

HUNDRED OF WISBECH INTERNAL DRAINAGE BOARD

At a Meeting of the Hundred of Wisbech Internal Drainage Board
held at the Crown Lodge Hotel, Outwell on Wednesday the 8th November 2017

PRESENT

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

Miss Lorna McShane (representing the Clerk to the Board) was in attendance.

Apology for absence

An apology for absence was received from G Booth Esq.

B.1710 Declarations of Interest

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

The Chairman, Vice Chairman and Mr Lake declared an interest, as Members of the Thomas Squire Charity, in the planning application (MLC Ref No. 1445).

Councillor Sutton declared an interest in all planning matters as a member of Fenland District Council's Planning Committee.

The Chairman declared an interest, as a riparian owner, in Agenda Item 13, Birch Grove, Elm,.

B.1711 Confirmation of Minutes

RESOLVED

That the Minutes of the Meeting of the Board held on the 9th May 2017 are recorded correctly and that they be confirmed and signed.

B.1712 Appointment of Chairman

RESOLVED

That S C P Ayers Esq be appointed Chairman of the Board.

B.1713 Appointment of Vice Chairman

RESOLVED

That M G Day Esq be appointed Vice Chairman of the Board.

B.1714 Land Drainage Act 1991

Board Membership - Fenland District Council

Miss McShane reported that Fenland District Council had appointed Councillor G Booth and re-appointed Councillors M Tanfield, D C Oliver and W Sutton to be Members of the Board under the provisions of the Land Drainage Act 1991.

B.1715 Filling of vacancies

Further to minute B.1675, consideration was given to the filling of the three vacancies on the Board.

RESOLVED

That no action be taken to fill the vacancies at the present time.

B.1716 Water Framework Directive

Further to minute B.1676, Miss McShane advised that there was nothing further to report at the present time.

B.1717 Development at Harrys Way, Wisbech – Kempston Homes (MLC Ref Nos 1037, 1093 & 1209)

Further to minute B.1677, Miss McShane reported that this residential site of thirty dwellings erected by Kempston Homes had no consent for discharge of water from the development. An application had been made, which the Consulting Engineer had been unable to validate, and therefore the consent application remained undetermined. Miss McShane added that this was one of the problem development sites referred to in the Engineer's Report.

RESOLVED

That a letter be sent to Developer suggesting that, providing any expenses are recovered, the Consulting Engineers provide assistance to seek a satisfactory conclusion to this matter.

B.1718 Erection of an Apple Store and 2.4m high security gates and formation of new access onto Boleness Road, Wisbech – James Mackie (UK) Ltd (MLC Ref No 1266)

Further to minute B.1678, Miss McShane reported that all documents needed to approve the application for consent had now been received and were being processed by the Consulting Engineers.

B.1719 Construction of a solar farm at land north west of Wales Bank Junction, Begdale Road, Elm (MLC Ref Nos 1182,1226 and 1270)

Further to minute B.1679(i), Miss McShane reported that this item was also set out in the Consulting Engineers report.

RESOLVED

That the Consulting Engineers contact the developer to engage in post application discussions.

B.1720 Flooding at Birch Grove Elm

Further to minute B.1630, the Board discussed the problem of flooding on the estate road and the request from Cambridgeshire County Council for the Board to co-ordinate the maintenance and use their own contractor to carry out the necessary maintenance to the watercourse.

The County Council considered that the residents, who were the riparian owners, did not have the necessary expertise to maintain the ditch to prevent further flooding.

RESOLVED

- i) That, as a way forward to resolving this matter, the County Council remove the tree at the corner of the road adjacent to no. 24 Birch Grove.
- ii) That, when the tree had been removed, the Board would then obtain a quotation from their contractor, Nigel Harrison Ltd, to slub out the ditch and remove all debris from the area. This work would be carried out on the basis that the riparian owners pay the cost of the necessary works, and that the Board were not accepting future maintenance responsibility for this watercourse.

B.1721 Boundary Wall at Redmoor

Further to minute B.1680(i), the Vice Chairman reported that the builder had carried out the works to the boundary wall as instructed by the Board and that it had now been rebuilt and the works completed.

B.1722 Development at Europa Way, Wisbech – Floorspan Contracts Ltd

Further to minute B.1681, Miss McShane advised that Floorspan Contracts Ltd had responded to a letter asking them to remove various items from the maintenance strip. It had been agreed with the District Officer that the concrete blocks on the land adjacent to the watercourse could remain in place until access was required for maintenance.

Miss McShane reported that there was an outstanding drainage discharge consent required by the company.

RESOLVED

That a letter be sent to Floorspan Contracts Ltd:-

- i) agreeing to the concrete blocks being allowed to remain in place on condition that they were removed for maintenance for the contractor.

- ii) advising that under the Board's Byelaws a Discharge consent application was required.

B.1723 Health and Safety

Further to minute B.1682, the Chairman reported on work that had been carried out in the Board's area to comply with Health and Safety legislation including work near the Scout Hut, the access to the weir and erection of signs. A number of items were noted which needed still to be completed including the rail at Weasenham Lane, paintwork to be carried out by Fen Group and the weir at Begdale.

RESOLVED

- i) That the Chairman contact Paul Harvey at Fen Group to make the necessary arrangements for the works to be completed as soon as possible.
- ii) That the Board request an annual review by Croner's in Spring 2018 to involve an Inspection and meeting with the Chairman, Mr F Leach and Mr N Buttress.

- iii) Depot

That the Board review any Health and Safety issues remaining at the Depot and whether a PAT test was necessary for electricity and if fire appliances from Fenland Fire Appliances needed to be serviced.

- iv) That a quotation be obtained from Nigel Harrison Ltd to remove a number of obsolete items from the Depot.

B.1724 Delivery of Annual Maintenance contract

Further to minute B.1683, the Board considered the Report of Mr Harrison.

Mr Harrison raised a number of matters in connection with the delivery of the annual maintenance contract and suggested that a second lighter machine should be used for maintenance work in the industrial area as in some places there was only a 5 metre strip allowed for access.

He also considered that the industrial area needed to be maintained on a more regular basis, possibly 3/4 times per annum. The current contract allows 2 times per annum. Mr Harrison also raised an issue with the tree on the Wicks' site and that action would be required to remove the tree in order to gain access.

RESOLVED

That the difficulties in delivery of the annual maintenance contract by the contractor be noted and that the Chairman give further consideration to the matters raised at this meeting.

B.1725 Erection of 3 x 2-storey 4-bed dwellings with detached garages involving the formation of hardstanding and erection of 2.0m high fence at land south of Bar Drove, Elm – Mr and Mrs Smith, Messrs Lemon, Russell, Johnson and Severn (MLC Ref Nos 1169, 1235, 1241, 1327, 1335 & 1388)

Further to minute B.1684(i), Miss McShane reported that Discharge and Byelaw consents had been approved.

RESOLVED

That an estimate be obtained from the contractor to clear the drain between Points 98-99 Bar Drove.

B.1726 Erection of dwelling at land north of Rosedale, Needham Bank, fronting Bar Drove, Friday Bridge – Ms J Drew and Davenport Clarke Ltd (MLC Ref Nos 1265 & 1394)

Further to minute B.1684(ii), Miss McShane reported that work had now been completed and Byelaw consent for the access culvert had been approved. She advised that there was still an outstanding issue with the foul water discharge.

RESOLVED

That the Consulting Engineer chase up and seek confirmation regarding the discharge of foul water.

B.1727 Erection of a 2-storey 4-bed dwelling with integral garage involving the demolition of existing shed at land north of 81 The Stitch fronting Bar Drove, Friday Bridge – Mr J Klue (MLC Ref Nos 1299 & 1304)

Further to minute B.1684(iii), Miss McShane reported that although Mr Klue had applied for consent to culvert the access to his property, his application had not been validated. However, these works had now been completed against the Board's policy.

RESOLVED

That the Consulting Engineer write to Mr Klue to resolve this matter and to get the application approved.

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

B.1728 Sale of the Board's Land Rover Defender

Further to minute B.1688, Miss McShane reported that the Board's Land Rover Defender had been advertised on the Middle Level Commissioners' e-bay site and had been sold for £4,916.67 + VAT.

B.1729 Request to pipe two dykes – Oldfield Lane, Wisbech

Further to minute B.1693, the Board discussed the problem of access for maintenance in this area and asked for a list of all properties where the contractor was unable to gain access for maintenance purposes.

RESOLVED

That a letter be sent to all properties setting out clearly what steps were needed to comply with the Board's Byelaws and, if necessary, this should be followed up with formal enforcement action.

B.1730 Pike Textiles /Crown Packaging UK Ltd – Silting up of culvert

Miss McShane reported that Pike Textiles had been experiencing flooding issues due to a culvert under Crown Packaging UK Ltd's premises which had been silting up and she had written to Crown Packaging to advise them of the need to carry out works to de-silt the culvert. Following receipt of that letter, Crown Packaging had asked if the Board would obtain a quotation from its' own contractors to carry out this work. The Chairman had obtained a quotation and was arranging for their contractors to carry out the work, on behalf of Crown Packaging UK Ltd.

B.1731 Consulting Engineers' Report

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

Hundred of Wisbech I.D.B.

Consulting Engineers Report – October 2017

Main Outfall at Crooked Bank

It is important that the water level and flood risk management systems serving the Board operate efficiently in the long term, and in this regard the Chairman has expressed some concerns about the integrity of several of the Board's key assets.

One outcome of this is that a scheme is to be developed to replace the existing single pipeline outfall structure at this location with a twin pipeline solution, thus accommodating increased rates of flow from future development and making allowance for climate change. It will also enable future maintenance works to be undertaken on one pipeline without fully compromising discharge through the outfall.

A scheme, including a site survey, drawing and specification documents is to be produced and quotations obtained.

Proposal for Drainage Improvements South of Point 53 at the A47

It remains the target to complete the business case for the downstream improvement scheme in the financial year 2018/19 with the works expected to commence in 2019/20.

Burall Land, Cromwell Road & Copart Site Drainage Improvements

It is understood that this scheme is on hold awaiting development in the area to commence.

Planning Procedures Update

Informatives on Decision Notices

Despite positive steps being taken a review of the decisions that have been made on the planning applications listed below, has identified that only three had informatives advising the applicants of their separate legal obligation to comply with the requirements of the Board's Byelaws and the Land Drainage Act.

Planning Applications

In addition to matters concerning previous applications, the 40 new development related matters shown below have been received and, where appropriate, dealt with since the last meeting:

<i>MLC Ref.</i>	<i>Council Ref</i>	<i>Applicant</i>	<i>Type of development</i>	<i>Location</i>
1411	Byelaw Enquiry	B H Porter & Son Ltd	Piping dyke/drain request	Oldfield Lane, Wisbech
1412	F/YR17/3045/COND	Mr J Clarke	Residence	Fridaybridge Road, Elm
1413	F/YR17/0261/F	Mr & Mrs G Whitby	Residence (Extension)	Queens Drive, Wisbech

1414	F/YR17/0270/RM	Mr S Spriggs	Residential (2 dwellings)	Begdale Road, Elm
1415	F/YR17/0275/F	Mr & Mrs Betts	Residence (Extension)	Victoria Road, Wisbech
1416	Enquiry	Client of EAS	Flood Risk Enquiry	Newbridge Lane, Wisbech
1417	Pre-app	Client of Peter Dann Consulting Engineers	Business	Foster Business Park, Boleness Road, Wisbech*
1418	F/YR17/0291/F	Mr & Mrs G Cramphorn	Residence (Extension)	Begdale Road, Elm
1419	F/YR17/0373/F	Mr A Clarke	Residence (Annexe)	Main Road, Friday Bridge
1420	F/YR17/0443/F	Mrs E Smith	Travellers site (8 x mobile homes and 8 x touring caravans)	New Bridge Lane, Elm
1421	F/YR17/0417/F	Mrs Eagle	Residence (Extension)	Weasenham Lane, Wisbech
1422	F/YR17/0402/CERTP	Mr M Porter	Residence (Conservatory)	Main Road, Elm
1423	F/YR17/0415/F	McDonalds Restaurants Ltd	Retail (Restaurant)	Sandown Road, Wisbech
1424	F/YR17/0462/F	Mr & Mrs A Whitehead	Residential (Extension)	Ecton Grove, Elm
1425	F/YR17/0469/F	Mr G Proctor	Residence	Main Road, Elm
1426	F/YR17/0525/F	Mr M Porter	Residence (Conservatory)	Main Road, Elm
1427	F/YR17/0486/F	Mrs R Schneider	Residence (Extension)	Queens Road, Wisbech
1428	F/YR17/0472/F	Steven Layne (Holdings) Ltd	Storage	New Bridge Lane, Wisbech
1429	F/YR17/0493/F	Foster Property Developments Ltd	Business (29 units)	Boleness Road, Wisbech
1430	Enquiry	Client of Clancy Consulting Ltd	Retail (Commercial unit)	Cromwell Road, Wisbech
1431	F/YR17/0540/F	Ms A M La Penna	Residence	Cannon Street, Wisbech
1432	F/YR17/0556/O	A & L Construction	Residence	Elm Low Road, Wisbech
1433	F/YR17/0599/PNC04	Mr F Leach	Residence	Begdale Road, Elm
1434	F/YR17/0581/F	Rural Designer Homes Ltd	Residence	Fridaybridge Road, Elm*
1435	F/YR17/0573/F	Mr L Atwell	Residence (Extension)	Queens Road, Wisbech
1436	F/YR17/3093/COND	Travis Perkins PLC	Retail (Warehouse)	Sandown Road, Wisbech*
1437	F/YR17/0659/F	Mr J Taylor	Residence (Extension)	Weasenham Lane, Wisbech
1438	F/YR17/0706/O	Mr L Willis	Residential (2 dwellings)	Begdale Road, Elm
1439	F/YR17/0644/F	Mrs Godfrey	Residence (Annexe)	Begdale Road, Elm
1440	F/YR17/0731/O	Mrs J Saunders	Residence	Back Road, Elm
1441	F/YR17/0726/F	Priden Engineering Ltd	Commercial (Extension)	Algores Way, Wisbech*
1442	F/YR17/0704/F	Mrs Ashman	Residence	Elm Low Road, Wisbech
1443	F/YR17/0778/F	Grafton Merchanting GB Ltd	Commercial (Builders' merchants warehouse)	Cromwell Road, Wisbech*
1444	F/YR17/3112/COND	Rural Designer Homes Ltd	Residential (4 dwellings)	Fridaybridge Road, Elm

1445	F/YR17/0707/F	The Thomas Squire Charity	Residential (2 dwellings)	Main Road, Friday Bridge
1446	F/YR17/0658/F	Mr A Rolfe	Residence	Bar Drove, Friday Bridge
1447	F/YR17/0605/F	Mr & Mrs Mowbray	Residence (Extension)	Elm Low Road, Wisbech
1448	F/YR17/0824/F	Mrs C Devlin & Mr G Stevens	Residential (2 dwellings)	Queens Road, Wisbech*
1449	F/YR17/0889/F	Mr & Mrs O'Gorman	Residence (Extension)	Crooked Bank, Wisbech
1450	F/YR17/0920/F	Mr R Wright	Residence	Main Road, Friday Bridge

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

Planning applications ending 'RM' or 'RMM' relate to reserved matters

Planning applications ending 'CERTP' relate to Certificate of Lawful Use (Proposed)

Planning applications ending 'PNCO' relate to prior notification change of use issues

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

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

- *Residence (Annexe) at Main Road, Friday Bridge – Mr A Clarke (MLC Ref No 1419)*
- *Residence (Annexe) at Begdale Road, Elm – Mr Godfrey (MLC Ref No 1439)*

No further correspondence has been received from the applicant or the applicant's agent concerning the following developments and no further action has been taken in respect of the Board's interests.

Residential Development at Harry's Way, Wisbech	<i>County Land Homes</i> (MLC Ref No 122), <i>Wimpey Homes</i> (MLC Ref No 317), <i>JA Investments</i> (MLC Ref No 1037) & <i>Kempston Homes Ltd</i> (MLC Ref Nos 1093, 1209 & 1378)
Manufacturing facilities at Millennium Works, Enterprise Way, Wisbech	<i>S B Components Ltd</i> (MLC Ref Nos 465 & 572) & <i>S B Components (International) Ltd</i> (MLC Ref Nos 671, 1204, 1232, 1249, 1286, 1325, 1326 & 1340)
Residential development on land between South Brink and Cromwell Road, Wisbech	<i>Kentford Developments Ltd</i> (MLC Ref Nos 497, 1225 & 1288) & <i>Construct Reason Ltd</i> (MLC Ref Nos 834, 937, 1024 & 1153)
Waste recycling centre and transfer station at Algores Way Industrial Estate, Wisbech	<i>Frimstone Ltd</i> (MLC Ref Nos 509 & 1374) & <i>Donarbon Ltd</i> (MLC Ref No 533)
Residential development bounded by Heron Road Estate, Elm Low Road, the A47 Wisbech Bypass, and Halfpenny Lane, Wisbech	<i>Mr J Bassett</i> (MLC Ref Nos 567 & 639), <i>Client of Matrix Transport and Infrastructure Consultants Ltd</i> (MLC Ref No 1338) & <i>EMC Land</i> (MLC Ref No 1339)

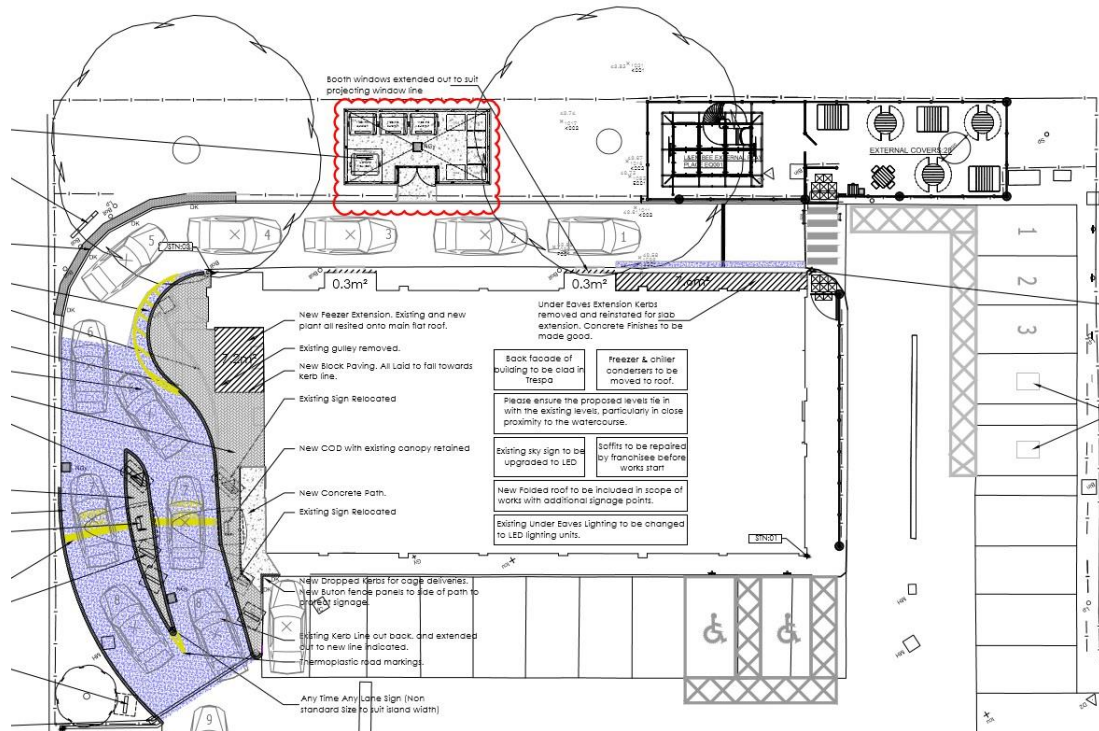
Associated access, car parking and landscaping on land at junctions of A47/Cromwell Road, Wisbech	<i>Scopebusy Ltd</i> (MLC Ref No 575), <i>All Weather Markets</i> (MLC Ref No 578), <i>Teshill Ltd</i> (MLC Ref No 757), <i>Gracechurch Retail Development Group</i> (MLC Ref No 786), <i>Gracechurch Retail Developments Ltd</i> (MLC Ref Nos 851, 1090, 1207) & <i>Hutchinson Group Ltd</i> (MLC Ref No 1380)
Developments at Belgrave Retail Park, Sandown Road, Wisbech	<i>Belgrave Land Ltd</i> (MLC Ref Nos 579, 958, 1054 & 1121), <i>Client of White Young Green</i> (MLC Ref No 949) and <i>Belgrave Land (Wisbech) Ltd</i> (MLC Ref No 1384)
Office and depot at H L Hutchinson Limited, Weasenham Lane, Wisbech	<i>H L Hutchinson Ltd</i> (MLC Ref Nos 584, 660, 907, 972 & 1316)
Residential development on former Anglian Water Site, Oldfield Lane, Wisbech	<i>The Oldfield Lane Partnership/Wisbech Developments Ltd</i> (MLC Ref Nos 636, 892, 920 & 1045)
Manufacturing facilities at Floorspan Contracts, 4 Europa Way, Wisbech	<i>Floorspan Contracts Ltd</i> (MLC Ref Nos 642, 810, 976, 1272, 1323 & 1328)
Foodstore at Lidl UK GmbH Cromwell Road Wisbech	<i>Lidl UK GmbH</i> (MLC Ref Nos 894 & 1337)
Erection of apple processing factory with offices and formation of new access onto Boleness Road, Wisbech	<i>James Mackle (UK) Ltd</i> (MLC Ref Nos 910, 938, 959 & 1266)
Erection of an Ophthalmic Eye Clinic on land south west of 26 Cromwell Road, Wisbech	<i>ACES (Mr C Jakeman)</i> (MLC Ref No 1089, 1136, 1159, 1276 & 1296) & <i>C J & C A Penney</i> (MLC Ref No 1321)
Change of use of land for the siting of 2 x mobile homes, 2 touring caravans, a day room involving the formation of hardstanding and erection of 2.0m high fence at land south of Barr Drove, Elm & Erection of a dwelling north of 79 The Stitch, fronting Bar Drove, Friday Bridge	<i>Mr & Mrs F Smith</i> (MLC Ref Nos 1094 & 1223) <i>Mr F Smith</i> (MLC Ref No 1372)
Construction of a solar farm at land north west of Wales Bank Junction, Begdale Road, Elm	<i>Belectric Solar Ltd</i> (MLC Ref Nos 1182 & 1226) & <i>Big 60 Million Ltd</i> (MLC Ref No 1270)
Erection of an agricultural building and on land south of Everglens, Outwell Road, Elm	<i>Anglia Growers</i> (MLC Ref Nos 1118, 1164 & 1336)
Erection of 3 x 2-storey 4-bed dwellings with detached garages involving the formation of a new access and paddocks to the rear at land north of 89-95 The Stitch, fronting Bar Drove, Friday Bridge	<i>Mr & Mrs Smith</i> (MLC Ref No 1169), <i>Mr M Lemon</i> (MLC Ref Nos 1169, 1235 & 1241), <i>Mr L Russell</i> (MLC Ref No 1327), <i>Mr D Johnson</i> (MLC Ref No 1335) & <i>Mr J Severn</i> (MLC Ref No 1388)
Development at the former Paragon Labels' site, Cromwell Road, Wisbech	<i>Paragon Labels/Coveris Ltd</i> (MLC Ref No 1237) & <i>Coveris Ltd</i> (MLC Ref Nos 1245 & 1256)
Commercial development to south west of Paragon Labels, Cromwell Road, Wisbech	<i>Client of Geoff Beel Consultancy (GBC)</i> (MLC Ref No 1239) & <i>H L Hutchinson</i> (MLC Ref No 1264)

Construction of a new restaurant/public house on the former Parkside Nurseries site, Cromwell Road, Wisbech	<i>Marstons Inns & Taverns</i> (MLC Ref No 1253)
Erection of 3 x 2-storey 4-bed dwellings at land south of The Conifers, 67 Fridaybridge Road, Elm	<i>Mrs K Rickett</i> (MLC Ref No 1282)
Erection of 30 dwellings on land north of Henry Warby Avenue, Elm	<i>Gemdome Ltd</i> (MLC Ref No 1312)
Erection of 50 dwellings (max) at 33 and land north of 17-31 Gosmoor Lane, Elm	<i>Mr S Ayers</i> (MLC Ref Nos 1333, 1369 & 1370)
Erection of 7 x industrial workshops on land to the south of Gold Leaf Industrial Estate, Sandall Road, Wisbech	<i>Automaniac Service Ltd</i> (MLC Ref No 1353)
Erection of 8 dwellings at 2 Victoria Road, Wisbech	<i>Mr F Bassett</i> (MLC Ref No 1356)
Industrial units (B2) on land south west of 47 Algores Way, Wisbech	<i>Zene Construction Ltd</i> (MLC Ref Nos 1358 & 1406), <i>Mr P Bird</i> (MLC Ref No 1364) & <i>The Test & Service Centre Ltd</i> (MLC Ref No 1365)
Erection of a 2-storey 2-bed dwelling at land east of The Workshop, Bar Drove, Friday Bridge	<i>Mr A Rolfe</i> (MLC Ref No 1446)

1. *Developments at 6 Sandown Road, Wisbech - Marshalls (Cambridge) Ltd* (MLC Ref No 167), *French Kier Anglia Ltd* (MLC Ref No 184) & *McDonalds Restaurants Ltd* (MLC Ref Nos 403, 1134, 1135, 1143 and 1423)

A byelaw application for the formation of a bin store and associated fencing between the two existing trees within the Board's maintenance access strip was submitted in mid-June. Unfortunately, the application failed to meet the Board's minimum validation requirements but following the receipt of further information the application was recommended for approval in mid-August, subject to the imposition of clauses.

Work on-site commenced in early August before the issue of the consent document but, due to the existing encroachment and relatively minor nature of the works, enforcement action was not considered appropriate. Work is now complete.



**Extract from ASK Architectures Drg. Nos. 1241 -1252 -0004 Rev B
showing the bin store between the two mature trees**

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

Discharge consent applications have been received and are being processed.

3. *Erection of builders merchants warehouse (sui generis) with associated service yard, vehicle parking, security fencing (max height 2.4m) storage racks and sub-station involving demolition of existing outbuilding on the former plant nursery at Parkside Nurseries, to the north of Anglia Community Eye Services, Cromwell Road, Wisbech – Client of Fenland Hydrotech (MLC Ref No 930), Buildbase Ltd (MLC Ref No 934), Client of Clancy Consulting Ltd (MLC Ref No 1430) & Grafton Merchanting GB Ltd (MLC Ref No 1443)*

Further to the Board's previous reports, April and November 2008, a post-application consultation request form was received from Clancy Consulting Ltd in July.

It is currently proposed that surface water will be attenuated and discharged into the adjacent private watercourse. In the absence of a readily available sewer, treated foul water effluent is also likely to be discharged direct to the adjacent watercourse via a private treatment plant.

Items of concern, raised as part of the on-going consultation, relate to the future long-term maintenance of the surface and foul water systems and adjacent private watercourses together with the capacity of the watercourse connecting the site to the Board's drain.

A planning application was submitted to the District Council in August and, according to its Public Access webpage, the application is, at the time of writing, pending consideration.



**Extract from The Harris Partnership Drawing No 13134-110 Rev –
amended to show maintenance access strips beside the private open watercourses bordering the site**

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

Further to the Board's resolution at its last meeting, representation has been received from the applicant's agent, Woods Hardwick, on behalf of its client.

“As it stands the existing watercourse and its maintenance access strip occupies are significant area of the development site; & whilst we appreciated the boards usual stance on piping & filling watercourse's we hoped we could negotiate a solution to both benefit the developable area whilst not creating and adverse effects on the surrounding land or watercourses.

You stated that whilst the drain forming the western boundary of the site does not, under normal circumstances, contain much water within it, it does contain storage during certain storm conditions. If the boards primary reason for objecting is the reduction in storage capacity when replaced with a piped network we could look to offer some compensation in the open space to the south of the development for example.”

Woods Hardwick has been advised that as a matter of governance a further resolution would be required from the Board if it was minded to reconsider its previous position.

As a result the following was received:

“Following your email below & our conversation today we can now confirm our client (Kier) wish for this to be raised at the next board meeting with the aim to obtain a new resolution allowing the piping & filling of the watercourse. Please let me know if you require anything further at this stage.”

In view of the above, the Board is asked to consider the Agent's requests and provide instruction on how it would wish us to proceed

5. *Developments in the vicinity of Bar Drove, Friday Bridge*

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

Further to the last Board meeting, the byelaw application for the formation of an access culvert was recommended for approval in June with the works being undertaken in July.

Continuing post-application consultation has been undertaken with the applicant's consultant, ESP Ltd, concerning surface water disposal from the site. As part of this process the consultant has attended a surgery appointment to gain information on the next steps and basic advice on the development and is currently exploring the use of a new very low outflow tank system. We have received some information detailing the system but are awaiting further details including a cross section of the system to ensure that the unit will discharge into the relatively shallow watercourse bordering the site.

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

See Problem Development Sites below.

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

A pre-application consultation meeting was held in mid-July with the recent purchaser of the site and his agent, Peter Humphrey Associates (PHA), at which the issues involved were discussed.

The applicant's consultant, ESP Ltd, has subsequently advised, as part of the on-going pre-application consultation process, that a long trench soakaway to the rear of the three properties is being considered. The consultant was advised that it is considered unlikely that this would work efficiently and in the long-term given the results of the testing undertaken on adjacent sites.

Details of the testing and subsequent design have yet to be received.

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

Further to the last meeting details of surface water disposal, including an application for discharge consent, have been received and are being processed.

Unfortunately, despite being raised in letters to the applicant's agents dated 27 September 2016, 28 February 2017 and 2 August 2017, in respect of the planning applications associated with the proposal and the District Council's e-mail dated 28 March 2017, an application for byelaw consent has not been received. Members will be aware that the site is now at an advanced stage. An "Advisory" letter has been issued.

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

Further to the last meeting continued pre-application consultation has occurred with the applicant's agent, Swann Edwards, this has included the provision of confirmation that the Board had previously agreed the site was exempt from the need to pay a contribution fee because it is within an area in which the District Council had part funded some channel improvement works in the late 1980s, to enable further development in the Algores Way/Boleness Road area to the south of Weasenham Lane.

A planning application was submitted to the District Council in May. According to its Public Access webpage the application is, at the time of writing, pending consideration

It is understood that the LLFA continues to object to this proposal on surface water disposal grounds.

8. *Erection of a single-storey side and rear extension to existing dwelling at Brooklyn, Begdale Road, Elm – Mr & Mrs G Cramphorn (MLC Ref No 1418)*

A planning application was submitted to the District Council in mid-March for the erection of extensions at the above site.

Members will be aware that a large diameter pipeline passes under the property and Begdale Road and is thus of prime importance to the Board as it serves a large area of land to the south east of the District.

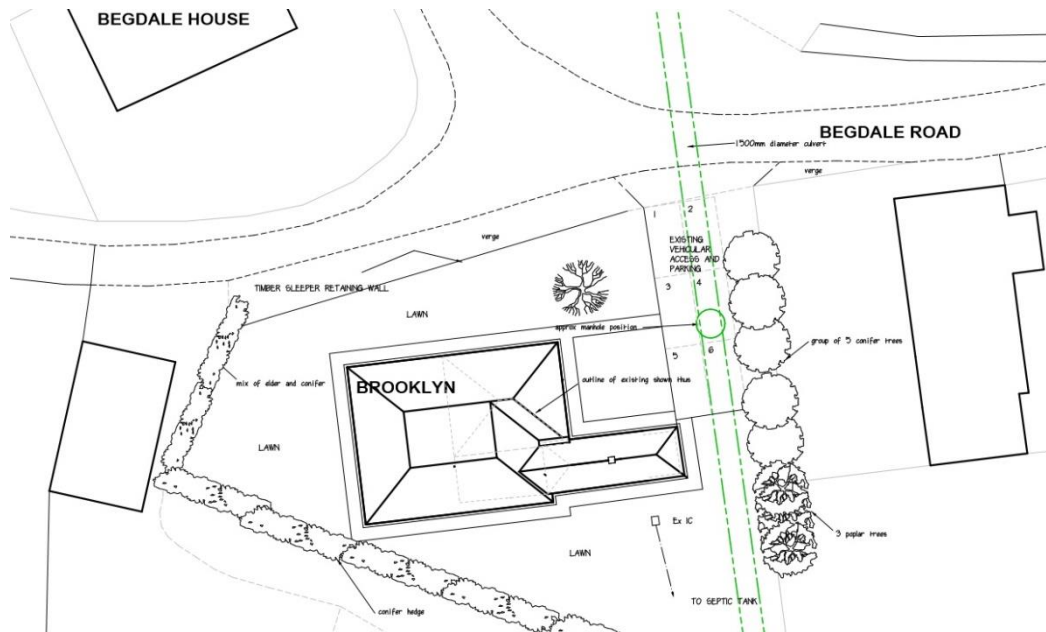
No reference was made to the presence of the Board's system in either the Officer's Notes or Report. The latter includes the following text:

"Flood Risk: This is a householder proposal in Flood Zones 1, 2 and 3 as such the scheme should comply with the Standing Advice of the Environment Agency. Floor levels are shown to match those of the existing dwelling and as such compliance is achieved in this regard. Issues of surface water disposal will be considered as part of the Building Regulations process accordingly there are no implications to address with regard to Policy LP14".

This omits a section of Part (B) of LP14 which advises that "All proposals should have regard to the guidance and byelaws of the relevant Internal Drainage Board..."

Planning permission was subsequently granted, subject to the imposition of conditions, in early May. The Decision Notice did not include an informative advising the applicants of their separate legal obligation to comply with the requirements of the Board's Byelaws and the Land Drainage Act.

Being within its 9.0m wide maintenance access strip, the proposal will require the Board's prior written consent. However given the importance of the structure, the potential need to replace it within the next few years and the close proximity of the proposal it is unlikely that any byelaw application would be recommended for approval unless significant mitigation was provided.



Extract from Ken Elener Architectural Designs Drawing No. C3419-2

It is left to the Board's discretion whether it wishes to take the matter further.

9. *Change of use of land to B8 storage involving the siting of self-storage containers (310no max) and office and erection of 1.8 metre high wooden and palisade fencing and security lighting and CCTV on land south west of New Bridge Lane, Wisbech – Mr Steven Layne (Holdings) Ltd (MLC Ref No 1428)*

A planning application was submitted to the District Council in mid-May for this proposal which is, in part, bounded by Cromwell Road, New Bridge Lane and South Brink. Planning Permission was granted in October.

In response to a query raised by the LLFA the applicant's consultant, EAS, advised that:

“Your response to the application was as follows:

“In the absence of infiltration testing we are unable to support the current surface water drainage proposals. Desktop mapping suggests the site is underlain by naturally wet, clayey soils with high groundwater. Such soils are unlikely to support infiltration and the proposals may therefore lead to an increase in surface water flood risk.”

Other than the entrance bellmouth which will be impermeable and drained to the ditch as discussed with the IDB, the rest of the site is either natural soils below the container units or the access roads constructed of a permeable loose gravel/road plainings. The base of the container units will be located 200mm above the natural soils on concrete plinths.

As the site therefore remains fully permeable there is no requirement for a formal drainage system to be put in place that would require infiltration testing to specify the dimensions of a soakaway or infiltration basin etc.

The proposed roads are proposed to be constructed with a crossfall so any surface water not soaking into the access roads will naturally runoff to the natural soils below the container stores; however we could just as easily leave the roads flat at the natural ground level so that water can more naturally permeate into the roads if you felt that this was preferred.

To allow surface water to naturally soak into the soils and gravel surfaces replicating the current greenfield, is the most sustainable means of draining the site; the alternative to lay impermeable surfacing across the site so surface water can be collected by gullies and a positive drainage system to concentrate the surface water into a central location would be counterproductive.

Therefore infiltration tests wouldn't help on this occasion. Does the above clarification deal with your concerns?"

It is not known what discussions "with the IDB" have occurred but, given the site's usage and what the ground conditions are like, particularly when wet, it is anticipated, in the longer term, that a solid hardstanding will be required.

The Board's prior written consent will be required for the piping and filling of a section of currently open watercourse.

Problem Development Sites

The Board will be aware that there are several sites which contravene the Board's Byelaws but for various reasons action has not been taken.

It is considered that the 'developers' have not concluded these matters because they may not have the appropriate authority to gain access to land outside of their ownership or are uncertain on how to proceed.

The Board could seek to pursue the resolution of these issues but there are likely to be financial implications.

Whilst the Board's decisions and resolutions are acknowledged and appreciated the principle has been discussed internally within the Commissioners and in respect of good governance it is considered that a positive outcome should be sought when possible.

Therefore the Board may wish to consider writing to the developers concerned suggesting that provided any expenses are recovered, assistance will be given to seek a conclusion to these matters.

Fenland District Council (FDC)

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

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

Wisbech 2020 Vision – Garden Town

With the exception of considering some 'updates' on more strategic matters being undertaken by the District Council and other parties, the Board has not been actively involved in this matter since the last meeting.

Cambridgeshire Flood Risk Management Partnership (CFRMP)

Rain Gauges Project

As members of the CFRMP, the Commissioners have been asked to comment on the proposed location of rain gauges that currently form a larger Anglian Region RFCC project.

The gauges will be located on Environment Agency or Anglian Water Services Ltd structures and it is intended that all sites will be available via a web interface, possibly with three levels – Administrator, Partners and the Public. The latter will only see "local" information.

The LLFA advises that the proposed new gauges have been chosen because they are adjacent to major areas of population and known "wet spots". However, it has been noticed that there were none proposed in the Wisbech area. Therefore, sites within Friday Bridge and the Salters Way, Sandall Road, and Boleness Road area have been suggested as possible additional sites.

Fenland Flooding Issues Sub-Group

Following the extreme rainfall event experienced within March during August 2014, a March Flood Investigation Sub-Group was formed. The meetings associated with this investigation have proven beneficial to all the stakeholders involved and may lead to the resolution of many historical issues and, as a result, the responsibilities of the Sub-Group were extended to cover any local flooding issues within the District Council's area. During these meetings advice has been given on flooding at Back Road, Friday Bridge and Birch Grove, Elm.

General Advice

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

- a) An application for consent from Mrs Sally Cage to re-position a private watercourse at Red Ridges, Fridaybridge Road, Elm was recommended for approval.

Consulting Engineer

25 October 2017

Hundred of Wisbech (346)\Reports\October 2017

With regards to the Main Outfall at Crooked Bank, the Chairman had expressed concerns regarding the integrity of this asset and a scheme to replace the existing pipeline outfall structure with a twin pipeline solution was to be worked up. A scheme including a site survey, drawings and specification documents were to be produced and quotations obtained.

With regards to the erection of a non-food retail warehouse on land east of 2-6 Sandown Road, Wisbech for Tesco Stores Ltd, Miss McShane reported that, although an application for Discharge consent had been received and was being processed, there had been no application for Byelaw consent and the site was now at an advanced stage.

RESOLVED

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

ii) Main Outfall at Crooked Bank

That the decision on the outfall works should be delegated to a Sub-Committee consisting of the Chairman, Vice Chairman, and Messrs Buttress, Harrison, Leach and Sutton.

iii) Erection of a non-food retail warehouse at land east of 2-6 Sandown Road, Wisbech – Tesco Stores Ltd (MIC Ref Nos 1379 & 1407)

That a letter be sent to the agents acting for the applicant and, if necessary, formal enforcement action be commenced.

B.1732 Problem Development Sites

The Chairman advised the Board that there were several items on the Agenda and in the Consulting Engineer's Report which needed further action by the Consulting Engineers and Solicitor/Assistant Clerk to pursue the resolution of the issues and that there was likely to be financial implications for the Board.

RESOLVED

The Board noted and approved the additional expenditure needed to resolve these outstanding issues and seek a conclusion which was satisfactory to the Board.

B.1733 District Officers' Reports

The Board noted and approved the Reports of Messrs F Leach and Buttress.

Miss McShane tabled a Supplementary Report received from Mr F Leach.

RESOLVED

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

ii) That Messrs F Leach and Buttress be thanked for their work on behalf of the Board.

B.1734 Budget Monitoring

The Board considered the Estimate Update.

The Chairman reminded Members that the enforcement action that had been approved at this meeting may involve additional expenditure where necessary.

RESOLVED

That the update be approved.

B.1735 Capital Improvement Programme

Further to minute B.1685, Members reviewed the Board's future capital improvement programme and the tender and specification for the replacement of the main outfall (Waldersey) piped section.

The Chairman reminded the Board that this work had originally been carried out in 1970/1980's and this pipeline now needed to be replaced.

RESOLVED

- i) That the Capital Programme be approved in principle.
- ii) That the Board set up a Sub-Committee to consider the Board's future Capital Improvement Programme. This Finance Sub-Committee to consist of the Chairman, Vice-Chairman, Messrs Buttress and Harrison and Councillors Sutton and Tanfield.

B.1736 District Officer's Fee

- i) Further to minute B.1686(ii), the Board gave consideration to the future arrangements for District Officers.

RESOLVED

That the Board continue with the current arrangement of Messrs Buttress and F Leach.

- ii) The Board gave consideration to the District Officer's fee for 2018/2019.

RESOLVED

- i) That the Board agree that the sum of £2,535 be allowed for the services of the District Officer in 2018/2019.
- ii) That the Board require an invoice from Messrs Ayers, Buttress and F Leach to be submitted for payment.

(NB) – The District Officer declared a financial interest after indicating his view on the appropriate fee level and took no further part in the decision.

B.1737 Applications for byelaw consent

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

<u>Name of Applicant</u>	<u>Description of Works</u>	<u>Date consent granted</u>
Davenport Clarke Ltd	Formation of access culvert Bar Drove, Wisbech	15 th June 2017
McDonalds Restaurants Ltd	Construction of external bin store and foul water gully	23 rd August 2017

RESOLVED

That the action taken in granting consent be approved.

B.1738 Determination of annual value for rating purposes

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

Hundred of Wisbech IDB

Determination of Annual Values for Rating purposes

Nov 2017

2017-2018

<u>2017-2018</u>			Transfer value to Special Levy - £7861.975 per hectare	<u>Area</u> (Hectares)	<u>Agricultural</u> <u>Land</u>	<u>Special Levies</u>		
						<u>Fenland</u>	<u>Kings Lynn</u>	<u>TOTAL</u>
					-	-	-	-
			Opening Values (£)	985.270	150,987	2,796,050	17,304	2,964,341
			Opening %		5.09%	94.32%	0.58%	100.00%
Mr R C Ingham	<u>Location</u>	<u>Reason for change.</u>						
	Fridaybridge Road Elm	Land sold for building plots	-0.351	-53	276			0
								223
								0
								0
								0
								0
								0
								0
								0
Total determinations			984.919	-53	276	0	223	
			Closing Values (£)	150,934	2,796,326	17,304	2,964,564	
			Closing %	5.09%	94.33%	0.58%	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.1739 Rate arrears

Consideration was given to writing off rate arrears amounting to £2.76.

RESOLVED

That the arrears be written off.

B.1740 Association of Drainage Authorities

a) Annual Conference

Miss McShane reminded Members that the Annual Conference of the Association of Drainage Authorities will be held in London on Thursday the 16th November 2017 and there were still places available if any Member wished to attend.

b) Meeting of the Welland and Nene Branch

Miss McShane reported that the meeting of the Welland and Nene Branch had taken place on the 19th October 2017 but the minutes were not yet available. She advised that the next meeting was to be held on the 20th February 2018 which was the AGM of the Branch and a Joint meeting with the Lincolnshire Branch.

c) Subscriptions

Miss McShane reported that subscriptions had not increased for the current year but it was likely that there would be a small increase for 2018/2019 which would be discussed and approved at the forthcoming Conference.

d) Liability of Board Members

Miss McShane referred to, and Members noted, a Guidance Note received from ADA dated the 28th September 2017 which summarised the issue of when Members of an Internal Drainage Board may be held personally liable for actions which they take in that capacity.

e) Updating IDB Byelaws

Miss McShane referred to a letter received from ADA dated the 20th October 2017.

Miss McShane reported that most of the IDBs in the area have a set of Byelaws which were made under Section 34 of the Land Drainage Act 1976 for the secure and efficient working of the drainage system in their area.

Defra have now suggested that the Byelaws which have been adopted by IDBs should be updated to include within their purpose the regulating of the effects of the environment. To do this it will be necessary to update the current Byelaws in line with the standard model byelaw published in October 2012.

The Board considered the changes that would be needed to the Byelaws to bring them in line with the Defra model Byelaws published in October 2012.

RESOLVED

That the Board update their Byelaws in accordance with the Defra model Byelaws.

B.1741 A47 Culvert Replacement

Miss McShane reported that the culvert under the A47 at Point 53 was to be replaced. It had been intended that the Highways Agency were to design and replace the old culvert at this point but to date the works had not been progressed. A further meeting had been arranged at Bedford between Kier and the Highways Agency which the Clerk was to attend.

B.1742 Capital Programme Strengthening and Delivery

Miss McShane referred to, and Members noted, the slides presented by the Environment Agency at the Great Ouse IDB and EA Strategic Group meeting on the 19th April 2017.

B.1743 Cambridgeshire and Norfolk Flood Risk Management Partnership Update

Further to minute B.1699, Miss McShane updated the Board on matters considered at the last meeting of the Partnership on the 6th September 2017 including staff updates, major projects at the A14, A47 and A48, the appointment of the Strategic Flood Risk Planning Officer and rain gauges.

B.1744 Defra IDB1 Returns

Miss McShane reported on the proposed changes to the Annual Defra IDB1 Returns.

She advised that the IDB1 form is completed each year in accordance with the Land Drainage Act 1991 and is submitted to Defra, the Environment Agency and to each Council which pays an IDB Special Levy. The form provides information on such items as income, expenditure, a policy delivery statement, the bio-diversity action plan, asset management and governance matters.

Miss McShane reported that for the year ended 31st March 2017 the IDB1 return was amended and additional information requested, such as details of board membership, attendance at meetings, whether elections are held and confirmation that the complaints procedure is accessible from the home page on an IDB's website. This information will enable Defra to gather more data in relation to IDBs.

For 2018 the IDB1 form will be further expanded. The additions were developed in co-operation with the Environment Agency, ADA and invited IDB representatives including David Thomas on behalf of the Middle Level Commissioners. The inclusion of items within the form which would either be difficult to report on or provide information which collectively would be of

little value have been resisted and the new IDB1 form should, as a result, allow Defra to gain a much clearer insight into what IDBs deliver annually. It is hoped that this in turn will assist with raising further the profile of IDBs.

B.1745 Completion of the Annual Accounts and Annual Return of the Board – 2016/2017

- a) The Board considered and approved the comments of the Auditors on the Annual Return for the year ended on the 31st March 2017.
- b) The Board considered and approved the Audit Report of the Internal Auditor for the year ended on the 31st March 2017.

B.1746 Date of next Meetings

RESOLVED

That the next Meetings of the Board be held as follows in 2018, viz:-

- i) Tuesday the 8th May 2018 at 2.00pm at Elm Parish Council Offices.
- ii) Wednesday the 7th November 2018 at 5.00pm, venue to be confirmed.

B.1747 Anglia Farmers

The Board considered their contractual arrangements with Anglia Farmers for the supply of electricity.

Miss McShane reported that the contract with Anglia Farmers ceases on the 30th September 2018. Should the Board choose not to renew its contract, they would be required to give notice in December/January.

She advised that, in view of the problems encountered over the past 14 months with the operation of the contract, a report had been sent to all Chairman.

Miss McShane further advised that, although the Clerk was able to recommend to the Board that they remain with Anglia Farmers for a further contract period, usually 18 months to 2 years, during which time the service provided by them will be monitored, it was a Board decision and should they wish to be removed from the buying group then it would be the Board's responsibility to negotiate its own separate electricity contract with a supplier.

RESOLVED

That the current arrangements be continued for a further contract period, during which time the service provided by them, in relation to the running of the contract, be monitored.