

BENWICK INTERNAL DRAINAGE BOARD

At a Meeting of the Benwick Internal Drainage Board
held at Ramsey Golf Club on Monday the 12th June 2017

PRESENT

R Pickard Esq (Chairman)	R G Few Esq
D R Stokes Esq (Vice Chairman)	M Fisher Esq
T W A Burton Esq	A Miscandlon Esq
T R Butcher Esq	J M Palmer Esq
D J Caton Esq	R E Stacey Esq
N G Thacker Esq	

Miss Samantha Ablett (representing the Clerk to the Board) and Mr Morgan Lakey (representing the Consulting Engineers) and Mr Malcolm Downes (Mechanical and Electrical Engineer) were in attendance.

Apologies for absence

Apologies for absence were received from P N Fountain Esq and M Jackson Esq

B.1065 Declarations of Interest

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

Mr Caton declared an interest in agenda item 11.

Messrs Butcher and Miscandlon declared interests in all planning matters as a member of Fenland District Council.

Mr Palmer declared an interest in all planning matters as a member of Huntingdonshire District Council.

B.1066 Confirmation of Minutes

RESOLVED

That the Minutes of the Meeting of the Board held on the 13th June 2016 are recorded correctly and that they be confirmed and signed.

B.1067 Clerk to the Board

- a) Further to minute B.1030, Miss Ablett reported that Mr David Thomas had been appointed as Clerk to the Board and that Miss Lorna McShane had been appointed Solicitor/Assistant Clerk.

Miss Ablett reported that the Chairman had authorised a donation of £125 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.1051, Miss Ablett 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.1051, 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.1068 Election of Board Members

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

Mr Pickard reported that he wished to stand down as Chairman. It was therefore necessary to appoint a Chairman to cover the period until the next AGM. Mr Pickard proposed the Vice Chairman, Mr Stokes, for the position of Chairman and enquired whether the Board had any suggestions for Vice Chairman. Mr Stokes proposed Mr Jackson, in his absence, for the position of Vice Chairman and would contact him regarding the matter should the Board wish.

Mr Stokes thanked Mr Pickard for his services to the Board and Mr Pickard wished him luck in his future role as Chairman.

RESOLVED

- i) That the Chairman be authorised to approve the Register on behalf of the Board.
- ii) That Mr Pickard continue as Chairman until the 31st October 2017.
- iii) That Mr D R Stokes be appointed Chairman and Mr M Jackson be appointed Vice Chairman from the 1st November 2017 and that they be authorised to sign cheques and authorise payments on behalf of the Board from that date.

B.1069 Board Membership

Further to minute B.1031(i), Miss Ablett reported that Mr Mark Fisher had accepted the invitation to join the Board.

The Chairman welcomed Mr Fisher.

B.1070 Resignation of Mr M Dale

Further to minute B.1031(ii), Miss Ablett reported that Michael Dale had formally submitted his resignation and the Clerk had written to him thanking him for his services to the Board.

B.1071 Filling of vacancy

Consideration was given to the filling of the vacancy on the Board caused by the resignation of Mr Dale.

RESOLVED

That the Vice Chairman be authorised to approach Mr R Dring with a view to filling the vacancy.

B.1072 Land Drainage Act 1991
Board Membership

- a) Miss Ablett reported that Fenland District Council had re-appointed Councillors T R Butcher and A Miscandlon to be Members of the Board under the provisions of the Land Drainage Act 1991.
- b) Miss Ablett reported that Huntingdonshire District Council had appointed Councillor J M Palmer to be a Member of the Board under the provisions of the Land Drainage Act 1991.

Miss Ablett reported that Mr P Lummis had not been re-appointed.

The Chairman welcomed Mr Palmer.

B.1073 Access Road to Broadalls Pumping Station
Newtons Four Hundred Farm

Further to minute B.1033(ii), the District Officer reported that the roadway along the river bank to the pumping station had been repaired and that the Board now had reasonable access.

(NB) – The Chairman, District Officer and Mr Stokes declared an interest when this item was discussed.

B.1074 Water Framework Directive

Further to minute B.1034, Miss Ablett 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. She also reported that the Clerk was satisfied that there were other partnerships in place and would continue to update Members when required.

B.1075 Water Transfer Licences

Further to minute B.1035, Miss Ablett 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.

Miss Ablett 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.1076 Abstraction Licence Applications

The Chairman reported that the Board occasionally received various applications for water abstraction licences and that he, the Vice Chairman and District Officer consulted on these, on the Board's behalf, and objected to them, where it was necessary to do so.

B.1077 Consulting Engineers' Report

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

Benwick I.D.B.

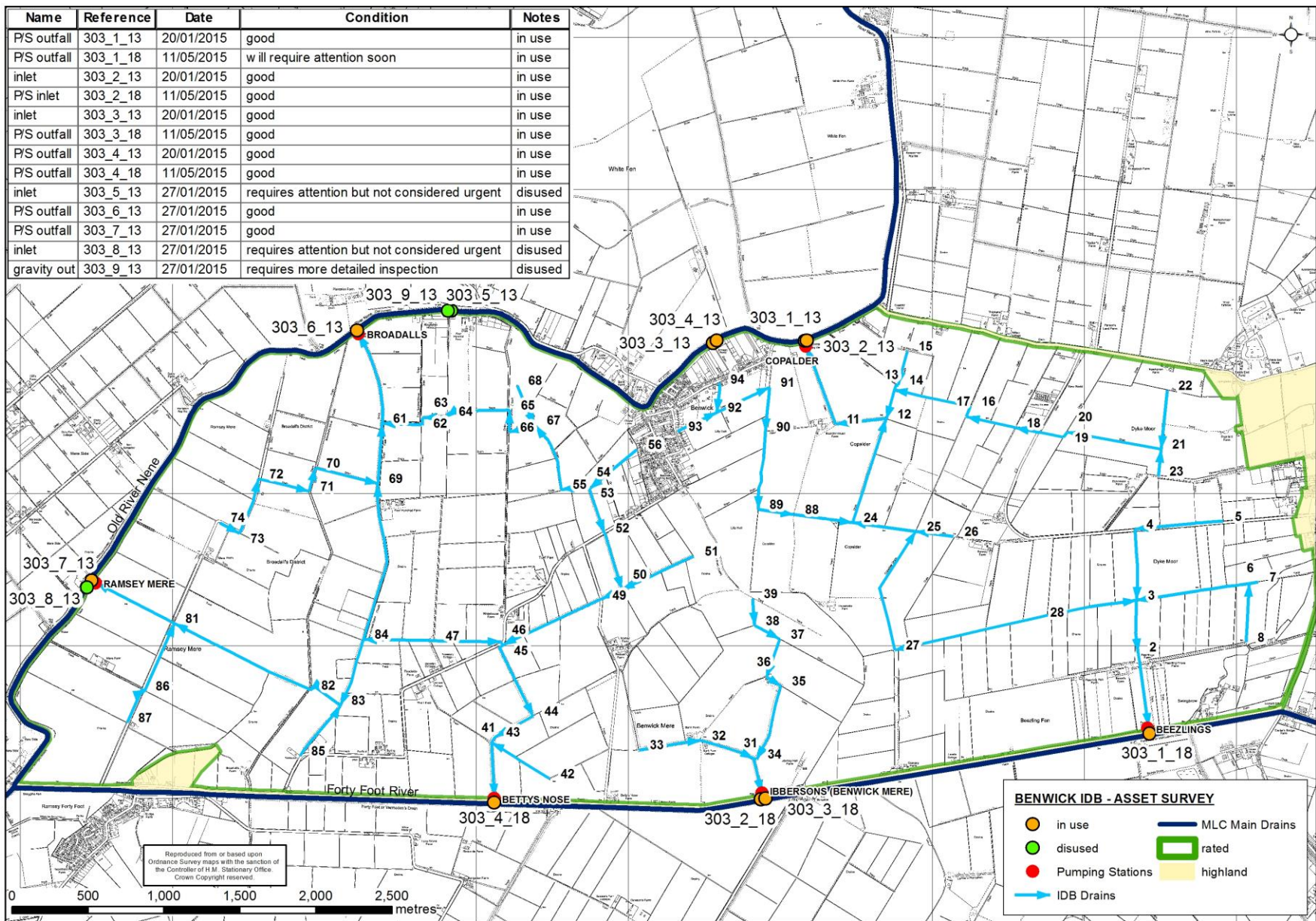
Consulting Engineers Report – May 2017

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.



Weed Control and Drain Maintenance

The maintenance works carried out last year generally accorded with the recommendations approved by the Board at the last Annual Meeting.

Following the Board's approval, the old 600mm diameter culvert at Point 53 was replaced with a new 1200mm twin wall plastic pipe. This should assist in alleviating the restricted flows experienced at the site during recent high rainfall events. It is now recommended that reach 53-56, upstream of the culvert, is visually monitored during future rainfall events to ascertain whether there might be value in additional works to increase the attenuation capacity of the channel by means of widening the existing channel bed.



12m x 1200mm Culvert, Point 53



Fencing at Beezlings Pumping Station

Following a request from the District Officer, and with prior agreement of the Chairman, fencing repairs were carried out to the roadside timber post and rail fencing at Ibbersons Pumping Station. The integrity of the posts had deteriorated at ground level allowing a number of them to break off at the base. A recent inspection has revealed further posts are beginning to fail and the roadside fence at Beezlings and Bettys Nose are in a similar condition. In anticipation that the Board will wish to proceed with replacing the deteriorating fencing, a provisional sum has been included within this year's estimated costs.

Advanced notices of this year's machine cleansing programme (approved by the Board at its 2007 meeting) have been sent out.

A recent inspection of the Board's drains revealed that they are generally in a satisfactory condition and being maintained to a good standard. However, stands of reed and emergent aquatic vegetation are now becoming prevalent and showing signs of active regrowth throughout the district. It is recommended that Roundup herbicide is applied to drains within this year's phased machine cleansing works, and to any other Board's drains where it is deemed necessary to control reed and emergent weed growth. A sum for the cost of Roundup treatment has been included within the estimated costs.

Flail mowing in advance of the machine cleansing works will be required to afford the machine operator maximum visibility. A sum for the completion of this work has been included within the Board's estimated costs.

A provisional sum has been included within the Board's estimated costs for any emergency cleansing, culvert clearance or bank reinstatement works that may be required later in the year.

The estimated costs of this year's recommended maintenance works are as follows:

1 Machine Cleansing (Phased Programmed Works)

Bettys Nose Area

Reach 46-47-84	900	m	@	1.10	£990.00
Reach 53-56	450	m	@	1.10	£495.00
Reach 50-52-53	700	m	@	1.10	£770.00

Broadalls Area

Reach 60-61-69-84-83-85	2900	m	@	1.20	£3480.00
Reach 61-62-63-64-65-66-67	1250	m	@	1.10	£1375.00
Reach 54-55-67-68	1050	m	@	1.10	£1155.00

- 2 Allow sum for Roundup application to control reed and emergent aquatic weed growth

Item	Sum	£1000.00
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3 Provisional Sum

Replace fencing at:

I.	Beezlings Pumping Station Item
	Sum £673.20
II.	Ibbersons Pumping Station Item
	Sum £612.00
III.	Bettys Nose Pumping StationItem
	Sum £714.00

- 4 Flail mowing in advance of machine cleansing works

Item	Sum	£4000.00
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5 Provisional Sum

Allow sum for emergency Machine cleansing, culvert Clearance or bank Reinstatement works

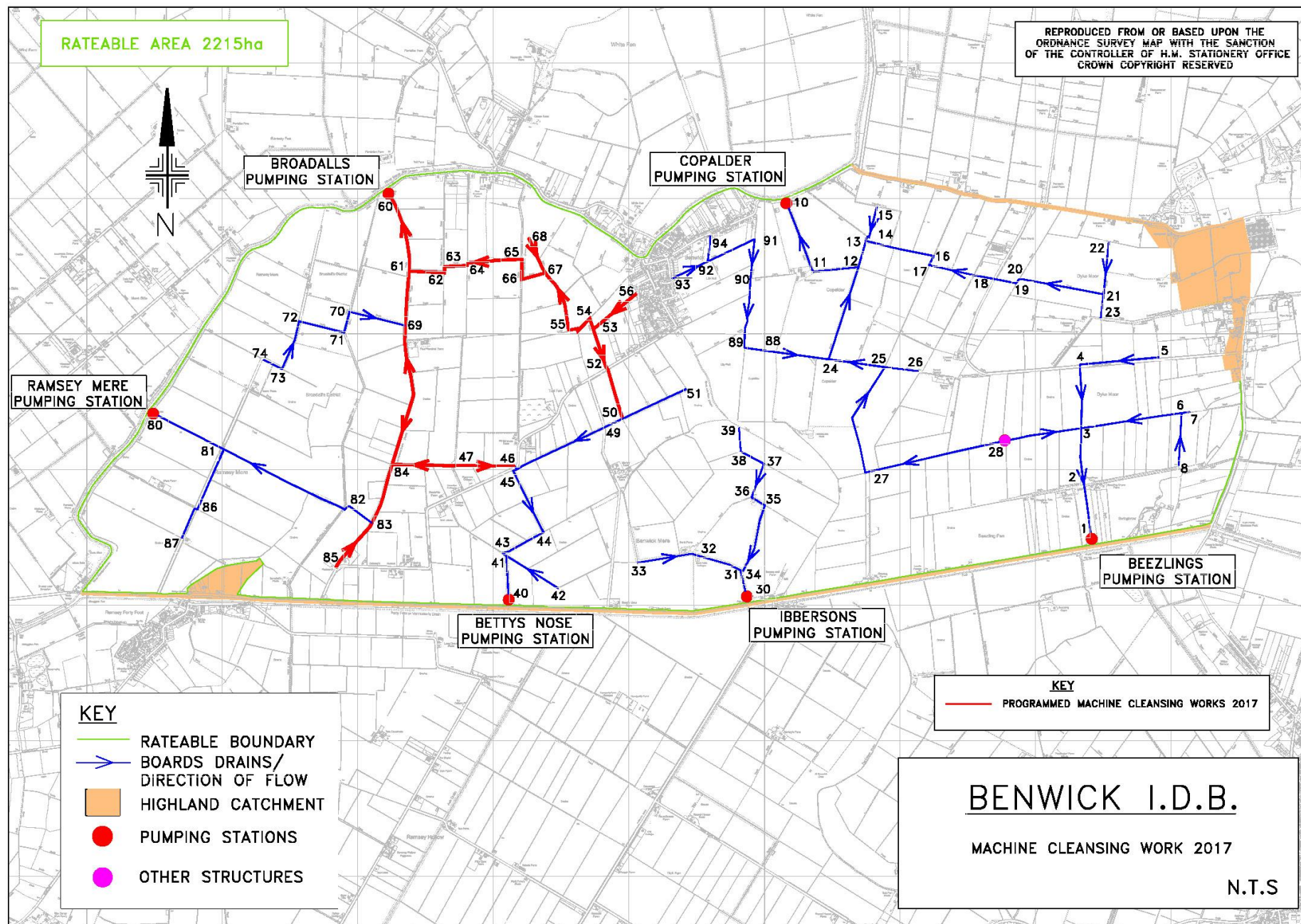
Item	Sum	£2000.00
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- 6 Fees for the inspection, Preparation & submission of report to the Board. Arrangement & supervision of herbicide applications & maintenance works

Item	Sum	£1900.00
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£19,164.20

Orders for the application of herbicides are accepted on condition that they are weather dependant and the Middle Level Commissioners will not be held responsible for the efficacy of any treatments



Pumping Stations

Other than the matters described below, only routine maintenance has been carried out since the last meeting and the pumping plant at each of the stations is mechanically and electrically in a satisfactory condition.

Benwick Mere

The Board are reminded that the timber pump house doors are in a poor condition and it is recommended that they are replaced with vandal proof steel doors.

Broadalls

During April the pump monitoring unit was showing front seal leaking and with the Chairman's approval the pump was lifted to investigate the cause of the leakage. However, when the pump was removed it was noted that there was severe cavitation/erosion damage to the impeller, the pump was therefore returned to its manufacturer, Bedford Pumps, for inspection. A copy of the report follows:

Pump Type: SB40.09.06

Serial No. P1203/1

Service Contract No. SC3464

The pump was received complete with bellmouth and cables, following a report of water ingress (mechanical seal failure). The pump has been fully dismantled.

We comment further on some of the major components (item numbers refer to sectional arrangement drawing 04/8087.

Item	Description	
	Pump as received	

1	Impeller	Heavily worn – significant material lost from leading and trailing edges and the palm blades Replace with new in enhanced material of Aluminium Bronze
2	Pump Casing	Appears to be in a serviceable condition. Re-use.
3	Impeller Shroud	Appears to be in a serviceable condition. Re-use.
5	Thrust Bearing Housing	Appears to be in a serviceable condition. Re-use.
6	Tailcone Bearing Housing	Appears to be in a serviceable condition. Re-use.
7	Seal Housing Cover	Appears to be in a serviceable condition. Re-use.
8	Thrust Bearing Cover	Appears to be in a serviceable condition. Re-use.
20	Pump Shaft	Appears to be in a serviceable condition. Re-use.
21	Impeller Nose Washer	Corroded. Replace with Aluminium Bronze item to match impeller
22	Impeller Adjusting Ring	Some corrosion. Replace in AB2 and sized to suit new impeller.
24	Seal Adjusting Ring	Appears to be in a serviceable condition. Re-use.
25	Impeller Retaining Bolt	Replace as a matter of course.
26	Impeller key	Re-use.
28	Oil Sentry Probe	Replace as a matter of course.
50	Angular Contact Bearings	Replace as a matter of course.
52	Deep Groove Ball Bearing	Replace as a matter of course.
53,54	Mechanical seals	Replace as a matter of course.
57	Pre-load washer	Replace as a matter of course.
58	Radial Shaft Seal	Replace as a matter of course.
T1	Tailcone Terminal Box Casing	Appears to be in a serviceable condition. Re-use.
T2	Terminal Box Cover	Appears to be in a serviceable condition. Re-use.
T3	Cable Gland Clamp Plate	Appears to be in a serviceable condition. Re-use.
T4, T5	Cable Clamp Bracket & Bar	Appears to be in a serviceable condition. Re-use.
T10	Terminal Plate Assembly	Appears to be in a serviceable condition. Re-use.
T11-T14	Cable Gland Washers	Re-use.
T25,T26	Cable gland rubbers	Replace as a matter of course.
D1	Delivery Cover	Appears to be in a serviceable condition. Re-use.
B1	Bellmouth	Appears to be in a serviceable condition. Re-use.
M1	Stator	Insulation values lower than satisfactory. Improved when re-checked after dismantling. Clean, dry, stove and re-varnish. Re-check electrical readings after. Whilst this is considered a serviceable item, no guarantee can be given against longevity once returned to service.
M1	Rotor	Clean, stove and re-use.
	'O' rings	Replace as a matter of course.
	Fasteners	Re-use.
	Barrier Oil	Contaminated / dirty. Replace.
C1-C2	Power & Instrument Cables	Re-use.
	Paintwork	Very Poor condition. Surfaces rusted with very little evidence of the original paintwork left. Accessible external surfaces will be prepared by hand (wire brush) and re-coated with Intex No.2 bitumastic paint (black).

The pump is in fair condition overall, but in urgent need of a full overhaul, with replacement of impeller which has lost material through corrosion enhanced through adverse operating conditions. Replacement to be cast in Aluminium Bronze to provide improved resistance to corrosion over the original iron supply.

Copalder

At its last meeting, the Board requested that quotes be obtained for a special pumped flow flap valve with an integrated penstock assembly for Copalder Pumping Station. We therefore obtained two budget quotations, one from HC Watercontrol, at £18k and the other from Aquatic Control Engineering (ACE) at £10k. The budget quotes were based on estimated sizes as the outfall required damming off and dewatering to allow a detailed survey to be carried out to confirm dimensions etc. Both were for supply only; installation being at additional cost. This arrangement will require a walkway to be fabricated to allow access to the penstock operator position.

Aquatic Control Engineering Ltd

Flap-valve and gate-valve combined.



The offers were presented to the Chairman who confirmed his approval to proceed with the Aquatic Control Engineering proposal.

With suitable weather conditions prevailing at the beginning of May the outfall bay was dammed off to verify the dimensions of the existing flanges and forwarded to Aquatic Control Engineering with a request for a firm price.

At present the dam remains in place with the pump isolated. The connection of the district drains to Beezlings should maintain the water levels until the new equipment is delivered and installed. Should a major rainfall event occur the pump could be operated in an emergency as the dam would overtop.

We have been informed by our Environmental Officer that Kingfishers are now nesting in the holes bored through the outfall bay sheet piling and that the birds may have up to three clutches. This could therefore cause delay to the installation of the new equipment.

Ramsey Mere

The pump drive motor winding insulation resistance remains at a satisfactory level. The situation will be monitored and a rewind carried out if the resistance deteriorates again. However this pump has only operated one hour since January due to its interconnection with Broadalls and Bettys Nose and this is considered detrimental to the motor.

Pumping Hours between 2005/2006 – 2010/2011

Pumping station	Total hours run 2005/2006	Total hours run 2006/2007	Total hours run 2007/2008	Total hours run 2008/2009	Total hours run 2009/2010	Total hours run 2010/2011
Beezlings	78	305	43	225	171	3
Benwick Mere /Ibbersons	30	133	77	217	220	209
Betty's Nose	133	70	134	44	424	186
Broadalls	44	140	47	243	437	170
Copalder	36	119	137	171	249	104
Ramsey Mere	3	186	191	152	100	157

Pumping Hours between 2011/2012 – 2015/2017

Pumping station	Total hours run 2011/2012	Total hours run 2012/2013	Total hours run 2013- 2014	Total hours run 2014- 2015	Total hours run 2015- 2016	Total hours run 2016- 2017
Beezlings	7	424	210	212	151	132
Benwick Mere /Ibbersons	23	295	211	102	75	84
Betty's Nose	30	553	629	137	129	99
Broadalls	50	500	70	92	6	24
Copalder	8	324	205	169	87	87
Ramsey Mere	1	60	123	15	72	31

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 9 new applications have been received and dealt with since the last meeting:

<i>MLC Ref</i>	<i>Council Ref.</i>	<i>Applicant</i>	<i>Type of Development</i>	<i>Location</i>
284	F/2007/16/CC & F/YR16/2007/CCC	Cambridgeshire County Council	Education	High Street, Benwick
285	F/YR16/0610/F	Mr David Freeman	Wind turbines	Ramsey Rd, Benwick
286	F/YR16/0677/CERTLU	Mr & Mrs M Pryke	Residence and ancillary outbuildings	Doddington Road, Doddington
287	Enquiry	Client of Ken Caldwell	Residence	Doddington Road, Benwick
288	F/YR16/0808/F	Cambridgeshire County Council	Residence (Extension)	Forty Foot Bank, Benwick
289	H/16/01921/AGDET	Mr R Stacey	Residence (Extension)	Benwick Rd, Ramsey Forty Foot
290	F/YR16/0953/F	Mrs C Morley	Residence (Extension)	Doddington Road, Benwick
291	F/YR17/0064/O	Mr D White	Residence	High Street, Benwick
292	F/YR17/0065/O	Mr D White	Residence	High Street, Benwick

Planning applications ending 'CERTLU' relate to certificate of existing lawful use

From the information provided it is understood that all the developments propose to discharge surface water disposal to soakaways, or similar infiltration systems. The applicants have been notified of the Board's requirements.

For the residence (extension) at Forty Foot Bank, Benwick (MLC Ref No 288), Cambridgeshire County Council chose to use the soakaway self-certification process and, in doing so, agreed that if the soakaway was to fail in the future she would be liable for discharge consent.

No further correspondence has been received from the applicants or the applicants' agents concerning the following developments and no further action has been taken in respect of the Board's interests:

- *Residential development on land north east of 13 Doddington Road, Benwick - Harnson Homes Ltd (MLC Ref No 254)*
- *Scoping Opinion for Wind Farm at Mere Farm at north of Sunny Cottage, Forty Foot Bank, Ramsey Forty Foot - RES UK & Ireland Ltd (MLC Ref No 261)*

- *Erection of 4 x 2 storey 3 bed dwellings involving the demolition of existing buildings at land east of 2A Doddington Road, Benwick - Leigh Property Investments Ltd (MLC Ref No. 266)*

Erection of a retail unit and 1 x 1-bed and 2 x 2-bed flats above involving demolition of existing building at land west of 40 Lilyholt Road, fronting High Street, Benwick – Mr B Sisodiya (MLC Ref Nos 249 & 259)

Further to the Board's 2014 report, the Commissioners, on the Board's behalf, received a Local Land Charge Register (LLCR) enquiry from the proposed tenant's solicitor. The solicitor was advised that:

“..... having checked our records we can, with the exception of your recent e-mail, find no record of any incoming information, discussion, consent applications being received or the Commissioners'/Board's requirements otherwise being met since writing to the District Council.

As you can see from the attached letter dated 12 March 2014, the Board does not consider that a suitable surface water solution was submitted but, none the less, the District Council took it upon itself to part discharge the relevant condition.”

The Solicitor was advised of the actions necessary to resolve this issue but no further correspondence or consent applications have been received from the applicant or the applicant's agent concerning this development and no further action has been taken in respect of the Board's interests.

Fenland District Council (FDC)

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

Fenland District Council (FDC) District Wide Level 2 SFRA

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

Huntingdonshire District Council (HDC) Local Development Scheme (LDS)

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

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 26 September and 7 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.

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.

Cambridgeshire Flood and Water Supplementary Planning Document (SPD)

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

The SPD was endorsed by the County Council and the completed document was circulated to the relevant planning authorities and risk management authorities (RMAs) for adoption where appropriate. The SPD was adopted by FDC's Full Council on 15 December 2016 and HDC on 17 April 2017.

Fenland Flooding Investigation Sub-group

As a result of the flooding experienced in March following the extreme high rainfall event between 8-10 August 2014, a sub-group of the CFRMP, involving relevant stakeholders including the Commissioners, was formed to investigate and, where possible, resolve the problem.

The meetings associated with this investigation have proved beneficial to all the stakeholders involved and may lead to the resolution of many historical issues and, as a result, the LLFA proposed that future meetings take place to discuss any local flooding issues in the District Council's area.

Cambridgeshire and Peterborough Combined Authority

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.

Cambridge Water Resources Management Plan (WRMP) Pre-Consultation

Note A WRMP is a document required by Government of every water company which describes how it proposes to maintain the balance of supply and demand over the next 25 years allowing for the influences upon its operation. These include an increasing population, economic growth, the changing climate and the need to protect the environment.

Further to the last meeting, the MLC received correspondence from Cambridge Water seeking our views on a briefing note associated with its next WRMP. A response made on behalf of the Commissioners and the Boards within the company's area for whom we provide a planning consultancy service advised that:

“The document rightly identifies key issues and the need for a long term vision and strategy; however, we note that no references are made to the whole life funding, maintenance of the relevant infrastructure and implementation/monitoring processes.”

In an effort to assist further the opportunity was taken to provide some standard text that may be relevant to the document's production and/or the company's operations. These included the impacts of potable water supply on the Commissioners and the Boards within its catchment; watercourses protected under the Land Drainage Act 1991 (LDA) and associated Byelaws; hazard mapping and development within the floodplain; Flood risk and water level management; Water Resources and efficiency; river and waterside settings and corridors/Green Infrastructure; Biodiversity and protected habitats and species; treated effluent disposal/Dry Weather Flows and Partnership Working.

Consulting Engineer

26 May 2017

Benwick(303)\Reports\May 2017

Mr Lakey 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 Lakey 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 and providing contact details in an emergency, together with the grid reference to identify each location.

Mr Lakey confirmed that fencing repairs had been carried out to the roadside timber post and rail fencing at Ibbersons pumping station following the integrity of the posts having deteriorated. In view of this, an inspection of the fencing at other stations had been carried out and had revealed that the posts at Beezlings and Bettys Nose pumping stations were in a similar condition.

The Chairman enquired whether the Board should consider having metal fencing. Mr Lakey advised that most Boards had palisade fencing.

Mr Few stated that having concrete posts would be a better option in view of the wooden posts rotting.

Mr Downes reminded the Board that the timber pump house doors at Benwick Mere pumping station were in a poor condition and recommended that these be replaced with vandal proof steel doors; for which £1,000 had been included in the budget for 2017/2018.

Mr Downes reported that the pump at Broadalls pumping station had been lifted to investigate the cause of a leakage to the front seal whereupon it was noted there was severe erosion damage to the impeller. The pump had been returned to the manufacturer who had confirmed that it was in urgent need of an overhaul and advised that the replacement impeller be cast in aluminium bronze to provide improved resistance to corrosion.

The Chairman stated that he considered the higher specification impeller should be considered as this would save money in the long term.

Mr Downes reported that the work would be carried out over a six week period at a cost of approximately £13,000 and Miss Ablett advised that £12,500 had been included in the budget for 2017/2018.

Mr Downes reported that, following the Board's request at the last meeting, two quotations, based on estimated sizes, had been received for a special pumped flow flap valve and integrated penstock for Copalder pumping station.

The Chairman advised that he had authorised the Middle Level Commissioners to proceed with the lowest quote, but that once the exact dimensions had been supplied, the initial quote of £10,000 had increased to £18,000. Miss Ablett advised that £20,000 had been included in the budget for 2017/2018 and Mr Downes added that he had approached other suppliers for further quotes now that the exact dimensions were known and would advise the Chairman accordingly.

Miss Ablett referred to the Planning Engineer's report with regards to the construction of the retail unit and flats at High Street, Benwick (MLC Ref. Nos. 249 & 259) by Mr B Sisodiya, completed last year, and enquired whether the Board wished to take any action.

Councillor Butcher stated that the trouble with the Middle Level Commissioners and planning permissions was that the IDBs were not statutory consultees and that, unfortunately, over the years the Middle Level Commissioners had been poor with their replies to Fenland District Council in respect of planning issues. Councillor Palmer added that Huntingdonshire District Council had encountered the same problems and were disappointed with the service provided.

Miss Ablett reported that Councillor Sutton, had also raised his concerns regarding the planning department at previous meetings and had subsequently had a discussion with the Clerk. She advised that the planning department and the Clerk were liaising to ascertain how the planning operations and systems could be improved to make the process more efficient and confirmed that new procedures were being put in place.

RESOLVED

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

ii) Weed Control and Drain Maintenance

That the works referred to in the Report be undertaken.

iii) That the Middle Level Commissioners be requested to supply health and safety signage for each of the Board's pumping stations and to contact the District Officer to ascertain the contact details to be provided.

iv) That the fencing at Beezlings, Benwick Mere and Bettys Nose pumping stations be replaced incorporating the use of concrete posts.

v) That the timber doors at Benwick Mere pumping station be replaced with vandal proof steel doors.

vi) That a pump overhaul at Broadalls pumping station be carried out and the replacement impellor be cast in aluminium bronze.

vii) That, once further quotes for the pumped flow flap vale and integrated penstock at Copalder pumping station had been received, the Consulting Engineers consult with the Chairman and he be authorised to take any action as he sees fit.

viii) That the Consulting Engineers chase both the solicitor and the applicant for further information and consent applications in relation to planning application (MLC Ref Nos. 249 & 259)

(NB) – Mr Stacey declared an interest in the planning application (MLC Ref: 289) received for Mr R Stacey.

B.1078 Capital Improvement Programme

Members considered the Board's future capital improvement programme.

The Chairman referred to the £80,000 included in the capital programme for 2018/2019 for the proposed automatic weedscreen cleaner at Beezlings pumping station and to how it would be funded. Members agreed that discussions for a potential loan application should be included on the agenda for the next meeting of the Board.

RESOLVED

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

ii) That the Consulting Engineers be requested to obtain quotes for the installation of an automatic weedscreen cleaner at Beezlings pumping station and report at the next meeting.

- iii) That a potential loan application be included as an agenda item for the next meeting.

B.1079 National Flood Resilience Review

Miss Ablett 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.1080 District Officer's Report

The Board considered the Report of the District Officer.

The District Officer reported that most matters had been covered in the Consulting Engineer's Report.

RESOLVED

That the Report and the actions referred to therein be approved and that the Officer be thanked for his services during the year.

B.1081 Environmental Officer's Newsletter and BAP Report

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

Members considered and approved the most recent BAP report

B.1082 District Officer's Honorary and Pumping Station duties

- a) The Board gave consideration to the District Officer's Honorary for 2017/2018.
- b) The Board gave consideration to the payment in respect of pumping station duties for 2017/2018.

RESOLVED

- i) That Mr D Caton be appointed as District Officer and that there be no change in the District Officer's honorary for 2017/2018.
- ii) That there be no change in the payments in respect of pumping station duties for 2017/2018.

(NB) – The District Officer and Mr Few declared a financial interest when this item was discussed.

B.1083 Maintenance work in the District

The Chairman reported that the programmed works as scheduled by the Consulting Engineers last year had been completed and added that the Board did have to be slightly flexible as, even

though they had a three year rolling programme, any additional works identified may require immediate attention.

B.1084 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.1085 Environment Agency – Precepts

a) Miss Ablett reported that the Environment Agency had issued the precept for 2017/2018 in the sum of £7,709 (the precept for 2016/2017 being £7,595).

b) Local Choices Precept

Further to minute B.1045(b), Miss Ablett referred to the Environment Agency's newsletter dated October 2016.

B.1086 Claims for Highland Water Contributions – Section 57 Land Drainage Act 1991

a) Miss Ablett reported that the sum of £614.47 (inclusive of supervision) had been received from the Environment Agency (£642.16 representing 80% of the Board's estimated expenditure for the financial year 2016/2017 less £27.69 overpaid in respect of the financial year 2015/2016).

(b) Further to minute B.1046(b), Miss Ablett referred to the discussions with the Environment Agency over the monies available to fund highland water claims.

RESOLVED

That the position be noted and the situation kept under review.

B.1087 Association of Drainage Authorities

a) Annual Conference

Miss Ablett 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

Miss Ablett 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

Miss Ablett 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 £609.

RESOLVED

That the requested ADA subscription for 2017 be paid.

d) Further Research on Eels

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

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

RESOLVED

That the Board contribute £100 for the first year towards further research on eels and review in 2018.

e) General Election

Miss Ablett referred to a copy letter sent by ADA to the Shadow Secretary of State for Environment, Food and Rural Affairs in regard to policy on flood and water level management and the General Election.

B.1088 Governance of Water Level Management in England

Miss Ablett 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.1089 Health and Safety Audits

Miss Ablett drew attention to the continuing need to ensure that the Board complied with Health and Safety Requirements and reminded Members of the arrangements with Croner and that if the Board had any issues they could seek advice from Croner via the Middle Level Commissioners.

Miss Ablett 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.

The Chairman considered that Health and Safety should be presented as an earlier item on the agenda so as to highlight the importance that Members placed upon it.

RESOLVED

That, in recognition of its importance, Health and Safety be moved to nearer the beginning of future agendas.

B.1090 Cambridgeshire Flood Risk Management Partnership Update

Further to minute B.1049, Miss Ablett reported that the main issues considered by the Partnership were:-

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

B.1091 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.1092 Potential Changes in Rating Valuation

Miss Ablett 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. Miss Ablett 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 Miss Ablett 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.1093 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.1094 Governance and Accountability for Smaller Authorities in England

Miss Ablett referred to the recently issued Practitioners' guide to proper practices to be applied in the preparation of statutory Annual Accounts and Governance Statements which will apply to Annual Returns commencing on or after 1st April 2017.

B.1095 Budgeting

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

B.1096 Review of Internal Controls

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

B.1097 Risk Management Assessment

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

B.1098 Exercise of Public Rights

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

B.1099 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.1100 Payments

The Board considered and approved payments amounting to £80,996.21 which had been made during the financial year 2016/2017.

(NB) – The District Officer declared an interest in the payment made to J A Caton & Son

(NB) – Messrs Few and Thacker declared interests in the payment made to them.

(NB) – The Chairman declared an interest (as a Middle Level Commissioner) in the payments made to the Middle Level Commissioners.

(NB) - The Chairman and Vice Chairman declared an interest in the payment made to Abbots Ripton Farming.

B.1101 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.1102 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 Miss Ablett that under the Land Drainage Act 1991 the proportions of their net expenditure to be met by drainage rates on agricultural hereditaments and by special levy on local billing authorities would be respectively 68.78% and 31.22%.

RESOLVED

- i) That the estimates be approved.
- ii) That a total sum of £81,704 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 £56,202 and £25,502 respectively.
- iv) That a rate of 16.0p in the £ be laid and assessed on Agricultural hereditaments in the District.

- v) a) That a Special levy of £23,544 be made and issued to Fenland District Council for the purpose of meeting such expenditure.
- b) That a Special levy of £1,958 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 levies referred to in resolution (v).
- vii) That the Clerk be authorised to recover all unpaid rates and levies by such statutory powers as may be available.

B.1103 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.1104 Date of next Meeting

RESOLVED

That the next Meeting of the Board be held on Monday the 11th June 2018.