

## RAMSEY UPWOOD AND GREAT RAVELEY INTERNAL DRAINAGE BOARD

At a Meeting of the Ramsey Upwood and Great Raveley Internal Drainage Board  
hosted at the Middle Level Offices, March on Thursday the 14<sup>th</sup> May 2020

### PRESENT

|                                  |                 |
|----------------------------------|-----------------|
| A C Roberts Esq (Chairman)       | S J Corney Esq  |
| R Blackhurst Esq (Vice Chairman) | J I Edwards Esq |
| J R Clarke Esq                   | A Wagstaff Esq  |
| C P Wilkinson Esq                |                 |

Miss Lorna McShane (representing the Clerk to the Board), Mr Thomas Pollendine (representing the Consulting Engineers) and Mr Leo Butler (District Officer) were in attendance. Messrs S Bedford, T Bedford, R Lambert and C Pickard attended for part of the meeting.

### Apology for absence

An apology for absence were received from A Butler Esq.

### B.1201 Standing Orders

Miss McShane reported that to allow the Board to modify the manner in which they hold meetings (for a temporary period) whilst special arrangements are in place to deal with COVID-19, Defra have agreed to the adoption of modified standing orders. Members considered the adapted set of the new model orders, as supplied by ADA, which include two extra clauses at the end of them which include a change to the way in which meetings are held to allow remote attendance.

### RESOLVED

That the Board approve in principle.

### B.1202 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 payment made to D C Roberts & Son.

### B.1203 Confirmation of Minutes

### RESOLVED

That the Minutes of the Meeting of the Board held on the 9<sup>th</sup> January 2020 are recorded correctly and that they be confirmed and signed.

B.1204 Appointment of Clerk

RESOLVED

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

B.1205 Clerk's fee

The Board gave consideration to the Clerk's fee for 2020/2021.

RESOLVED

That there be no increase in the Clerk's fee for 2020/2021.

B.1206 Appointment of District Officer

RESOLVED

That L Butler Esq be appointed District Officer to the Board during the ensuing year.

B.1207 Election of Board Members

Miss McShane reported that the term of Office of the elected Members of the Board would expire on the 31<sup>st</sup> October 2020 and submitted the proposed Register of Electors applicable to the 2020 election.

RESOLVED

That the Register be approved.

B.1208 Vacancy in Membership

Consideration was given to filling of the vacancy in the membership of the Board.

RESOLVED

That Mr Andrew Lensen be invited to become a member of the Board, if willing to do so.

B.1209 Damage to Bank Close to Point 54

Further to minute B.1178, Miss McShane reported that there had been difficulties establishing who owned this land and that an enquiry at the Land Registry had revealed that the land was not registered and it appeared not to be recorded on the Middle Level Commissioners' drainage records.

RESOLVED

That the District Officer liaise with the Solicitor/Assistant Clerk to determine ownership and that a letter be sent regarding the damage to the bank.

#### B.1210 Use of Drove Claimed by the Board

Further to minute B.1179, the Chairman reported that the Pickard's Drove road was being repaired. He also reported that he had arranged for a replacement 'horse friendly' gate to be manufactured and that he would arrange to have this installed.

#### RESOLVED

That the actions of the Chairman be approved.

#### B.1211 Drain Adjacent to Tesco's at Point 28

Further to minute B.1181, Miss McShane advised that on a previous site inspection by the Board it had been noted that surface water discharge from the Tesco Stores Ltd balancing pond appeared to be in excess of that which had been previously agreed at the time of the planning application. The Mechanical Engineer had carried out an inspection of the pump which had revealed that the amount which was being pumped and discharged was over twice the consented flow of 9 litres per second.

#### RESOLVED

- a) That the Consulting Engineers calculate the full amount of the unregulated discharge from the site and calculate a rate for unattenuated flow into the Board's drain.
- b) That a letter be sent to Tesco Stores Ltd with a demand for the discharge financial contribution sum once this had been calculated by the Engineer.

#### B.1212 Cadent Gas

Further to minute B.1182, Miss McShane reported that Cadent Gas were still looking at proposals to pipe and fill a length of the District watercourse. They had originally proposed to install a 900mm diameter pipe through the brick arch culvert under the road and extend it. However, there was now some uncertainty as to whether the 900mm diameter pipe would fit through the arch and Cadent Gas were looking at alternatives to this proposal; one of which was to dig up the road over the arch and insert a reinforced slab which would cover the gas main. The original proposal which was for the installation of a 900mm diameter pipe through the brick arch culvert was subject to a planning application which had now been considered by the Planning Authority and had been approved.

#### RESOLVED

That the current proposals by Cadent Gas be noted and it be recorded that these works would need the consent of the Board.

#### B.1213 Unconsented Fence – Point 76

Further to minute B.1183, the Chairman reported that the owner of the fence had realigned the fence in accordance with the Board's requirements and no further action was necessary on this matter.

## RESOLVED

That the Chairman and District Officer keep the situation under review.

### B.1214 Development at Ramsey Business Park, St Mary's Road, Ramsey (MLC Ref Nos. MLC 225, 278, 354, 357 & 359)

Further to minute B.1186, Miss McShane reported that the Consulting Engineers had advised that no planning application had yet been submitted for this proposal.

### B.1215 Contravention of Byelaws and access for maintenance – Grasmere, Chapel Road, Ramsey Heights

Further to minute B.1991, Miss McShane updated the board on the contravention of the byelaws and access for maintenance at Grasmere, Chapel Road. She advised that, together with the Middle Level Commissioners' Senior Engineer, she continued to liaise with Mr Lancaster the owner of the land regarding access for maintenance. A recent inspection had revealed that there were still a number of items which would prevent the Board from carrying out flail mowing and dredging works along the bank. These included a pile of telegraph poles, a trailer, piles of wood, a planted row of laurel trees and a self-seeded elder bush. There were still a number of vehicles parked close to the 9m strip but it should be possible for the Board's machinery to gain access without removing these vehicles. The owner of the land said he was unable to move the other items which were needed to be removed for access and although not actually refusing to move the items he stated he was unable to physically do so and had no financial means to employ a contractor.

The Board considered the options available to them to gain access to this land for maintenance purposes including the use of a bailiff to enforce entry and/or obtaining an Injunction to enable the Board to gain entry to the land.

## RESOLVED

- i) That the Solicitor/Assistant Clerk and Senior Engineer continue to liaise with Mr Lancaster regarding the access for maintenance and that a further Notice and letter be sent to the owner of land advising when access would be required by the Board. This letter was to be hand delivered and the implications of not allowing entry to be discussed and explained to the landowner.
- ii) That if access was being refused or there was a failure to remove the objects which were preventing access to the Board the Solicitor/Assistant Clerk be authorised to commence legal action for an Injunction.

### B.1216 Abbey Farm

Further to minute B.1200, Miss McShane reported that she had received some information to suggest that this land may have been sold and that there was currently some uncertainty as to the current status of the land.

## RESOLVED

That the Solicitor/Assistant Clerk ascertain the current ownership of the land and if necessary follow up with the District Valuer as to the current rating position.

## B.1217 Clerk's Report

Miss McShane advised:-

### i) COVID-19 Actions

That following the instructions given by government on 23<sup>rd</sup> March the following list of actions have been taken (this list is not exhaustive);

- Arrangements were made for all MLC staff to have the facility to work from home. This included access to email, and in most cases full remote access to work computers. This was implemented and fully operational by Wednesday 25<sup>th</sup> March.
- MLC operatives continue to attend work but in a more restricted manor following NHS guidelines.
- A skeleton rota to ensure that the office phones are manned has been put in place, post is received and processed and letters sent out where necessary.
- Other temporary arrangements have been implemented to help support the continued operation of the office whilst the COVID-19 government restrictions remain in place, this includes allowing more flexible hours of work, allowing access to the office as and when required to collect or deposit papers making arrangements for the post to be collected and delivered to a safe location outside the office.
- A licence to run video conferencing meeting was obtained and arrangements made to hold meetings by telephone and/or video. Chairmen were contacted at each stage as government advice emerged.
- A policy statement was issued via the MLC website stating the actions the MLC were taking.
- Consultation with ADA on more or less a daily basis were undertaken in the first few weeks encouraging them to take proactive action. Of value to us (and as called for) ADA have been able to secure IDBs 'Key Worker' status and have obtained approval from Defra to move to web/telephone conference meetings.

### ii) Middle Level Commissioners and Administered Boards Chairs Meeting

That a fifth Chair's Meeting was held on the 10<sup>th</sup> March 2020.

Topics discussed included health and safety, effective communications with the public, the move to electronic agendas, consideration of the level of planning information included in reports, planning fees and the work of WRE.

#### Planning and Consenting

One of the agreed actions from the last Chair's meeting was that each Board be asked to consider the degree of delegation and reporting they require on planning and consenting matters. This was in response to several queries over the extent of detail being reported on such matters and the delays in issuing responses due to the number of people being consulted. I have outlined several possible options below to assist the Board but of course there are many other permutations and it is for the Board to decide which suits its interests best.

- a) Remain with the current arrangements.
- b) Continue to delegate all commenting on consent applications and relevant planning matters to the chairman and in his absence (or where he has an interest) to the Vice Chair. The Chair to have the power to decide if a matter should be raised at the board meeting for its consideration where legal timeframes permit this. All matters however to be reported generally more briefly within the Board

report, ie number of applications responded to and number of consents issued or refused.

- c) As above but leaving the Clerk with the power to determine the appropriate responses to consent applications and planning matters without reference to the Chair or Vice Chair.

## RESOLVED

That the Board continue to delegate all commenting on consent applications and relevant planning matters to the Chairman.

- iii) Association of Drainage Authorities

### Annual Conference of the River Great Ouse Branch

That the Annual Conference of the River Great Ouse branch of the Association was held on Tuesday the 3<sup>rd</sup> March 2020.

The meeting format was as per the 2019 conference with a workshop in the morning and the Conference in the afternoon. Topics covered were control of invasive species, water resources, planning and effective communications with the wider public.

That the date of the next meeting is Tuesday the 2<sup>nd</sup> March 2021.

- iv) Vision for the Future of Boards administered by the MLC

Further to minute B.1185(v), Miss McShane reported that the general feeling of the Boards so far was that they recognised there could be problems with Boards and the need to amalgamate possibly ten years down the road but most seemed to be happy to continue with their current arrangements. However, this should remain under review and where appropriate amalgamations between Boards supported.

### B.1218 Consulting Engineers' Report, including planning and consenting matters

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

## **Ramsey, Upwood & Great Raveley I.D.B.**

### **Consulting Engineers Report – May 2020**

#### **Pumping Stations**

Other than the matters reported at previous meetings or described below, only routine maintenance has been carried out.

#### ***Green Dyke Pumping Station***

As previously reported, it was planned to inspect/replace the corroded pump bolts in spring 2020 but due to the current social distancing requirements put in place by government this has been put on hold. The Board is also reminded of the extremely poor condition of the weedscreen and of the repair carried out to the subsiding pipeline a few years ago that could of course fail again at some time in the future. A scheme to replace the Station remains on hold until it can be confirmed that grant will be available within the scheme implementation timeframe.

#### ***New Fen Pumping Station***

The telemetry system, which is now obsolete, has recently failed and the Chairman has instructed that it is not to be repaired/replaced unless the MLC wish to bear the costs in order to continue to monitor the river level.

#### **Subsidence at New Fen Pumping Station**

The surge chamber continues to subside and move away from the wet well further details of which are presented below. Pump 1 is in a poor condition. Pump 2 appears to be in a good condition and has operated satisfactorily.

Further survey/measurements have been taken and tabulated This is to establish how much the structure is moving over time. This seems to suggest movement has been relatively minor in the last three years but the effect this will have on the Station needs to be assessed and a decision made on whether remedial action is required. The most crucial areas are where the pipe leaves the discharge chamber and where the other end of the pipe enters the brick arch. If the movement/damage is minor, then extensive or any remedial action may not be appropriate or cost effective to the Board.

In order to more clearly assess the situation, the intention was to dam off at the outfall into the Old River Nene (at the face of the brick arch) and de-water at the chamber, so that access could be gained and the interfaces checked. It was considered that the best way to dam off the outlet would be using sand bags, filled and placed from a floating platform. This would negate the requirement to use vehicles parked on the road side which would be more difficult and might need traffic control measures to be in place. The Operations Department have estimated that this work would span

several days and cost around £2500 to complete. Unfortunately, it has not been possible to implement these works due to COVID-19 restrictions. However once they are lifted, and with the Board's permission, the investigation works can be carried out and specialist ground stabilisation or underpinning/piling contractors can be consulted to discuss the option for remedial actions that might be available.

Movement monitoring started in March 2017, with readings taken at intervals while carrying out routine maintenance or when passing.

### ***Upwood Common***

Just prior to Christmas the pump drive motor failed and the pump was operated from a tractor. Repairs to the motor have since been completed.

### **Pumping Hours**

| Hours Run/<br>Pumping<br>Station | <i>April 19 –<br/>April 20</i> | <i>April 18 –<br/>April 19</i> | <i>March 17 -<br/>April 18</i> | <i>April 16 -<br/>March 17</i> | <i>April 15 –<br/>April 16</i> | <i>April 14 -<br/>April 15</i> | <i>April 13 –<br/>April 14</i> | <i>April 12 –<br/>April 13</i> |
|----------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Green Dyke                       | 181<br>(5781)                  | 34 (5600)                      | 107 (5566)                     | 36 (5459)                      | 76 (5423)                      | 140 (5347)                     | 158 (5207)                     | 289 (5049)                     |
| New Fen                          | 783                            | 103                            | 384                            | 168                            | 293                            | 957                            | 526                            | 919                            |
| New Fen<br>No 1                  | 589<br>(1976)                  | 65 (1387)                      | 96 (1322)                      | 84 (1226)                      | 204 (1142)                     | 432 (938)                      | 58 (506)                       | 131 (448)                      |
| New Fen<br>No 2                  | 195<br>(3788)                  | 38 (3593)                      | 288 (3555)                     | 84 (3267)                      | 89 (3183)                      | 525 (3094)                     | 468 (2569)                     | 788 (2569)                     |
| Upwood<br>Common                 | 200<br>(4273)                  | 23 (4073)                      | 156 (4050)                     | 48 (3894)                      | 95 (3846)                      | 141 (3751)                     | 172 (3610)                     | 317 (3438)                     |

As can be seen from the above table, New Fen seems to have pumped an exceptional number of hours over the period.

### **Flood Risk Management (FRM) for the Fens Technical Group [previously reported as the Future Fenland Project]**

The Middle Level Commissioners' Planning Engineer has represented both the Middle Level Commissioners and their associated Boards on the Technical Group since the last Board meeting.

A Draft Baseline Report is currently being prepared.

### **Planning Procedures Update**

Further to the last Board meeting the Clerk to the Board has received invitations and attended meetings held by both Fenland District and King's Lynn & West Norfolk Borough (KL&WN) Councils' Developers Forum and the latter's Inter-Agency Flood Group.

### The use of Infiltration Devices

At the last Inter-Agency Working on Flood & Water Group meeting the issue of minor developments (less than 10 houses) not having adequate safeguards in place where infiltration (soakaway) drainage is proposed was raised, as no authorities are prepared to accept responsibility for checking the adequacy of designs or to police their effective implementation. This matter has now been added to the agenda for future meetings.

### Local Land Charges Register (LLCR)

A challenge to the legality of the requests by the Middle Level Commissioners to place notes on the Land Charges Registry was raised. This has resulted in KL&WN Council ceasing adding any such notes. Interestingly the stance being taken by Fenland District Council differs from this and it has advised that it holds notes on file which are passed on whenever a Land Charges Registry enquiry is made. In this way it can rightly assert that the notes are not on the Registry but are held separately.

The Board may consider that similar discussions with Huntingdonshire District Council may be of benefit.

### Planning Applications

In addition to matters concerning previous applications, the following 3 new development related matters have been received and, where appropriate, dealt with since the last meeting:

| <b>MLC Ref.</b> | <b>Council Ref.</b> | <b>Applicant</b>  | <b>Type of Development</b>                    | <b>Location</b>   |
|-----------------|---------------------|-------------------|---|---|
| 363             | 19/01576/FUL        | Accent Group      | Residential (86 plots)                        | Stocking Fen Road/St Marys Road, Ramsey*                    |
| 364             | H/20/00132/FUL      | Cadent Gas Ltd    | Proposed culvert and bank reinforcement works | Junction of Chapel Road/Ugg Mere Court Road, Ramsey Heights |
| 365             | Enquiry             | Client of Stantec | Residential (Not known)                       | Ugg Mere Court Road, Ramsey Heights                         |

Developments that are known to propose direct discharge to the Board's system are indicated with an asterisk. The remainder are understood to propose surface water disposal to soakaways/infiltration systems or sustainable drainage systems, where applicable. The applicants have been notified of the Board's requirements.

No applications for Infiltration Device Self Certification or the Checking Service have been received since the last meeting report.

*Erection of a food-store, petrol filling station, residential development, community facilities and associated highways and infrastructure works – Tesco Stores Ltd & Abbey Properties Cambridge Ltd (MLC Ref Nos 114, 133 & 168); Application to replace Planning Permission 0501658OUT for erection of foodstore, petrol filling station,*

*residential development, community facilities and associated highways and infrastructure works at land at the corner of Stocking Fen Road and Ramsey St Marys Road, Ramsey - Lord De Ramsey's 1963 Settlement (MLC Ref No 244) and Reserved matters application for the residential phase consisting of 108 flats and houses, means of access (to eastern side of high lode), appearance, landscaping, layout and scale. Application made pursuant to outline permission 0501658OUT varied by permission 0900365S73 land at The Corner of Stocking Fen Road and St Marys Road, Ramsey - Abbey Properties (Cambs) Ltd & Lord de Ramsey (MLC Ref No 248)*

(a) Tesco Stores Ltd site

The discharge from the Tesco Stores Ltd balancing pond will be dealt with elsewhere on the Agenda.

(b) Residential development

Further to the last meeting report a planning application for the residential sites involved in the larger Ramsey Gateway scheme was received by the District Council in August.

The application was submitted by The Accent Group, a company involved in the provision of rented housing accommodation; assisted housing for the elderly; an assisted living scheme, subsidised rented accommodation for students, and special needs accommodation.

The relevant page of the District Council's on-line Simple Search advises that the application is "In progress".

No subsequent submissions, discussion with the applicants, the applicants' engineering consultant, MTC Engineering (Cambridge) Ltd [MTC], or the District Council have been received or undertaken.

*Mixed use development comprising employment (including trade counter sales) (use classes, B1, B2 and B8) car sales, car breaking, combined heat and power uses and a children's day nursery (D1), means of access and road layout at land opposite Viscount Garage, St Marys Road, Ramsey – Client of ESP Ltd (MLC Ref No 210); Abbey Properties (Cambs) Ltd (MLC Ref Nos 225, 278 & 300); Client of Cannon Consulting Engineers (MLC Ref No 354), Greystoke Land (MLC Ref No 357) & MJS Construction (March) Ltd (MLC Ref No 359)*

Further to Minute B.1186 Consulting Engineers' Report, including planning and consenting matters item (b) the guidance provided has been noted and will assist in further discussions in respect of this site.

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

*Residential re-development the former Ramsey North Railway Station to the south west of St Marys Road, Ramsey – (Ramsey SPA Site RA2 Ramsey Gateway) - Client of Maple Solicitors (MLC Ref No 276); Seagate Homes Ltd (MLC Ref No 284) & Seagate Homes (UK) Ltd (MLC Ref No 308)*

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

## **Huntingdonshire District Council (HDC)**

### **Local Plan to 2036**

#### ***Developer Contributions Supplementary Planning Document (SPD) and Community Infrastructure Levy (CIL)***

No further correspondence has been received concerning this document. It is presumed that the information received as part of the Public Consultation is being used to update the current SPD.

### **Validation Checklist Consultation**

A Consultation was held between 5<sup>th</sup> March and 17<sup>th</sup> April on the District Council's Validation Checklists. Unfortunately, it was not possible to provide a response to this consultation.

## **Cambridgeshire County Council (CCC)**

### ***Cambridgeshire Statement of Community Involvement (SCI) document***

No further correspondence has been received in respect of this document.

### ***2019 revision of the Local Validation Guidance List & Local Validation Check List for planning applications for the County Council's own development & for waste development***

A report detailing the proposed revisions and the public responses which included responses from various interested parties including the Commissioners, several Parish and Town Councils, and various County Council departments went before the County Councils on 16 May.

A copy of the report can be found on the Council's webpage by using the following link and searching for "Review of the Local Information Requirements for the Validation of Planning Applications":

[https://cmis.cambridgeshire.gov.uk/ccc\\_live/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/232/Committee/8/Default.aspx](https://cmis.cambridgeshire.gov.uk/ccc_live/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/232/Committee/8/Default.aspx)

However, the relevant items, as far as the Commissioners and relevant associated Boards are concerned, are summarised below.

### "3.0 CONSULTATION RESPONSES

3.10 Middle Level Commissioners – Middle Level Commissioners have made a number of comments:

1. The contents of the Middle Level Commissioner's response of 2017 remain relevant.
2. The Commissioners are pleased to note that the reference in the introduction on page 2 of the 2019 LVL Guidance notes to the use of relevant and competent technical specialists and encourage this.
3. The commissioners and associated boards promote meaningful preapplication advice and work with CCC colleagues to ensure that any issues concerning flood risk, water level management, navigation and environmental issues are dealt with prior to the planning application process, which offers more certainty in the decision making process. The Middle Level Commissioners would be pleased if applicants and/or agents could be advised to contact the Middle Level Commissioners for advice within their jurisdiction. A web site link is given to their pre- and post-application procedure: <https://middlelevel.gov.uk/consents/>.
4. The Commissioners request that applicants and/or agents are reminded that should planning approval be given by Cambridgeshire County Council, to remind the applicant(s) agent(s) that any matters requiring consent under the requirements of the Land Drainage Act, the Highways Act, the Water Industry Act, the Flood and Water Management Act and/or the Middle Level Act 2018, which relates to navigation related issues, must be complied with before any work is commenced on site.
5. It is requested that any drawings that are submitted to County Council be to a recognised engineering scale including a scale bar and advice on what size of paper the drawing should be printed on.
6. The Commissioners are pleased to note that the reference in the introduction on page 2 of the 2019 LVL Guidance notes to the use of relevant and competent technical specialists and encourage this.
7. The Biodiversity Survey and Report (Paragraph 4) includes reference to the Middle Level Biodiversity Manual (2016), on page 5 - this remains current on 10 April 2019.
8. The Statement of Sustainable Design and Construction (Paragraph 5) includes or the provision of both a foul drainage strategy and water conservation strategy, on pages 6 and 7. This is supported but it is suggested that the latter should be applied County wide and not just applied to the South Cambridgeshire District Council's area.
9. The Flood Risk Assessment (Paragraph 7) gives a list of application types that is appropriate to provide a Flood Risk Assessment for. The last bullet point (on page 8) refers to developments of: "Less than 1 hectare within flood zone 1 which has critical drainage problems as notified by the Environment Agency." Unless the area is identified within a Preliminary Flood Risk

Assessment) the Environment Agency are unlikely to be involved. Drainage is the responsibility of several stakeholders, including Internal Drainage Boards and your Council's Flood Risk and Biodiversity Team. The latter are more likely to be aware of and have to resolve "critical drainage problems". It is reassuring to note and we applaud the inclusion of a reference and a link to our "Planning Advice and Consent Documents" webpage on page 9.

10. Additional Plans and Drawings (including cross-sections where required). (Paragraph 22), the inclusion of the section detailing other plans and drawings and suggesting suitable scales for these is noted and supported."

#### "4.0 Consideration of the Consultation responses

##### 4.10 Middle Level Commissioners –

1. Noted with thanks. No changes required.
2. Pre application advice - References to Middle Level guidance will be retained, so no changes required.
3. References to Middle Level guidance are retained and it is recommended that the Middle Level Commissioners are added to the list of other bodies who provide pre-application advice.
4. Consent under the requirements of the Land Drainage Act is covered when necessary by informative at decision stage.
5. Drawings - This is covered by national guidance, so no changes required.
6. Technical specialists' reference - Noted with thanks. No changes required.
7. Biodiversity survey - Noted with thanks. No changes required.
8. Statement of Sustainable Design and Construction - This is already covered across all districts based on the relevant adopted policy guidance. The reference to South Cambridgeshire is only made as their requirements are stricter through adopted policy. Therefore no changes are required.
9. Flood Risk Assessment - Officers acknowledge that drainage is the responsibility of several stakeholders and have noted the acceptance to the Middle Level Commissioners planning advice pages. This will be retained on the new guidance and therefore no further changes are required.
10. Additional Plans and drawings - Noted with thanks. No changes required."

A copy of the Planning Committee Minutes can be viewed via the following link by searching for "Minutes – 16<sup>th</sup> May 2019":

<https://cmis.cambridgeshire.gov.uk/ccclive/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/232/Committee/8/Default.aspx>

The final published versions of both the Statement of Community Involvement (SCI) and the Local Validation List and Guidance Notes can be accessed via the following link:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-applications/submitting-a-planning-application/>

### **Cambridge & Peterborough Flood & Water (C&P FloW) Partnership [previously reported as Cambridgeshire Flood Risk Management Partnership (CFRMP)]**

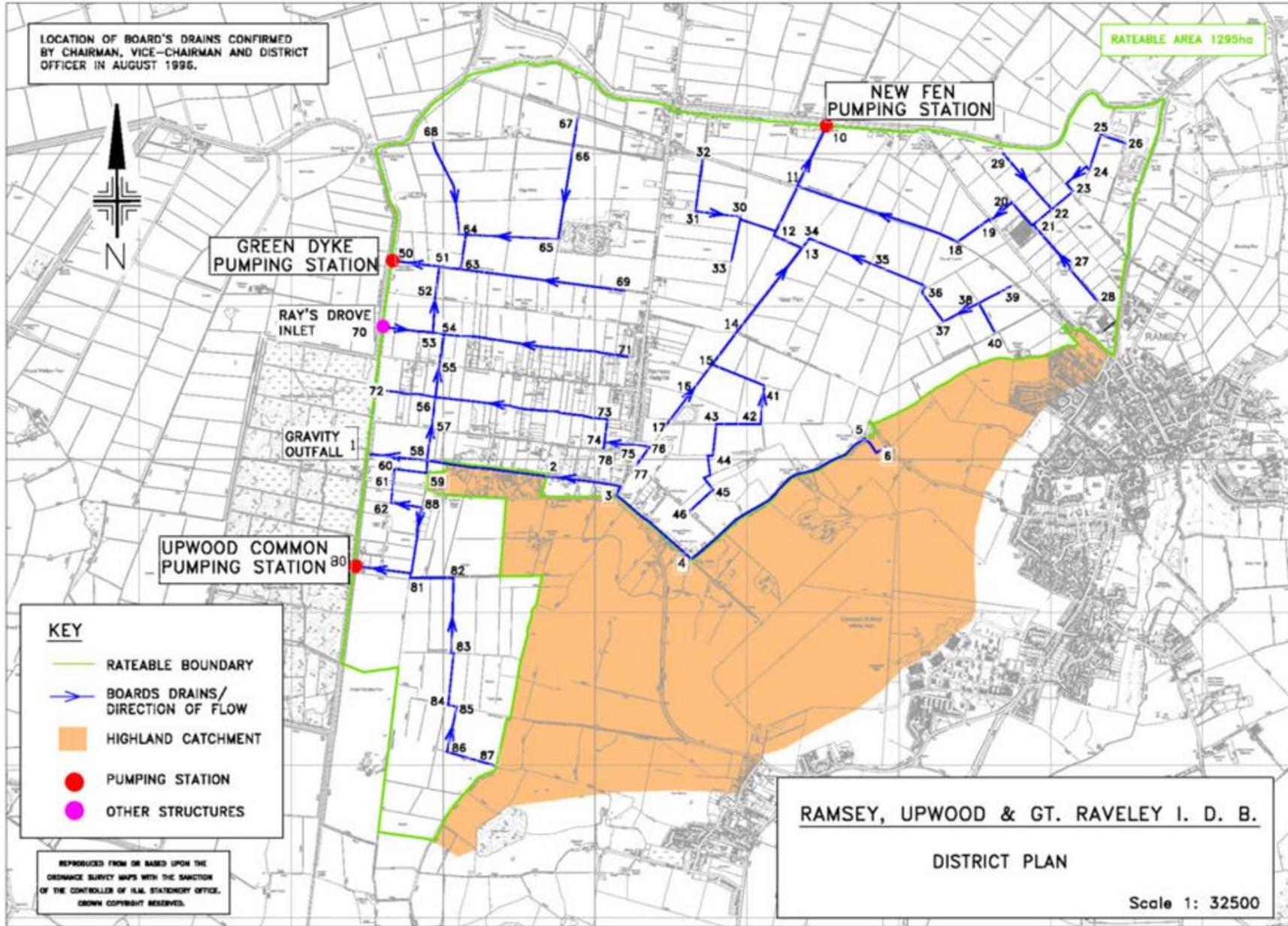
The Middle Level Commissioners' Planning Engineer has represented both the Middle Level Commissioners and their associated Boards since the last Board meeting.

Consulting Engineer

5 May 2020

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## Green Dyke Pumping Station

The Engineer reported that it was planned to inspect and replace the corroded pump bolts in spring 2020 but due to the current COVID-19 restrictions this work had been put on hold. The Board was also reminded of the extremely poor condition of the weedscreen and of the repair carried out to the subsiding pipeline a few years ago that could of course fail again at some time in the future. A scheme to replace the station remained on hold until it could be confirmed that grant will be available within the scheme implementation timeframe. The Engineer reported that there was still uncertainty whether as to whether any grant would be available for this scheme.

## New Fen Pumping Station

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## Subsidence at New Fen Pumping Station

Pump 1 was in a poor condition, Pump 2 appeared to be in a good condition and was operating satisfactorily.

Further survey/measurements had been taken and tabulated. This was to establish how much the structure is moving over time. This survey seemed to suggest movement had been relatively minor in the last three years but the effect this will have on the station needs to be assessed and a decision made on whether remedial action is required. In order to more clearly assess the situation the intention was to dam off at the outfall into the Old River Nene and de-water at the chamber so that access could be gained and interfaces checked. It was considered that the best way to dam off the outlet would be to use sand bags filled and placed from a floating platform. This would negate the requirement to use vehicles parked on the road side which would be more difficult and might need traffic control measure to be in place. The Operations Department had estimated that this work would span several days and cost in the region of £2,500 to complete. It had not been possible to implement the works due to the COVID-19 restrictions however, once these were lifted and with the Board's permission the investigation works could be carried out and specialist ground stabilisation or underpinning/piling contractors could be consulted to discuss the option for remedial actions that might be available.

## Planning applications

The Planning Engineer reported that since the last meeting, in addition to matters concerning previous applications, he had received 3 new development related matters and, where appropriate, dealt with, viz:-

- Residential development, Stocking Fen Road/St Marys Road, Ramsey - Accent Group, (MLC Ref No. 363)
- Proposed culvert and bank reinforcement works, Junction of Chapel Road/Ugg Mere Court Road, Ramsey Heights - Cadent Gas Ltd (MLC Ref No. 364)
- Residential, Ugg Mere Court Road, Ramsey Heights – Client of Stantec (MLC Ref No. 365)

Erection of a food store, petrol filling station, residential development, community facilities and associated highways and infrastructure works – Tesco Stores Ltd & Abbey Properties Cambridge Ltd (MLC Ref Nos. 114, 133 & 168); Application to replace Planning Permission

051658OUT for erection of foodstore, petrol filling station, residential development, community facilities and associated highways and infrastructure works at land at the corner of Stocking Fen Road and Ramsey St Marys Road, Ramsey – Lord de Ramsey’s 1963 Settlement (MLC Ref No. 244) and Reserved matters application for the residential phase consisting of 108 flats and houses, means of access (to eastern side of high lode), appearance, landscaping, layout and scale. Application made pursuant to outline permission 0501658OUT varied by permission 0900365S73 land at The Corner of Stocking Fen Road and St Marys Road, Ramsey – Abbey Properties (Cambs) Ltd & Lord de Ramsey (MLC Ref No. 248)

Further to the last meeting of the Board a planning application for the residential development involved in the larger Ramsey Gateway scheme was received by the District Council in August 2019. The application was submitted by the Accent Group a company involved in the provision of rented housing accommodation, assisted housing for the elderly, an assisted living scheme, subsidised rented accommodation for students and special needs accommodation. At the current time a decision on the application was pending. The Engineer reported that no subsequent submissions or discussions with the applicants’ engineering consultant MTC Engineering (Cambridge) ltd had been received or undertaken.

Mixed use development comprising employment (including trade counter sales) (use classes B1, B2 and B9) car sales, car breaking, combined heat and power uses and a children’s day nursery (D1), means of access and road layout at land opposite Viscount Garage, St Marys Road, Ramsey – Client of ESP Ltd (MLC Ref No. 210), Abbey Properties (Cambs) Ltd (MLC Ref Nos. 225, 278 & 300), Client of Cannon Consulting Engineers (MLC Ref No. 354), Greystoke Land (MLC Ref No. 357) and MJS Construction (March) Ltd (MLC Ref No. 359)

The Engineer reported that no recent consultation had been received from the applicants or the applicants’ agents concerning this development and no further action had yet been taken in respect of the Board’s interests.

Residential re-development the former Ramsey North Railway Station to the south west of St Marys Road, Ramsey – (Ramsey SPA Site RA2 Ramsey Gateway) – Client of Maple Solicitors (MLC Ref No. 276), Seagate Homes Ltd (MLC Ref No. 284) & Seagate Homes (UK) Ltd (MLC Ref No. 308)

The Engineer reported that no further correspondence had been received from the applicants or the applicants’ agents concerning this development. However, the Engineer advised that an application was imminent and any further information received would be reported to the Board.

## RESOLVED

- i) That the Report and the actions referred to therein be approved.
- ii) That the Consulting Engineers inspect and replace the corroded pump bolts at Green Dyke Pumping Station.
- iii) That an inspection/investigation into subsidence at New Fen Pumping Station be carried out and subject to the Board’s approval specialist contractors be consulted.
- iv) Mixed use development comprising employment (including trade counter sales) (use classes B1, B2 and B9) car sales, car breaking, combined heat and power uses and a children’s day nursery (D1), means of access and road layout at land opposite Viscount Garage, St Marys Road, Ramsey – Client of ESP Ltd (MLC Ref No. 210), Abbey Properties (Cambs) Ltd (MLC Ref Nos. 225, 278 & 300), Client of Cannon Consulting

Engineers (MLC Ref No. 354), Greystoke Land (MLC Ref No. 357) and MJS Construction (March) Ltd (MLC Ref No. 359)

That any further information received on this proposed development be reported to the Chairman and Vice Chairman of the Board.

B.1219 Capital Improvement Programme

Members considered the Board's future capital improvement programme.

RESOLVED

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

B.1220 District Officer's Report

The Board considered the Report of the District Officer.

The District Officer reported that all drainworks had been carried out in accordance with the Board's programme of works. The Catchwater Drain was not going to be maintained at the current time due to Cadent Gas wanting to carry out works in the drain side alongside the Grasmere property. However, Cadent Gas had not yet started these works so the Catchwater Drain would now be included in this year's drainworks with works carried out in the Green Dyke and Upwood Common parts of the district.

RESOLVED

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

B.1221 Conservation Officer's BAP Report

Members considered and approved the most recent BAP report.

B.1222 District Officer's Fee

The Board gave consideration to the District Officer's fee for 2020/2021.

RESOLVED

That the Board agree that the sum of £3,426.00 be allowed for the services of the District Officer for 2020/2021.

B.1223 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 Defra.

Consideration was given as to whether the works required to Green Dyke Pumping Station could attract grant aid.

#### RESOLVED

That the Engineer should determine whether the works required to Green Dyke Pumping Station would be eligible for grant aid..

#### B.1224 Environment Agency – Precept

Miss McShane reported that the Environment Agency had issued the precept for 2020/2021 in the sum of £5,229.00 (the precept for 2019/2020 being £5,100.98).

#### B.1225 Claims for Highland Water Contributions – Section 57 Land Drainage Act 1991

Miss McShane reported that the sum of £6,037.47 (inclusive of supervision) had been received from the Environment Agency (£8,140.42 representing 80% of the Board's estimated expenditure for the financial year 2019/2020 less £2,102.95 overpaid in respect of the financial year 2018/2019).

#### B.1226 Determination of annual value for rating purposes

The Board considered the recommendation for the determination of annual value 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.1227 Health and Safety

- a) Further to minute B.1195, the Chairman referred to the report received from Cope Safety Management following their visit to the District on the 3<sup>rd</sup> March 2020.

The report identified a number of low risk matters that needed to be completed and he confirmed that this work would be carried out in the near future..

#### RESOLVED

That the Chairman be authorised to implement all outstanding actions in order to comply with the health and safety report.

Miss McShane reminded the Board that they are responsible for ensuring they are compliant with all Health and Safety legislation and are adequately insured. In view of this,

all points for action raised by its' Health and Safety consultant must be implemented so as to avoid the Board's insurance policy from becoming invalid.

c) Miss McShane referred to the ADA Internal Drainage Boards' Health, Safety & Welfare Survey 2018.

#### B.1228 Review of Internal Controls

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

#### B.1229 Risk Management Assessment

a) Miss McShane reported that it was necessary every 4-5 years to consider the formal Risk Register and in between times to judge the risks when considering the Consulting Engineer's and other reports and when setting budgets and rates/special levies. She advised that these risks had been analysed by the use of the Risk Matrix and added that, although the risk registers for IDBs very rarely changed, they would/could change over time and it was important for Boards to consider formally and that consideration was due this year.

Members considered the Board's Risk Register.

#### RESOLVED

That the Risk Register be approved and kept under review and the policy to review risk between formal reviews be continued.

b) The Board considered and approved the insured value of their buildings.

#### B.1230 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.1231 Annual Governance Statement – 2019/2020

The Board considered and approved the Annual Governance Statement for the year ended on the 31<sup>st</sup> March 2020.

#### RESOLVED

That the Chairman be authorised to sign the Annual Governance Statement, on behalf of the Board, for the financial year ending 31<sup>st</sup> March 2020.

#### B.1232 Payments

The Board considered and approved payments amounting to £52,439.46 which had been made during the financial year 2019/2020.

(NB) – The Chairman declared an interest in the payment made to D C Roberts & Son Ltd.

B.1233 Annual Accounts of the Board – 2019/2020

The Board considered and approved the Annual Accounts and bank reconciliation for the year ended on the 31<sup>st</sup> March 2020 as required in the Audit Regulations.

RESOLVED

That the Chairman be authorised to sign the Return, on behalf of the Board, for the financial year ending 31<sup>st</sup> March 2020.

B.1234 Expenditure estimates and special levy and drainage rate requirements 2020/2021

The Board considered estimates of expenditure and proposals for special levy and drainage rates in respect of the financial year 2020/2021 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 51.32% and 48.68%.

RESOLVED

- i) That the estimates be approved.
- ii) That a total sum of £61,050 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 £37,747 and £33,303 respectively.
- iv) That a rate of 21.0p in the £ be laid and assessed on Agricultural hereditaments in the District.
- v) That a Special levy of £33,303 be made and issued to Huntingdonshire District Council for the purpose of meeting such expenditure.
- vi) That the seal of the Board be affixed to the record of drainage rates and special levies and to the special levy referred to in resolution (v).
- vii) That the Clerk be authorised to recover all unpaid rates and levy by such statutory powers as may be available.

B.1235 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.1236 Dates of next Meetings

RESOLVED

That the next Meetings of the Board be held as follows in 2021, viz:-

- i) Thursday the 7<sup>th</sup> January 2021
- ii) Thursday the 13<sup>th</sup> May 2021 (prior to which the District Inspection will be held).