M Fryer concerning the sale of approximately 2-3 acres of land within the Board's current land holding, which was currently rented, and that he had been informed that the price for this land would be in the region of £15,000.

Mr Clarke confirmed that this was the only piece of land in that area not in the Board's possession.

In response to Mr Hill, Mr D Roberts considered the land was originally vested in the Board or acquired by the Board for the purposes of creating a flood storage area, protecting the District from the possible over-topping from the river.

RESOLVED

- i) That the Board agree 'in principle' to purchase the approximate 2-3 acres of land offered.
- ii) That the Chairman be authorised to negotiate the purchase of the land, subject to vacant possession.
- iii) That the Chairman be authorised to take any further actions required concerning this matter and to instruct the Clerk accordingly.

B.712 Capital Improvement Programme

Members considered the Board's future capital improvement programme.

RESOLVED

That the Capital Programme be approved in principle and kept under review.

B.713 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 and drew attention to the lack of reference to the SUDS issue, which still remained unsatisfactory.

B.714 District Officer's Report

The Board considered the Report of the District Officer.

The Chairman recommended that the Board continue with its three year annual phased maintenance programme.

RESOLVED

- i) That the Report and the actions referred to therein be approved and that the Officer be thanked for his services over the preceding year.

- ii) That the District Officer be authorised to arrange for drainworks to be carried out for the coming year.

B.715 Environmental Officer's Newsletter and BAP Report

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

Members considered and approved the most recent BAP report.

B.716 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 proposals be formulated at the present time.

B.717 Environment Agency – Precepts

- a) Mr Hill reported that the Environment Agency had issued the precept for 2017/2018 in the sum of £5,388 (the precept for 2016/2017 being £5,309).
- b) Local Choices Precept

Further to minute B.675(b), Mr Hill referred to the Environment Agency's newsletter dated October 2016.

B.718 Determination of annual value for rating purposes

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

Ramsey Fourth (Middlemoor) IDB**Determination of Annual Values for Rating purposes****June 2017****2017-2018**

		Transfer value to Special Levy - £2921.159 per hectare	Area (Hectares)	Agricultural Land	Special Levies	
					Hunts DC	TOTAL
				-	-	-
Opening Values (£)			1461.027	211,734	139,337	351,071
Opening %				60.31%	39.69%	100.00%
Mr J R Clarke	<u>Location</u>	<u>Reason for change.</u>				
	Bucks Drove Ramsey St Marys	Change in annual value and acreage	-2.994	115		0
						115
						0
						0
						0
						0
						0
						0
Total determinations			1458.033	115	0	115
Closing Values (£)				211,849	139,337	351,186
Closing %				60.32%	39.68%	100.00%

RESOLVED

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

B.719 Rents for the Slamp

Further to minutes B.609 and B.642, the Board considered whether any change was appropriate in the levels of rental being obtained for their land at the Slamp. (Present rental - £100 per acre)

RESOLVED

- i) That no change in the levels of rental be made at the present time, and the matter be considered at the next meeting of the Board.
- ii) That copies of the agreements be forwarded to the Chairman.

(NB) – Mr Swales declared an interest when this item of business was being discussed.

B.720 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 for any Member who wishes to attend.

b) Annual Conference of the River Great Ouse Branch

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

c) Subscriptions

Mr Hill referred to an e-mail received from ADA dated the 16th December 2016 and reported that the Clerk had been advised that subscriptions for 2017 will remain unchanged at £536.

RESOLVED

That the requested ADA subscription for 2017 be paid.

d) 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 £50 per year for two years towards further research on eels.

B.721 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.722 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's.

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 Boards with their health and safety responsibilities.

B.723 Cambridgeshire and Norfolk Flood Risk Management Partnership Update

Further to minute B.679 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 (PLP).
7. Partner projects were discussed including Embankment raising in the Middle Level (MLC) and in the Ouse Washes (EA).

B.724 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.725 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.726 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.727 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.728 Budgeting

Mr Hill referred to the budget comparison of the forecast out-turn and the actual out-turn for the financial year ending 31st March 2017.

B.729 Review of Internal Controls

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

B.730 Risk Management Assessment

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

B.731 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.732 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.733 Payments

The Board considered and approved payments amounting to £40,789.44 which had been made during the financial year 2016/2017.

(NB) – Mr Whittome declared an interest (as a Member of the Middle Level Board) in the payments made to the Middle Level Commissioners and in the payment made to him.

(NB) - The Chairman and Mr D Roberts declared an interest in the payments made to D C Roberts & Son.

B.734 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 Return, on behalf of the Board, for the financial year ending 31st March 2017.

B.735 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 60.31% and 39.69%.

RESOLVED

- i) That the estimates be approved.
- ii) That a total sum of £31,606 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 £19,066 and £12,540 respectively.
- iv) That a rate of 9.0p in the £ be laid and assessed on Agricultural hereditaments in the District.
- v) That a Special levy of £12,540 be made and issued to Huntingdonshire District Council 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 levy referred to in resolution (v).
- vii) That the Clerk be authorised to recover all unpaid rates and levy by such statutory powers as may be available.

B.736 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.737 Date of next Meeting

RESOLVED

That the next Meeting of the Board be held on Thursday the 14th June 2018.

[Post meeting note – Due to the unavailability of Ramsey Golf Club on the 14th June, the Chairman therefore agreed that the next meeting of the Board be held on Thursday the 21st June 2018].