

HUNDRED OF WISBECH INTERNAL DRAINAGE BOARD

At a Meeting of the Hundred of Wisbech Internal Drainage Board
held at the Elm Parish Council Offices on Tuesday the 8th May 2018

PRESENT

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

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

Apologies for absence

Apologies for absence were received from M G Day Esq, J Leach Esq and C E Ward Esq.

B.1748 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 declared an interest in the planning application (MLC Ref Nos. 1333, 1369 and 1370) received for Mr S Ayers.

The Chairman and Mr Lake declared interests in the planning application (MLC Ref No. 1471 received for The Thomas Squire Charity.

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

Mr Harrison declared an interest in agenda item 12 as the contractor for Delivery of Annual Maintenance Contract.

B.1749 Confirmation of Minutes

RESOLVED

That the Minutes of the Meeting of the Board held on the 8th November 2017 are recorded correctly and that they be confirmed and signed.

B.1750 Filling of vacancies

Further to minute B.1715, consideration was given to the filling of the three vacancies on the Board.

RESOLVED

That Mr John Bunning from Hutchinsons be co-opted to membership of the Board as a representative of the Industrial Area.

B.1751 Development at Harry's Way, Wisbech – Kempston Homes Ltd (MLC Ref Nos 1037, 1093 & 1209)

Further to minute B.1717, Miss McShane advised that the Planning Engineer had written to Kempston Homes and was still awaiting a response. A late response had been received from Geoff Beel concerning the Discharge consent and the Planning Engineer would respond to Geoff Beel on the matters raised in his letter.

B.1752 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.1719, Miss McShane reported that the Planning Engineer would write to the Developer requiring improvements to the dyke within twelve weeks and in the event of default a notice would be served under the Land Drainage Act 1991 for the Board to carry out the works and recover the necessary costs.

(NB) – Mr F Leach declared an interest when this matter was discussed.

B.1753 Flooding at Birch Grove, Elm

Further to minute B.1720, Miss McShane reported on the steps to be taken to resolve the flooding issue at Birch Grove.

Members noted that Mr Sheppard at No 24 Birch Grove was a riparian owner and, whilst the Board did not wish to set a precedent for carrying out works on behalf of riparian owners, they would be prepared to support the riparian owner on this occasion as the landowner was also contributing to the scheme.

It was noted that insurers were involved.

RESOLVED

That, if there was no settlement from the insurance company, the Board would agree to contribute a figure of £1,500, in addition to the £640 already spent, in resolution of these flooding problems.

B.1754 Development at Europa Way, Wisbech – Floorspan Contracts Ltd

Further to minute B.1722, Miss McShane advised that Floorspan Contracts Ltd had co-operated with clearance of the maintenance strip but although there were some concrete blocks on the land adjacent to the watercourse these would be removed when access was required for maintenance.

B.1755 Health and Safety

Further to minute B.1723, the Chairman referred to the visit by Croner on Tuesday the 17th April 2018. The Chairman commented positively on the representatives from Croner and the advice they had provided at the meeting. During the site visit they looked at some improvements already carried out by the Board but had suggested some improvements to weed control and the loose steps near the cold store.

The full report was awaited from Croner and the Board agreed to act on its recommendations.

B.1756 Member training and the appointment of a Health and Safety Officer

Miss McShane reported that ADA has been encouraging member training for a number of years and Defra will, from 2018, require Boards to report upon any training that has been provided to members. This was to be reported by way of an entry on the IDB1 forms and the listed topics on this form are; Governance, Finance, Environment, Health, safety and welfare, Communications and engagement, amongst others. The Board may wish to pick an area where they consider specific tailored training is pertinent for it in a given year or alternatively might ask that the Middle Level Commissioners arrange some joint training with other Boards which they are happy to do.

On Health and Safety, after reviewing arrangements for a number of Boards, it has become clear that it would be helpful if Boards could appoint a member to be in charge of Health and Safety matters. This person would take overall responsibility for Health and Safety supported by Croner through the Middle Level Commissioners. This will help provide clarity going forward as ultimately it is the Boards' role to ensure that sites, equipment and working practices are as safe as can be reasonably expected. Whilst IDBs have an enviable record on safety and much that is needed is likely to already be in place, the HSE would probe the organisational structure should a reportable accident occur and would take a dim view if clarity on the lines of responsibility were unclear.

The Board expressed concern about the appointment of a Health and Safety Officer from its membership.

RESOLVED

- i) That Mr Buttress be appointed Health and Safety Officer for a period of 6 months to review what was involved in the position, subject to him being provided with the necessary training to carry out the role.
- ii) That the Chairman, Mr Buttress and Mr F Leach participate in any training organised through the Middle Level Commissioners.
- iii) That a quarterly meeting be arranged by the Health and Safety Officer with the Chairman, Vice Chairman, District Officers and the Board's Contractor to consider Health and Safety issues.
- iv) That approval be given to Messrs Buttress and F Leach attending a suitable Health and Safety course.

B.1757 Delivery of Annual Maintenance Contract

Further to minute B.1724, the Board considered the Report of Mr Harrison.

The Board were very satisfied with the work carried out by the contractor but noted that weather conditions had affected some of the progress during the course of the year.

Mr Harrison expressed thanks to Neil Buttress and Fred Leach for their support in gaining access to land for maintenance purposes.

RESOLVED

That Harrison Agricultural Contractors Ltd continue to carry out the Board's Maintenance works in accordance with the contract.

B.1758 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.1725, Miss McShane reported that the Byelaw and Discharge applications had now been approved and that no further action was required on this matter.

B.1759 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.1726, Miss McShane reported that the applicant's consultants, Engineering Support Practice Ltd, had now provided cross sections through the very low outfall tank system and from these it appeared that the proposed invert into the roadside channel is just above the water level taken at the time of the survey. Therefore, under normal circumstances the unit may be able to discharge freely but the lack of elevation is not ideal and concerns were expressed that the system would become surcharged should the water level in the channel rise during wet periods or in a high rainfall event.

The Consulting Engineers had advised that the Board will not accept responsibility for any design construction of the proposal or for any liability that may arise out of its design, construction, maintenance or use.

B.1760 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.1727, Miss McShane reported that, although Mr Klue had applied for consent to culvert the access to his property, his application was unable to be validated. However, the works had been completed against the Board's policy.

RESOLVED

That further action be taken by the Consulting Engineers to resolve this problem and a letter be sent out in accordance with the Problem Development sites action plan.

B.1761 Request to pipe two dykes – Oldfield Lane, Wisbech

Further to minute B.1729, Miss McShane reported that this application had now been refused.

B.1762 Pike Textiles/Crown Packaging UK Ltd – Silting up of culvert

Further to minute B.1730, Miss McShane reminded Members of the problems Pike Textiles had been experiencing with flooding issues due to a culvert under Crown Packaging UK Ltd's premises. The area under the factory had been silting up and following a letter to the company Crown Packaging had agreed to have this work done and the Chairman had obtained a quotation from the Board's contractor to carry out this work on behalf of Crown Packaging UK Ltd.

The Chairman further advised that the open drain prior to the culvert needed to be cleared and that he would obtain a quotation.

B.1763 A47 Culvert Replacement

Further to minute B.1741, Miss McShane reported that the programme for the works had not yet been defined by the Highways Agency and there was further delay in progressing the scheme.

B.1764 Defra IDB1 Returns

Further to minute B.1744, Miss McShane referred to a letter received from Defra dated the 24th April 2018 and reported on the proposed changes to the Annual Defra IDB1 Returns.

B.1765 Consulting Engineers' Report

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

Hundred of Wisbech I.D.B.

Consulting Engineers Report – April 2018

Main Outfall at Crooked Bank

The Board is advised that it has unfortunately not been possible to progress this scheme as far as originally intended in time for the meeting however, a scheme including a site survey, drawings and specification documents will be prepared in the coming months, ready for quotations to be 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 this financial year with the works expected to commence in 2019/20. However, it remains the case that for the Board's scheme to have an impact on flood risk Highway England (HE) must enlarge the associated culvert under the A47. A programme for these works is not yet defined as HE has one again delayed progressing them.

Burall Land, Cromwell Road & Copart Site Drainage Improvements

There is nothing further to report on this project at this time.

Internal Consultation with the Board

The 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, is generally working well and will be continued and reviewed at a later date.

Planning Procedures Update

Informatives on Decision Notices

Further to the previous report a review of the planning applications, upon which decisions have been made, 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.

It is left to the Board's discretion whether it wishes the Commissioners to make a formal response to the Councils concerned directly on its behalf, or whether it requests that its Council representatives ensure that such informatives are requested.

Planning Agents Training Day

Having identified engagement issues between “Developers” and the Commissioners and Associated Boards, a Training Day was held in late October. Approximately 50 invitations were sent out to a cross section of interested parties representing developers, agents and consultants and including all the LPA areas that we deal regularly with. Council Officers were also invited. The event was oversubscribed with twenty-five people attending but several others are on a ‘short list’ if another similar event is held. The feedback suggests the event was well received.

The format of the event was to inform those attending of the unique nature of the area; where the IDBs fit into the development process; what the issues are; and how the Middle Level Commissioners deal with them.

Analysing the figures very crudely 46% of attendees were agents; 34% consultants; 18% developers and less than 1% Council Officers. The areas covered were 37%, predominantly consultants, all the LPAs; 45% Fenland and 18% West Norfolk. There was no specific representation from Huntingdonshire District, East Cambs District, South Cambs District or Peterborough City Councils.

Planning Applications

In addition to matters concerning previous applications, the 26 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>
1451	F/YR17/0946/F	Mr M Large	Residential (2 plots)	Fridaybridge Road, Elm
1452	F/YR17/0968/F	Mr D Wenn	Residence (Extension)	Begdale Road, Elm
1453	F/YR17/0988/A	Travis Perkins PLC	Retail	Sandown Road, Wisbech
1454	F/YR17/0980/F	Mr Parrin	Residence	Fridaybridge Road, Elm
1455	F/YR17/1007/F	Mr M White AMS Recovery Trucks	Industrial (5no workshops and 1no office)	Sandall Road, Wisbech
1456	F/YR17/1009/F	Mr & Mrs A Harris	Residence	Fridaybridge Road, Elm
1457	F/YR17/1108/RM	A & L Construction	Residence	Elm Low Road, Wisbech
1458	F/YR17/1049/F	Mr & Mrs Charlotte	Residence (Toilet block & summer house)	Chapel Lane, Wisbech
1459	F/YR17/1040/F	Dene Homes Ltd	Residence	Limes Avenue, Elm
1460	F/YR17/1058/RM	Belgrave Land (Wisbech) Ltd	Retail (3 units)	Sandown Road, Wisbech
1461	F/YR17/1089/F	Stinders Developers Company Ltd	Residential (3 flats)	Elm Road, Wisbech*
1462	F/YR17/1149/O	Mr G Rider	Residence	Main Road, Elm
1463	Enquiry	Elm Parish Council	Cemetery	Elm Cemetery
1464	17/02163/F	Grey & Red Building Services	Residential (4 plots)	Elm High Road, Emneth
1465	F/YR17/1169/F	Dene Homes Ltd	Residential (2 plots)	Begdale Road, Elm

1466	F/YR18/0037/FDL	A P Freeman Ltd	Business/Storage	Algores Way, Wisbech
1467	F/YR16/1024/F	Tesco Stores Ltd	Retail Park (2 additional units)	Sandown Road, Wisbech
1468	F/YR18/0146/FDL	Icon Engineering Ltd	Industrial	Europa Way, Wisbech*
1469	F/YR18/0149/F	B H Porter & Son Ltd	Industrial	Oldfield Lane, Wisbech
1470	Enquiry	Client of Richard Jackson Ltd	Restaurant/Public House	New Bridge Lane, Wisbech
1471	F/YR18/3017/COND	The Thomas Squire Charity	Residential (2 plots)	Main Road, Friday Bridge
1472	F/YR18/0158/O	Mr P Lattimore	Residential (4 plots)	Needham Bank, Friday Bridge
1473	F/YR18/0217/F	Stinders Development Company Ltd	Residential (2 flats)	Elm Road, Wisbech*
1474	F/YR18/0252/FDL	The Test & Service Centre Ltd	Industrial	Algores Way, Wisbech*
1475	F/YR18/0248/F	Mr A Clarke	Residential (2 plots)	Begdale Road, Elm
1476	F/YR18/0247/F	Central England Co-operative Ltd	Residential (4 plots)	Elm Low, Wisbech

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

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 developments are within an area that is exempt from paying the contribution fee:

- *Erection of offices and storage building (B1 and B8 use) at Unit 1, 51 Algores Way, Wisbech – A P Freeman Ltd (MLC Ref No 1466)*
- *Erection of an industrial unit for use as an MOT and service centre (B2) at Unit 1, 51 Algores Way, Wisbech – The Test & Service Centre Ltd (MLC Ref No 1474)*

Mr D Wenn has chosen to use the soakaway self-certifying process for an extension at a residential property in Begdale Road, Elm (MLC Ref No 1452) and, in doing so, agreed that if the soakaway was to fail in the future he would be liable for discharge consent.

No further correspondence has been received from the applicants or the applicants' 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 (MLC Ref No 122), Wimpey Homes (MLC Ref No 317), JA Investments (MLC Ref No 1037) & Kempston Homes Ltd (MLC Ref Nos 1093, 1209 & 1378)</i>
Manufacturing facilities at Millennium Works, Enterprise Way, Wisbech	<i>S B Components Ltd (MLC Ref Nos 465 & 572) & S B Components (International) Ltd (MLC Ref Nos 671, 1204, 1232, 1249, 1286, 1325, 1326 & 1340)</i>

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)
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 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 20 2-storey dwellings with garages at land west of Cedar Way accessed from Grove Gardens, Elm	<i>Kier Living Ltd</i> (MLC Ref Nos 1309, 1331 & 1362)
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 Alorges 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 single-storey side and rear extension to existing dwelling at Brooklyn, Begdale Road, Elm	<i>Mr & Mrs G Cramphorn</i> (MLC Ref No 1418)

1. *Development on land to the south of 111 Fridaybridge Road, Elm* – *Mr & Mrs S R Edgell* (MLC Ref No 1456), *Mrs L S Lucas* (MLC Ref No 1456) & *Mr & Mrs Harris* (MLC Ref No 1456)

A Planning Application was submitted to the District Council for a residence on the land to the south of 111 Fridaybridge Road, which is to the north of Cobweb Cottage. Members will be aware that this is in close proximity to the Board's pipeline at Point 12.

In view of the importance of this pipeline to the Board's system, the Chairman requested that the District Council was made aware of this and its importance to the Board's larger water level and flood risk management system. No response was received from the Council but the applicants' agent, Craig Brand, advised that:

"In respect of Mr and Mrs Harris's application this is positioned on the northern half of the plot due to the culvert and overhead power line crossing the site; and for the ground floor living accommodation to fall within the Flood Zone 1 area shown on the Environment Agency's flood risk map, well over 9m from the culvert should it be proven to cross the south western corner of their plot."

Planning permission was granted in January. An informative referring to the pipe was made on the Council's Decision Notice.

Further to this Mr Brand has advised that his client would like to erect a garage which would be close to the pipeline and to see if this would be feasible has requested guidance/assistance from the Board on locating the route of the pipeline.

2. *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)*

The works associated with this site are now complete.



Photograph of the completed works within the maintenance access strip

3. *Developments at Belgrave Retail Park, Sandown Road, Wisbech - Belgrave Land Ltd (MLC Ref Nos 579, 958, 1054 & 1121), Client of White Young Green (MLC Ref No 949) and Belgrave Land (Wisbech) Ltd (MLC Ref No 1384 & 1460)*

Further to the Board's April 2017 meeting report a Reserved Matters planning application for the erection of 3no Retail/Drive Thru type units (A1/A3 use), including loading bay and the formation of a new car parking area was submitted to the District Council during November.

The formation of the car park involves the filling of the existing Board's Drain between Sandown Road and Enterprise Way, adjacent to the unit currently occupied by Halfords.

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

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

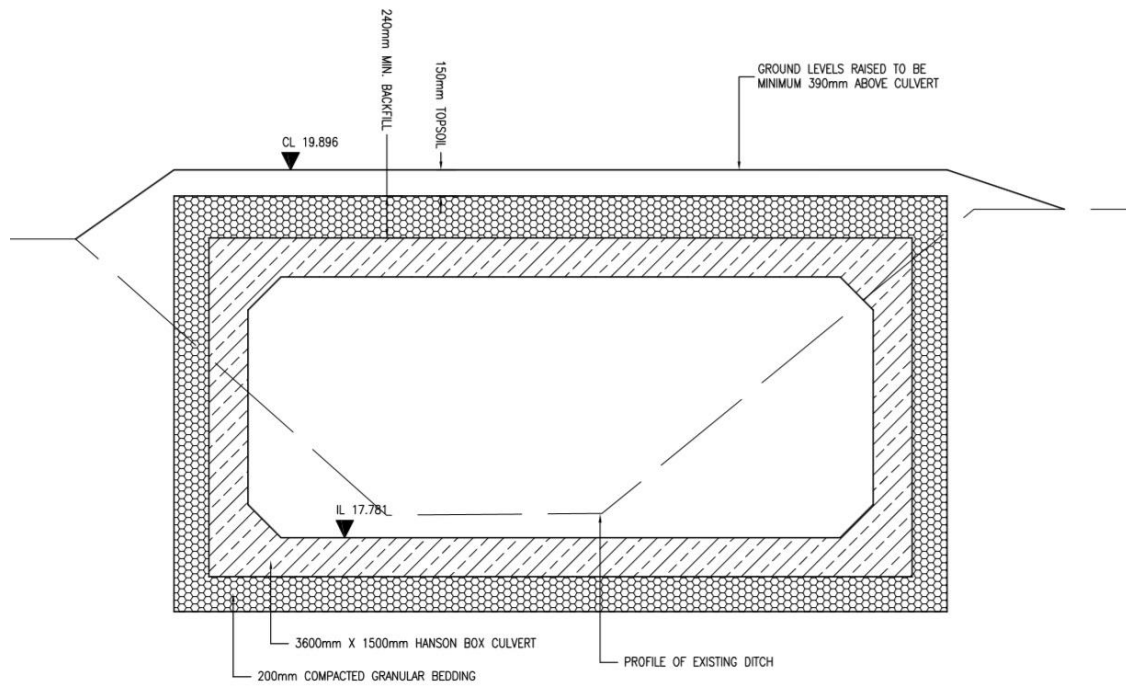
No further discussions have been undertaken with the applicant, or his representatives, concerning this matter since 2013 and, whilst the proposal may once have been considered favourably, subsequent development and lost storage volumes elsewhere within this sub-catchment together with the loss of access to the Board's drain by the new Wickes unit and for environmental reasons, including the potential damage to the adjacent trees, it is considered that the proposal would **not** be recommended for approval in its current form.

Planning permission was granted by the District Council in January, however the following pre-commencement condition was imposed relating to the provision of a scheme to be:

"..... submitted and approved in writing by the Local Planning Authority to indicate the method of construction of the box culvert and how works will minimise the harm to the roots of the adjacent Poplar Trees."

An informative, as discussed elsewhere in this report, has been included but to date no information has been received from either the applicant or its representatives.

In order to guide further discussions and assess any submissions efficiently it would be beneficial to receive the Board's opinion and further instruction on the acceptability of piping and filling this section of open channel with a large box culvert in order to facilitate a car park.



SECTION A-A

Previously supplied cross section through the Board's Drain



View of the Board's Drain looking toward Cromwell Road showing the existing maintenance access strip beside Halfords

4. *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 last meeting report planning permission was granted by the District Council in December.

Advice has been given to the applicant's engineering consultant, Clancy Consulting Ltd, as part of the on-going post-application consultation procedure concerning contribution fees associated with the treated foul water effluent and attenuated surface water being discharged from the site.

5. *Erection of a Retail Park comprising of 9 no units at 1 Sandown Road, Wisbech – Tesco Stores Ltd (MLC Ref Nos 971, 1068, 1078 & 1467)*

An upturn in the economic market has led to the erection of the planned units, 8 & 9, which are currently being constructed. In order to remind the developer of its duties an advisory letter was sent to the developer's agent in February but no response was received.

Following the issue of a stronger advisory letter in March, contact has been made by, and discussions are being undertaken with, the applicant's agent, Contour Planning Services, and Fairhurst, the original engineering consultant, concerning the need to seek the Board's consent for the impermeable area created by the new units.

6. *Re-development of former industrial site to the south of Gordon Court, Sandall Road, Wisbech – Anglia Corporation Holdings Ltd (MLC Ref No 1011) & AMS Recovery Trucks (MLC Ref No 1455)*

A planning application for the re-development of the site of former industrial units, that were demolished in 2008, was submitted to and subsequently granted planning permission by the District Council.

It is proposed that surface water disposal will be to soakaways.



Extract from Peter Humphrey Associates (PHA) Drawing Number 5729/01B showing the proposed layout

7. 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 meeting report, the applicant's consultant, Engineering Support Practice Ltd (ESP), provided cross sections through the very low outflow tank system and from these it appeared that the proposed invert into the roadside channel is just above the water level taken at the time of the survey. Therefore, under normal circumstances the unit may be able to discharge freely but the lack of elevation is far from ideal and concerns were expressed that the system will become surcharged should the water level in the channel rise during wet periods or in a high rainfall event.

ESP was advised that the Board does not accept any responsibility for the design and construction of the proposal or for any liability that may arise out of its design, construction, maintenance or use.

- (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)*

A letter has been sent out in accordance with the Problem Development sites action plan (see later in this report).

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

A request for the site to be the subject of the soakaway checking service was received from the applicant's consultant, ESP. The check has been completed and whilst the soakaway passed the check mathematically it was very close to the parameters for failure. In view of this it is considered that the installation of soakaways on site would be impractical and would not provide an efficient means of surface water disposal for the lifetime of the development.

- (d) *Erection of a 2-storey 2-bed dwelling at land east of The Workshop, Bar Drove, Friday Bridge - Mr A Rolfe (MLC Ref No 1446)*

A self-certification soakaway form has been received from the applicant's agent, Ken Elener.

8. *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) + Travis Perkins plc (MLC Ref No 1436)*

Further to the last meeting, an application for byelaw consent was received from the contractor, H P Construction, in November.

The consent has been processed and recommend for approval.

The unit is complete and open for business.



View of the breather pipe for the buried attenuation tank



View of the developed maintenance access strip looking towards Enterprise Way

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

Further pre-application consultation, including a meeting with the applicant and his agent, Swann Edwards, has occurred since the last meeting. Following further discussion, the LLFA took the Board's advice that a discharge into the open watercourse beside New Drove was not possible on flood risk grounds.

In addition Anglian Water would object to an unattenuated discharge to the adjacent sewer and due to the nature of the site, its flatness; the lack of gradient; the high ground water table and the use of the site with HCV loadings, it is doubtful that a 'sustainable' solution can be achieved.

10. *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)*

It is understood that clearance of the site has commenced but no further contact or application for byelaw consent has been received.

11. *Erection of 1no 2-storey 4-bed dwelling with integrated garage and 1no 2-storey 4-bed dwelling at land south of 183 Main Road, Friday Bridge - The Thomas Squire Charity (MLC Ref Nos 1445 & 1471)*

A self-certification soakaway form has been received from the applicant's agent, Peter Humphrey Associates (PHA), but unfortunately this proposal exceeds the scope of the process and cannot be accepted. PHA has been advised of the position and of the Board's requirements in respect to progressing the matter further.

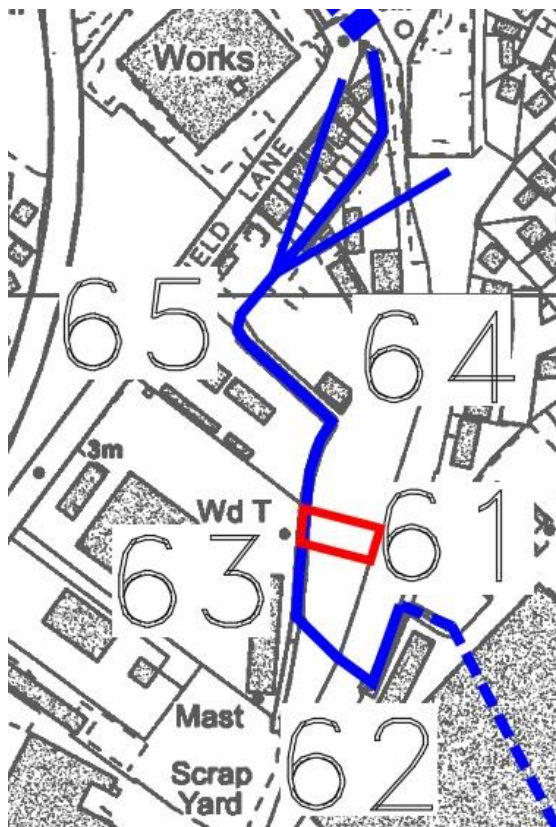
12. *Extension to Elm Cemetery - Elm Parish Council (MLC Ref No 1463)*

An enquiry was received from the Parish Council concerning internments within the section of cemetery adjacent to the Board's Drain at Point 80 and just upstream to Abington Grove.

The Chairman gave his approval to respond to the Parish Council without entering into the pre-application consultation process.

13. *Erection of an industrial unit for B2 use at land south east of Porter Depot, Oldfield Lane, Wisbech – B H Porter & Son Ltd (MLC Ref No 1469)*

A planning application has been submitted to the District Council for an industrial workshop beside the Board's drain between Points 63-64, as shown on the plan below.



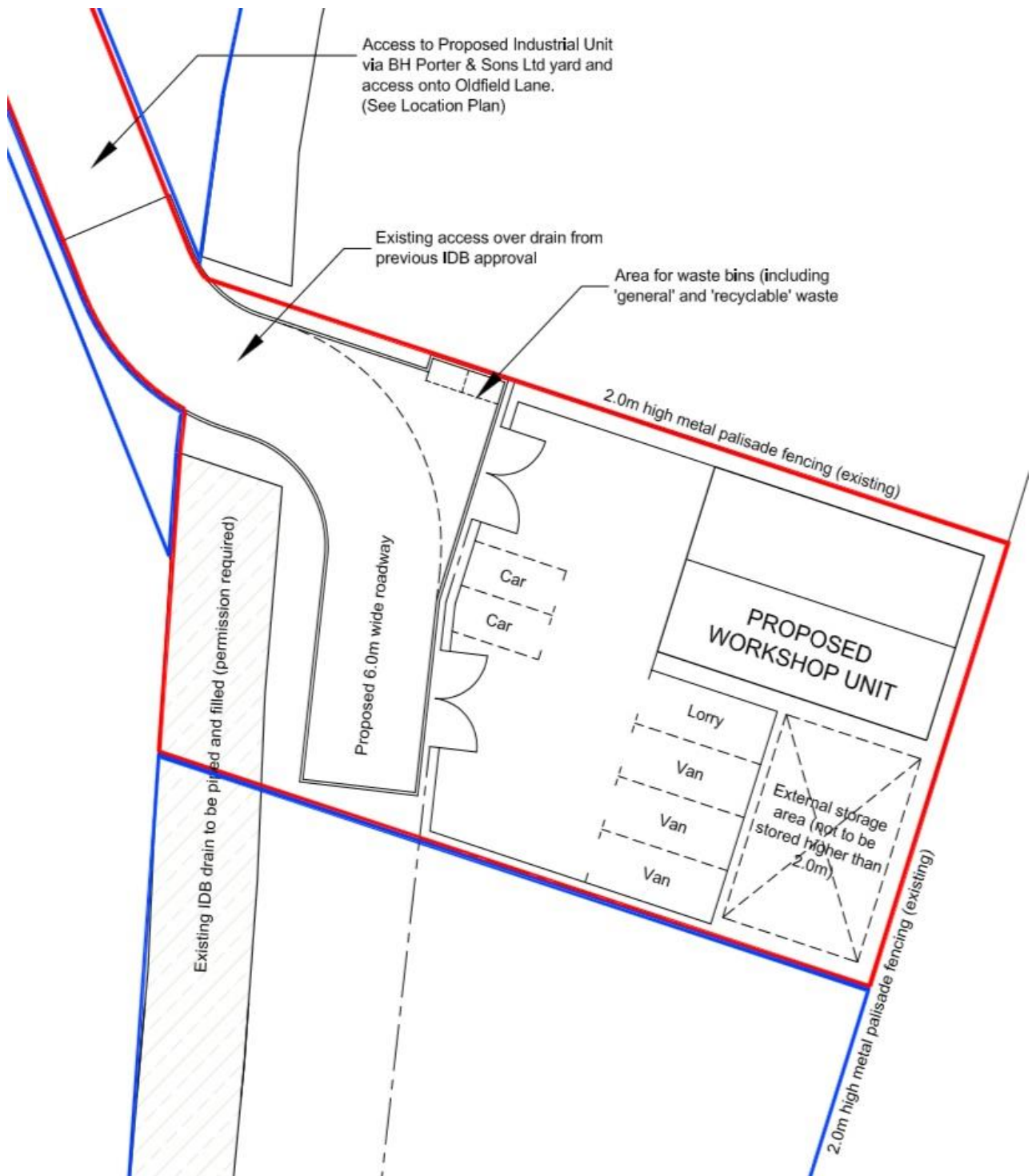
Extract from the Board's District Plan showing the site location

The site was the subject of a previous planning application (MLC Ref No 1128) allowing for the use as a storage area for a vehicle dismantling facility but according to the applicant's agent, PHA, has not been used for this purpose.

Members' attention is drawn to the notes ringed in green on the extract from PHA Drawing No 5658/PL01B (over page) and they will note the currently undeveloped land to the south of the site. Members are reminded of the importance of this channel to a significant urban area within the Board's catchment and because of the flooding of the urban area piping and filling this watercourse would be recommended for refusal accordingly.

According to the District Council's Public Access web page a decision on the planning application is pending.

In order to guide further discussions and assess any submissions efficiently it would be beneficial to receive the Board's opinion and further instruction on the proposal.



Problem Development Sites

As suggested at the last meeting letters have been sent to the parties concerned suggesting that provided any expenses are recovered assistance will be given in an effort to resolve the outstanding issues.

Fenland District Council (FDC)

Wisbech 2020 Vision – Garden Town

It is understood that meetings involving high level decision makers have occurred but the Board was not invited to these.

FDC Liaison Meeting

A meeting attended by representatives from the Commissioners and FDC was held in November to improve working relations between the two authorities.

The actions arising from the meeting included:

- Development of a joint protocol/leaflet to clarify the inter-relationship between FDC, CCC (in its role as the LLFA), the Commissioners & associated IDBs and the EA in relation to flooding and surface water drainage for developers.
- The Commissioners to offer a seminar for “planners”.
- The Commissioners to review their approach to responding to planning applications with a focus on major schemes/Broad Concept Plans (BCP's).
- Meeting to discuss the potential tourism opportunities on our waterways perhaps initially focusing on March.
- Communication opportunities for FDC to promote/signpost the Commissioners' information and pre-application process or to join this up with its own processes.
- Investigate whether the FDC Local Validation List review can include requirements to benefit the Commissioners or drainage in general.

Another meeting is to be held in May this year.

Cambridgeshire Flood Risk Management Partnership (CFRMP)

The Commissioners' Planning Engineer has represented both the Middle Level Commissioners and their associated Boards since the last Board meeting. The main matters that may be of interest to the Board are as follows:

The Great Ouse Tidal River Baseline report

This EA document is complete and available in PDF format. The report sets out the status of flood risk management on the tidal River Ouse. One of the most critical/important maps highlights cost benefits in terms of GiA and other funding sources. The report also sets out issues going forward with regard to long term funding of managing the catchment.

The Future Fenland Project

Phase 1 of this EA project, which concerns all of the Fens, has commenced. This will take a couple of years to complete and will include Lincolnshire and Northamptonshire. A workshop for stakeholders was held in January and a further one will be held during March 2018. One of the aims of this phase is to outline the total cost benefit analysis of maintaining the Fens.

Phase 2 will assess how the Fens may change in the future based on information from phase 1. This may include considering changes in land uses and funding streams.

There are varying views on the future of the Fens and the development of the project. One of the concerns raised was the source of future funding for the management of the Fens and the conflicting views on how it should be managed.

Programme Development Unit (PDU)

This EA team will focus on helping partners deliver projects more efficiently. There are a number of large EA projects that the PDU will be involved with, therefore a hierarchy of projects will need to be established to ensure clarity of their involvement.

Flood risk activities: environmental permits (formerly flood defence consents)

There is currently a proposal by the EA to raise the costs of permitting in stages from the current £170 minimum potentially up to £1441.

Cambridgeshire County Council (CCC) has advised that the Lead Local Flood Authority (LLFA) has also been involved in a similar process with ADA. A response has been prepared by ADA and for more detail see item 35 on the Agenda.

Members will be aware that the statutory fee for obtaining consent stated within the Land Drainage Act has, for many years, been only £50.00 which does not cover the real costs of processing such a consent.

Cambridgeshire County Council – Flood and Water Team – Ordinary watercourse consents have been considered and issued when required.

The Bedford Group of IDBs has advised that Ordinary watercourse consents in its area were not originally considered with protected provisions in the Development Control Order (DCO), a planning document. A legal agreement was subsequently agreed that reflects the IDBs' byelaws and protected provisions.

It is understood that the EA had a similar situation at Peterborough on a Main River, even though it was a stakeholder in the project.

IDBs are reminded that they are not Statutory Consultees in such consultations but do need to be aware of forthcoming schemes in order to protect their interests.

Strategic Flood Risk Planning Advisor

Funded by the Local Levy the EA has employed a Strategic Flood Risk Planning Advisor on a two year contract. The role will include providing input to LPA's Local Plans (most of which, within Cambridgeshire, are approaching completion) and highlighting flood mitigation opportunities within strategic development proposals.

Integrated FRM PhD research project

A PhD researcher at the Flood Hazard Research Centre (FHRC) Middlesex University is working on integrated flood risk management within Cambridgeshire with the aim of understanding the connectivity between different networks (such as the RFCC, CFRMP, catchment partnerships, local resilience forums, enterprise partnerships) and to see how these influence the integration of different FRM objectives (preventing new risk, reducing existing risk and managing residual risk) and other wider sustainable development objectives. An interview attended by the Chief Executive and Planning Engineer was held with the researcher on 5 January, to discuss their roles and the role of IDBs and partnership working, amongst other things.

General Advice

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

- a) Cambridgeshire County Council – An application for byelaw consent to rebuild a collapsed headwall on a road culvert under Kirkham's Lane, Elm was recommended for approval.

Consulting Engineer

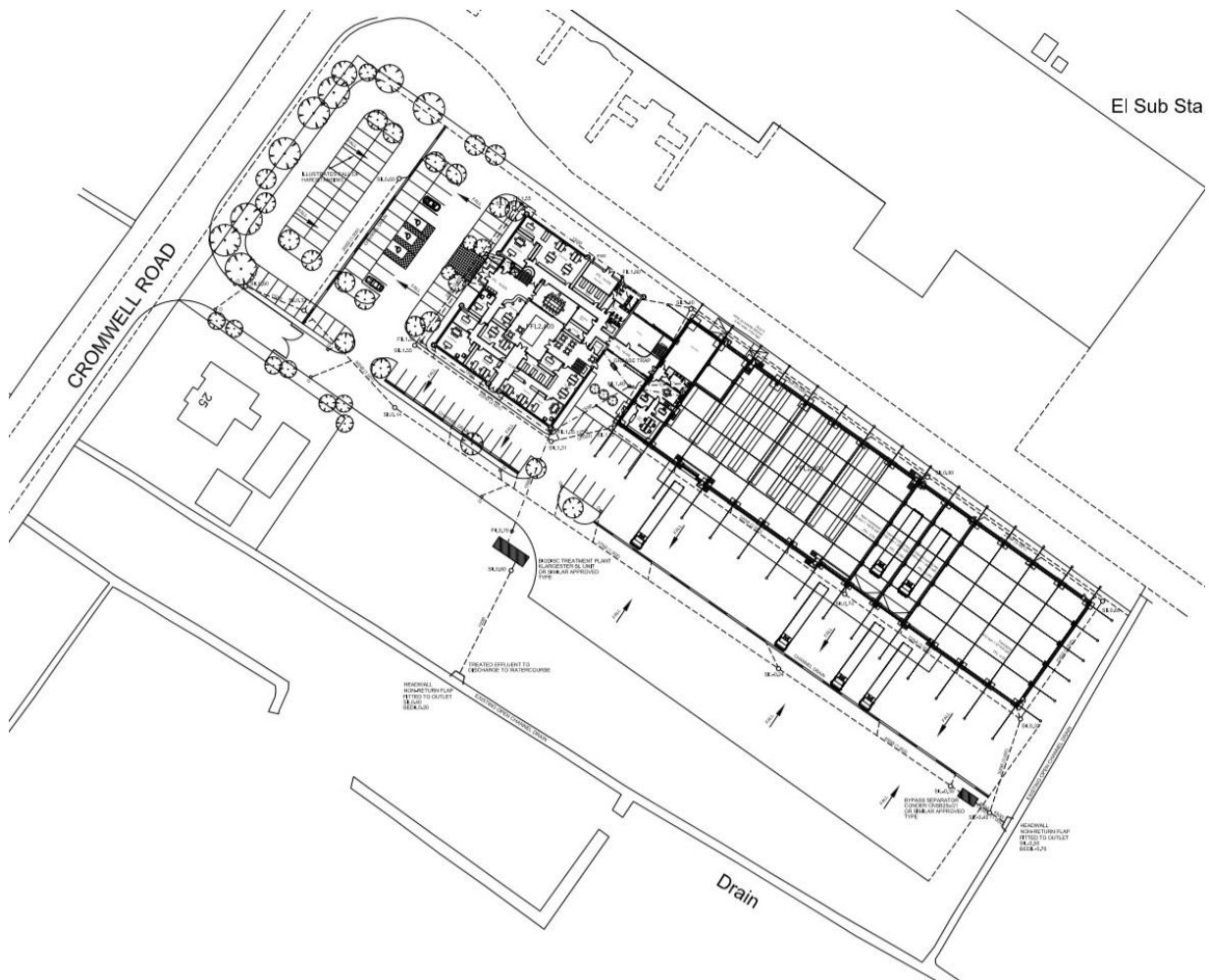
23 April 2018

Hundred of Wisbech IDB

Supplementary Report - April 2018

Commercial development to south west of Paragon Labels, Cromwell Road, Wisbech - Client of Geoff Beel Consultancy (GBC) (MLC Ref No 1239) & H L Hutchinson (MLC Ref No 1264 & 1477)

A discharge of conditions, including surface water disposal, application has been submitted to the District Council.



Extract from Armstrong Stokes & Clayton Ltd's Drawing Number SD100A/100/P

Members will note from the above extract that two separate discharges into the adjacent open watercourses have been proposed. As the development is not the subject of a post-application consultation it is difficult to comment positively but it is considered that a discharge into these watercourses may not prove to be an efficient means of disposal unless these have been significantly improved since they were last inspected.

Applications for byelaw and/or discharge consent have not been sought.

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 & 1478)



Further to previous reports, a revised planning application has been submitted to the District Council.

The layout of the site has been revised to accommodate the Board's 9.0m wide maintenance access strip.

Surface water disposal will be via a detention pond to the south of the site that will discharge into the adjacent Board's drain.

A decision by the District Council is currently pending.

Extract from Woods Hardwick's Drawing Number 17449-GRGA-5-100-C Drainage Strategy Plan

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.

Drainage problem at Back Road, Friday Bridge

Further to previous meeting reports the complainant wrote to the local MP in January.

The matter was discussed internally with relevant CFRMP Partners including the County Council, both as the LLFA and the Highway Authority, and AWSL and a letter approved by all relevant partners was issued to the MP and the complainant.

Not content with this response the complainant responded in February by reiterating the problem and advising that there is a problem which she did not have "before the loss of the dyke", the piping and filling of which was granted by the Board in 2013. She advises that she intends to gather signatures from her neighbours and encourage them to contact the Board and alleges that "the Chip Shop has had flooding in the house..." and neighbours have "... damp in their houses" but with the exception of some photographs of the site and soakway no such evidence has been provided.

It is considered that part of the problem may be the result or a combination of:

- (i) A poorly located and designed soakaway that may not meet current design standards and may be 'overwhelmed' during even low rainfall events.
- (ii) The lack of a discharge point from the road gullies along Back Road. County Council Highways have been requested to investigate the position and undertake any remedial works in an effort to improve the situation. It is not known if this work has been done.

There is a consensus amongst the Stakeholders involved that failing this the parties involved have assisted as much as they can in order to resolve the complainant's concerns.

Flooding at Birch Grove, Elm

Following the last meeting the Commissioners, on the Board's behalf, were invited to undertake some Partnership working, with the LLFA & County Highways, in order to resolve the existing flooding problem. It was decided at an early stage to concentrate on the section of open watercourse beside Friday Bridge Road.



County Council photograph of the section of open watercourse beside Fridaybridge Road taken in November

A request was made by the LLFA to seek quotes for the work. The matter was discussed with the Board's Treasurer in respect of the Board's financial code/regulations which require three written quotes/tenders for works over £5,000. Unfortunately, the Board's contractor was unable to provide a quote, therefore, in addition, to a quote from Skanska, the County Highway's term contractor, quotations were sought from B J Plant Hire and the Fen Group.

Conscious that time to complete the works was limited particularly in view of the environmental constraints, including the bird breeding season and potential nests within the trees, it was suggested that the works be delayed until the autumn. However there was considerable political pressure to resolve the flooding problem as a matter of urgency. Every effort was made to complete the works but it is understood that, due to the presence of a gas main, the channel cleansing operation could not be undertaken as Cadent Gas plant protection team was unavailable to attend the site.

As a result, some of the trees and vegetation have been removed although one tree has been left due to the presence of a bird nest. This, along with the channel cleansing operation, shall be completed when all environmental constraints are released and Cadent Gas is available.



Photograph of the upstream end of the private roadside watercourse beside Fridaybridge Road following the removal/reduction of trees and other vegetation

It is currently estimated that the final cost could be approaching £13k. The adjacent landowner will be contributing to the works and has agreed to take on the future maintenance responsibilities once the channel is “in good shape”. As part of partnership working the LLFA hope that the Board will contribute to the works. A figure of 20% was originally suggested but the current suggestion is 15% (£2,000). It should be remembered that since June 2017 the Commissioners’ involvement has been re-charged to the Board and at present is in the order of £640. This has included, amongst other matters, representing and protecting the Board’s interests, undertaking utility searches, liaison with and seeking quotations from local contractors, providing technical advice to the LLFA.

In order to guide further discussion, it would be beneficial to receive the Board’s opinion on whether it would be prepared to contribute to the works and further instruction on the acceptability of the suggested contribution.

Main Outfall at Crooked Bank

The Board considered the progress of this scheme and requested that specification documents to obtain quotations be progressed urgently.

Planning Application

The Board noted that the 2016 development related matters which had been received and dealt with since the date of the last meeting.

RESOLVED

- i) That the Reports and the actions referred to therein be approved.
- ii) Belgrave Retail Park

That the Board approve 'in principle' the box culvert but maintenance costs are to remain with the landowner and developer.

Mr Harrison left the meeting at 3.45pm.

B.1766 Capital Improvement Programme

Members reviewed the Board's future capital improvement programme and noted that estimates were needed for future pipeline replacement and that it would be necessary to obtain a Public Works Loan to cover the costs of these works.

RESOLVED

That the Capital Programme be approved in principle.

B.1767 District Officer's Reports

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

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.
- iii) That further action be taken to remove the trees over the ditch in the location of the nine houses which are being developed at Church Road, Fridaybridge.

B.1768 Environmental Officer's Newsletter and BAP Report

Miss McShane referred to the Environmental Officer's Press Newsletter, previously circulated to Members.

Members considered and approved the most recent BAP report together with the information sheets about floating pennywort.

Miss McShane referred to Cliff Carson's recent health issues and that he was now back at work and had recently filmed a piece on otters which was due to be shown on the BBC Spring Watch programme towards the end of the month. She reported that Cliff was due to retire at the end of June and that the process to find his replacement was in hand.

RESOLVED

That the Board make a £100 contribution towards a gift for Cliff Carson's retirement.

B.1769 Machinery and Works Committee Report

The Board received the report of the Machinery and Works Committee.

RESOLVED

That approval be given to Fen Ditching carrying out two weeks slubbing out work at Redmoor Lane, Wales Bank area.

B.1770 State-aided Schemes

Consideration was given to the desirability of undertaking further State-aided Schemes in the District and whether any future proposals should be included in the capital forecasts provided to the Environment Agency.

RESOLVED

That no new proposals be formulated at the present time.

B.1771 Application 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>
Mrs S Cage	Filling in of a private watercourse and excavation of new watercourse Red Ridges, 208 Fridaybridge Road Elm	24 th November 2017
Cambridgeshire County Council	Rebuild of collapsed headwall on road culvert – Kirkhams Lane, Elm	1 st March 2018

RESOLVED

That the action taken in granting consents be approved.

B.1772 Environment Agency – Precept

Miss McShane reported that the Environment Agency had issued the precept for 2018/2019 in the sum of £17,780 (the precept for 2017/2018 being £17,780).

B.1773 Determinations of annual values for rating purposes

The Board considered the recommendation for the determination of annual values for rating purposes.

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.1774 Rate arrears

Consideration was given to writing off rate arrears amounting to £5.72.

RESOLVED

That the arrears be written off.

B.1775 Association of Drainage Authorities

Miss McShane reported:-

a) Annual Conference

That the Annual Conference of the Association of Drainage Authorities would be held in London on Wednesday the 14th November 2018.

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) Meeting of the Welland and Nene Branch

Miss McShane reported on the Meeting of the Welland and Nene branch of the Association held in Holbeach on the Tuesday the 20th February 2018.

c) Subscriptions

That it was proposed by ADA to increase subscriptions by approximately 1% in 2018, viz:- from £823 to £832.

RESOLVED

That the increased ADA subscription be paid for 2018.

d) New Model Policy Statement

Miss McShane referred to the publication of the new model Policy Statement issued in late April 2018 by ADA.

RESOLVED

That the Clerk be requested to draft a new Policy Statement for consideration by the Board at their next meeting.

e) Floodex 2019

That Floodex 2019 will be held at The Peterborough Arena on the 27th and 28th February 2019.

B.1776 Loss of drainage, Back Road, Fridaybridge – Mrs Emmerson

The Board considered the complaint from Mrs Emmerson which was a longstanding matter.

RESOLVED

i) That no further action should be taken by the Board on this matter.

ii) That Councillor Sutton and the Consulting Engineers discuss work on road gullies with Julia Beeden, Cambridgeshire County Council, to see if work by the Highways Authority will improve the situation.

B.1777 Maintenance Area – Elm Cemetery

The Board considered the request from the Clerk to the Parish Council to allow internments closer to the private watercourse in the cemetery.

RESOLVED

That the Planning Engineer be authorised to advise the Parish Clerk that the drain was a private watercourse. However, his advice would be that because of the state and the nature of the ground at this point not to encroach further on the watercourse.

B.1778 Middle Level Commissioners and Administered Boards Chairs Meeting

Miss McShane reported that a meeting of the Chairmen of all of the Middle Level Commissioners' administered Boards met on the 8th March 2018 to discuss the challenges facing Boards. Innes Thomson, Chief Executive of ADA, spoke on the arrangements adopted by other Boards around the country.

Matters raised included:-

- 1) Advantages, disadvantages and barriers to amalgamation.
- 2) Future meetings and the opportunity for Boards to request items be added to the agenda.
- 3) Reviewing Board membership numbers.
- 4) Frequency of Board meetings.

B.1779 Requirements for a Biosecurity Policy

Miss McShane reported that, from 2018, Board's will be required to advise (through the IDB1 returns) whether they have in place a Biosecurity Policy. This is considered necessary following increased concern over the spread of alien invasive weeds from one waterbody to another, possibly through the use of contracted or shared plant which can carry elements of such plants if not properly cleaned after being moved from contaminated locations. ADA have stated that they support the principle of having a policy in place and, conscious that for most boards the policy requirements will be identical, they are producing a model document. The Board were asked to confirm that they were content to adopt a policy as long as it is suitable and will not include overly onerous steps which might restrict their activities.

RESOLVED

That the draft policy be reviewed by the Board at their next meeting.

B.1780 The General Data Protection Regulation (GDPR)

Miss McShane referred to the Guidance Note on the implementation of the GDPR and that all organisations must become fully compliant by the 25th May 2018.

RESOLVED

That Miss Lorna McShane, Solicitor and Assistant Clerk be appointed the Board's Data Protection Officer.

B.1781 Charging for Environmental Permits

Miss McShane reported on the consultation on charging for Environmental Permits which closed on the 26th January 2018. It is suggested within the consultation that charging should be designed to recover costs and as such there may be significant increases in the charges for obtaining Environment Agency permits for some IDB activities which require such consents. ADA have responded on behalf of the industry and their response is available on their website, www.ada.org.uk/2018/01/ada-responds-environment-agency-charge-proposals-2018.

B.1782 Review of Internal Controls

- a) The Board considered and expressed satisfaction with the current system of Internal Controls.
- b) The Board considered and approved the appointment of Whiting & Partners as Internal Auditor for the three period 2018/2019 to 2020/2021.
- c) The Board approved the Audit Strategy and Audit Plan.

B.1783 Risk Management Assessment

- a) The Board considered and expressed satisfaction with their current Risk Management Policy.
- b) The Board considered and approved the insured value of their buildings and considered having a revaluation of the Board's real estate assets, as required for audit purposes.

RESOLVED

That no changes be made to the valuation at this time and for the matter to be reviewed again at the next annual meeting.

B.1784 Appointment of External Auditor

Further to minute B.1605, Miss McShane referred to the decision by the Board to join the Sector Led Auditor Appointment Body for the appointment of the External Auditor and that the Smaller Authorities' Auditor Appointments (SAAA Ltd) had formed for this purpose. She reported that they had now confirmed the appointment of PKF Littlejohn to carry out the external audit of the Board for a five year period commencing with the financial year 2017/2018.

B.1785 Exercise of Public Rights

Miss McShane 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.1786 Annual Governance Statement – 2017/2018

The Board considered and approved the Annual Governance Statement for the year ended on the 31st March 2018.

RESOLVED

That the Chairman be authorised to sign the Annual Governance Statement, on behalf of the Board, for the financial year ending 31st March 2018.

B.1787 Payments

The Board considered and approved payments amounting to £115,350.17 which had been made during the financial year 2017/2018.

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

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

(NB) – Mr Ayers declared an interest in the payment made to Ayers & Son.

(NB) - Mr Buttress declared an interest in the payment made to D G Bullard Ltd

(NB) - Mr F Leach declared an interest in the payment made to William Norman & Son Ltd

B.1788 Annual Accounts of the Board – 2017/2018

The Board considered and approved the Annual Accounts and bank reconciliation for the year ended on the 31st March 2018 as required in the Audit Regulations.

RESOLVED

That the Chairman be authorised to sign the Annual Return, on behalf of the Board, for the financial year ending 31st March 2018.

B.1789 Governance and Accountability for Smaller Authorities in England

Miss McShane 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 2018.

B.1790 Expenditure estimates and special levy and drainage rate requirements 2018/2019

The Board considered estimates of expenditure and proposals for special levy and drainage rates in respect of the financial year 2018/2019 and were informed by Miss McShane that under the Land Drainage Act 1991 the proportions of their net expenditure to be met by drainage rates on agricultural hereditaments and by special levy on local billing authorities would be respectively 5.08% and 94.92%.

RESOLVED

- i) That the estimates be approved.
- ii) That a total sum of £169,300 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 £8,597 and £160,703 respectively.

- iv) That a rate of 5.70p in the £ be laid and assessed on Agricultural hereditaments in the District.
- v)
 - a) That a Special levy of £159,717 be made and issued to Fenland District Council for the purpose of meeting such expenditure.
 - b) That a Special levy of £986 be made and issued to the Borough Council of Kings Lynn and West Norfolk for the purpose of meeting such expenditure.
- vi) That the seal of the Board be affixed to the record of drainage rates and special levies and to the special levies referred to in resolution (v).
- vii) That the Clerk be authorised to recover all unpaid rates and levies by such statutory powers as may be available.

B.1791 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.1792 Date of next Meeting

Miss McShane reminded Members that the next meeting of the Board would be held on Wednesday the 7th November 2018.

B.1793 Access problems

The Chairman reported that there were still problems with access at Mr Warden's property.

The Chairman reported that he had spoken to the Environment Agency concerning the pollution that occurred in the drain adjacent to Mr Porter's land.

It was suggested that Mr Harrison investigate the cost of acquiring a small machine to clean the inside of drains as this may alleviate some of the problems associated with access in this area. North Level IDB has a machine which cleans the inside of drains.

RESOLVED

- i) That the Board take further action regarding the access problems at Porter's land and the Chairman be authorised to discuss this with the Middle Level Commissioners' Solicitor/Assistant Clerk.
- ii) That the Chairman contact the Environment Agency concerning contamination issues on the site.
- iii) That the Clerk be authorised to pursue formal action under the Board's Byelaws if the scrap cars are not removed from Porter's site.

iv) Mr Harrison be requested to look into the cost of acquiring a small machine to clean inside of drains/possibility of sharing with another Internal Drainage Board.