

Needham And Laddus Internal Drainage Board

At a Special Meeting of the Needham and Laddus Internal Drainage Board
hosted at the Middle Level Commissioners Offices on Wednesday 18th October 2023

Present

Dale Boyce Esq
Steve Calton Esq
Jonathan Fenn Esq (Vice Chairman)
Michael Fenn Esq (District Officer)
Colin Rose Esq

Mr Paul Burrows - Chief Executive, Graham Moore - Planning Engineer and Claire Symons (minute taker) were also in attendance.

Apologies for absence

Apologies for absence were received from James Martin (Chairman), Chris Crofts Esq, Julian Kirk Esq, Andrew Lenson Esq, Charlie Marks Esq, Chris Robinson Esq, John Scott Esq, Michael Scott Esq, and Peter Tegerdine Esq.

B.404 Declarations of Interest

The Vice Chairman 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 individuals on the board.

RESOLVED

No declarations of interest were raised

B.405 Confirmation of Minutes

RESOLVED

That the minutes of the Meeting of the board held on the 18th April 2023 were recorded correctly and that they be confirmed and signed.

B.406 Enabling Future Development

The Commissioners Planning Engineer gave a brief background on the current position and advised that the Borough Council are now coming to the end of the 5-year Local Plan, but stressed that more developments are still to come.

Discussions were initiated around potential future developments within the boards rateable area and solutions to resolve the pressures on existing drainage infrastructure to accommodate this.

RESOLVED

To create and adopt a 'Position Statement' providing a clear articulation of the problems and the Board's offer and concerns to Parish Councils, Borough Council, Rate Payers and developers. The Clerk along with Planning Engineer, Chair and Vice Chair will draft this.

To adopt sections of existing watercourses to improve the Board's influence, control and enabling offer over future developments. The intent is not to maintain these drains and the rationale for adoption would need to be made clear to landowners. The Board agreed to adopt the watercourse from Anglian

Waters Asset, between Points 52-81, to the boundary of the properties at Isle Bridge Road, and delegated the decision around start and end points to the Vice Chairman in conjunction with the Planning Engineer.

B.407 Actions regarding the proposed residential development on land to the west of Tikka Chef, Isle Road, Outwell (MLC Ref Nos. 319/PL/347, 364, 377 & 392 & 409)

The Commissioners Planning Engineer gave a brief update on the current position concerning discharge of condition application – BC KL&WN Ref. Nos. 18/00581/OM & 21/02308/RMM.

The Board discussed what actions it needed to take if the relevant discharge of condition application is discharged.

During the discussion it was declared that the developer's flood risk assessment has not assessed or taken into account the integrity or capacity of the downstream condition of the watercourse.

RESOLVED

The Board agreed to adopt the existing watercourse from point 54 up to the southern boundary of the site and delegated the decision around start and end points to the Vice Chairman in conjunction with the Planning Engineer.

The integrity and capacity of the existing culvert point 54 may need to be investigated with a view to replacing it in the medium term.

B.408 Re-Development of the former Doug Clark Produce Ltd site to east of Fenway, Basin Road, Outwell (MLC Ref Nos. 319/PL/156, 190, 218, 221, 247, 268, 296 & 419)

To discuss the future of the Boards District Drain between points 64-65 associated with the re-development of the former Doug Clark Produce Ltd site – various planning applications including BC KL&WN Ref. Nos. 11/01145/OM, 15/00286/RMM, 22/02147/OM.

The Commissioners Planning Engineer advised the meeting of the current position concerning a revised planning application validated by the Borough Council in August 2023. He advised that the layout did not accommodate the Boards District Drain or its associated maintenance access strip. Requiring this could remove six plots from the proposal thus affecting its viability.

The Vice Chairman gave a brief history of the issues associated with the site including previous discussions between the Board and the applicant's consultant concerning the provision of an alternative outfall route and changes to the local drainage system made by land owners.

The benefits of several alternative routes were discussed.

RESOLVED

The Board resolved in principle that following the adoption of a "new outfall route" improved at the developers expense it would un-adopt the drain to point 63 The Board delegated the decision making and timing of this to the Vice Chairman and Planning Engineer.

The Commissioners Planning Engineer to write to the Borough Council advising on the current position and the steps to meet the Boards requirements.

B.409 Any Other Business

Reference was made to an area of Norfolk County Council land, in the general vicinity of Marmont Priory Farm, that is outside the Board's district, but within the MLC rateable area, that has a flood history, primarily due to its outfall into Well Creek but to which the Board has provided assistance been given in the past.

During the discussion it was agreed that there is currently no formal way of amalgamating this area into the Boards District.

RESOLVED

The Board delegated the authority to the Chair, Vice Chair and Clerk to investigate and progress, if deemed appropriate, any boundary change if and when the legislative tools to do so become available and Defra are open to such changes.

The District Officer to investigate tidying the drain near to Marmont Priory.

B.410 Date of Next meeting

16th April 2024 – 7pm at The Crown Lodge, Outwell.

.....
Chairman

.....
Date