

Melverley Internal Drainage Board

R L R Jones FRICS FAAV
SURVEYOR & CLERK

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6TH October 2016

MINUTES OF MEETING HELD AT KINNERLEY VILLAGE HALL ON WEDNESDAY 28TH SEPTEMBER 2016

Members Present:

B Edwards (Chairman)
R B Cambidge
W Jones
Councillor S Bruce
Councillor A Walpole
Councillor B Williams
R Jones (Clerk and Surveyor)

1	Apologies
	These were received from G Kynaston
2	Minutes of the previous meeting held on 15th June 2016
	These were approved and signed as a true record by the Chairman.
3	Matters Arising
i)	Councillor Walpole confirmed that he would chase up Shropshire Council regarding the works in the Melverley area to raise the road from the Royal Hill towards Buckley and to raise the road near The Quabbs. He reported that following the retirement of Steve Oakley as Divisional Surveyor, the new Surveyor was Chris Fisher based at Whittington. The local inspector is Stuart Lockley.
4.	Correspondence
a)	ADA 08/09/16 – Publication - The right people, properly trained are required to make England more flood resilient.
b)	ADA Project for Internal Drainage District boundaries GIS layer. Our boundary maps will need to be digitised. ADA would pay for this rather than ourselves.
c)	New Ministerial Team – Angela Leadsom as Secretary of State and Therese Coffey as Parliamentary Under Secretary of Sateresponsible for flooding and drainage issues.

d)	York MP – Rachel Maskell has been appointed as the Shadow DEFRA Secretary.
e)	ADA – position on the referendum Brexit result
f)	Parliamentary Environmental Audit Committee Publication of Reports on (i) Flooding cooperation across departments. (ii) the future of natural environment after the EU.
g)	NFU / DEFRA 25 year environment plan submission
	Surveyor explained that with the Brexit result, there was an opportunity in the next say 12 month period in which to influence the future direction of rural policy covering farm flooding and environmental support issues. With our withdrawal from the EU, all these matters will require UK schemes to replace them.
5.	Complaints
	There have been none to the Surveyor other than Sonia Carnell from Hendre who, reported an old brick culvert has collapsed on the Doverley watercourse. The Surveyor has inspected and this will need to be replaced with a 1m diameter pipe with battered ends rather than headwalls.
	R Cambridge reported that he had received several flood warnings recently from the EA but thence no flood water had appeared.
6.	Surveyor's Report
	<u>Maintenance</u>
i)	Contractor B Bebb had completed most of his work on watercourses 17 Gwern y daubll, 19 Maesbrook Isaf and 21 Pwll. E Lewis had done most of his work: 5 Lower Turfmoor, 9 Edgerley Sarn. R Morris had now commenced work; following extensive brushing work on 18 The Looking Glass, 2 Buckley and 4 Pentre/Tom Lane. The weed cutting contract would start shortly now that corn had been cut and spring beans would shortly be harvested.
ii)	<u>Maesbrook Farm Culvert</u>
	This was now likely to be replaced with 1m diameter pipe with c.12m length with battered headwalls; this would be much cheaper than a replacement bridge which would need new proper abutment walls to be built.
	<u>Little Sarn</u>
	Some fencing work for safety reasons would be undertaken following a decision not to renew this culvert at the moment.

7.	Clerk's Report
	<p>Balances: Tracker Account - £57.61 Current Account - £41,095.22 Receipts since last meeting as per cash book - £22,870.42. This is made up of HMRC VAT £5,902.34 and rates collected £16,968.08. Approximately 51% of this year's rates had been received.</p> <p>Arrears stood at £20,261.85; of this the 3 – 6 months figure was £16,230.38. The over 12 month's figure of £4,017.22 included c. £1,200 from J C Edwards who had died sometime ago. His daughter had confirmed they will meet the payments up until 31/03/16 when thereafter the farmer, B Edwards, Lower Sweeney would be responsible.</p>
	<p>Members confirmed that F Mathers, Dovaston had died. W Jones reported that his land would be going to K R Jones, The Laurels.</p>
	<p>The Clerk reported that bills went out in June and reminder letters would go out next week and confirmed that if rates were not paid by the end of November, the matter would be referred to the debt collector, C Morris.</p>
	<p>The audit had been completed satisfactorily and signed off by Mazars. It had been published on the website and Kinnerley Village noticeboard.</p>
	<p><u>Planning Applications</u></p>
	<p>Arthur Walpole reported the Heathwaen application referred to at the last meeting had been refused and the caravan park application at Llwyn y groes withdrawn.</p>
	<p>The Clerk reported 3 applications:-</p>
	<p>16/02741 LBC Conversion from Barn/Workshop to 4 Bedroom dwelling, affected Grade II Listed Building, Rushy Leasowes, Pentre. This was in the Board area. This would involve no new build and drainage was to soakaways and foul drainage to existing septic tank.</p>
	<p>16/024427 – Class Q permitted development – conversion of existing barn and store at Grange Farm, Edgerley. These were modern barns; application refused.</p>
	<p>16/02675 Single storey extension stone cottage, Meverley Road, Pentre – approved as permitted development.</p>
	<p>The Clerk explained that under the revised General Permitted Development Order, the Class Q Classification gave permitted development for conversion of existing farm buildings to residential use for up to 3 units. Class Q however had considerable restrictions in relation to the area allowed for cartilage, gardens, parking, garages etc and whilst permissions had been obtained on some properties, some sites had then found no buyers when placed on the market. The restrictions under the Class Q development may mean that it is better to submit a proper application for a genuine conversion on a good site.</p>

	Environment Agency Argae Works
	The Chairman reported that the River Morda argae at Dyffryd on land belonging to Ron Edwards, Pentra Perva had recently been completed. The argaes were rebuilt to the modern style with much broader base and shallower gradients. This was the last length of argae in the Board area and all had now been reconstructed. The level of the argaes had not been altered and there should therefore be no change on flooding in our area.
8.	Date of Next Meeting
	This was set for Wednesday 18 th January 2017. There being no further business, the Chairman closed the meeting at 8:15pm.

Signed

Ryan L Edwards

Dated

18/1/16