

Melverley Internal Drainage Board

R L R Jones FRICS FAAV
SURVEYOR & CLERK

New Windsor House
Oxon Business Park
Bicton Heath
Shrewsbury
SY3 5HJ

Our ref: RLRJ/DBB/MIDB

19th January 2017

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MINUTES OF MEETING HELD AT KINNERLEY VILLAGE HALL ON WEDNESDAY 18TH JANUARY 2017

Members Present:

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

1	Apologies
	Nigel Whittingham
2	Appointment of Chairman & Vice Chairman
	Members appointed B Edwards as Chairman and R B Cambidge as Vice Chairman.
3	Adoption of Regulations as to proceedings
	The Board adopted the Standing Orders, Financial Regulations, Members of Code of Conduct and Register of Members Interests as previously approved.
4	Approve Minutes of the Meeting held 28th September 2016
	These were approved and signed as a true record by the Chairman
5	Matters Arising
i)	Surveyor confirmed that the argae works at Pentre Perva, undertaken by the Environment Agency had been satisfactorily completed. Councillor A Walpole reported that the road raising at The Quabbs and elsewhere in the Board area had gone to tender and The Quabbs scheme was due for a February 2017 start. Road closing orders to facilitate this had been recently advertised.

ii)	The defective culvert on the Doverley watercourse on Ms Cornell's ground near Hendre had been renewed at the budgeted cost.
6	Correspondence
a)	08/09/16 – ADA press release on the Government's National Flood Resilience Review.
b)	27/09/16 – Revised IDB Policy Statement. A new draft was being prepared which would go to the Minister for approval shortly.
c)	19/10/16 – ADA press release on Special Levy explaining how this money helps to pay for essential water level management work within the IDB area.
d)	3/11/16 – EFRA Future Flood Prevention Report.
e)	28/11/16 – ADA draft constitution for Severn and Wye Branch
f)	18/01/17 – Notification that P K F Littlejohn would be undertaking the audit from 2018 rather than Mazars.
7.	Complaints
i)	<p>Surveyor reported that W T Jones of Argoed Farm reported there had been significant bank slippages on the Looking Glass watercourse which was cleaned during the autumn by R Morris. This is a particularly bad section of ground and indeed Mr Jones had thought that the slippage could well recur. The Surveyor explained that previously the water levels had been very significantly higher and the work had dropped the water by c.600mm. Even with the slippages, the water level was still much lower than previously. It may be necessary to undertake some bank piling work in this area; the surveyor would inspect.</p> <p>There were no complaints from members.</p>
8.	Surveyor's Report
	<p>Good autumn weather and field conditions had allowed the contractors to progress well with minimal mess being caused on the land.</p> <p>B Bebb had completed watercourse 17 -Gwern-y-daubll, 19 - Maesbrook Isaf and 20 - Pwll. On Watercourse 17, one section had not been cleaned as this was inaccessible due to a defective culvert on Simpson's ground which would have to be crossed to clean this length. The Surveyor recommended that this culvert be replaced during 2017.</p> <p>R Morris had completed Watercourse 18 - Looking Glass and Watercourse 2 - Buckley Watercourse 4 Pentre /Tom Lane, together with the whole weed cutting contract, c.9,250 metres. The weed cutting work had left the main watercourses running well for the expected higher water levels in winter.</p> <p>E Lewis had completed Watercourse 5 – Lower Turfmoor and Watercourse 9 – Edgerley Sarn. Watercourse 9 had been done well and some issues on Watercourse 5 had been addressed.</p>

	<p>J Roberts had done Watercourse 1 – America. This needed alot of tree cutting work as this had not been done for 6 – 7 years. The cost of the tree cutting was as much as the ditching. The Surveyor proposed to brush the bankside as a minimum every 3 years.</p> <p>B Edwards reported similar concern over banks to Weirbrook, downstream of Bontain. He recommended that one bank be cleared of all large bushes and trees and thence brushed regularly so that in future access could be ensured.</p>																																								
	<p>The Surveyor reported that overall we have maintained c.27 kilometres of watercourses this year, about one-third of our total length. This was a longer length than normal but best use of the weather conditions had been made.</p>																																								
	<p>Maesbrook Farm culvert – ideally the surveyor would recommend a ‘clear span bridge’ but the cost of this may be too high in which case 1 / 2 large pipes, and humping the roadway over maybe the solution.</p> <p>R Edwards reported that R Morris had some lower cost pipes available. The surveyor would contact Mr Morris over this.</p>																																								
	<p>Programme for 2017</p>																																								
	<p>The Surveyor recommended that slightly shorter length be cleaned this summer to allow for the expenditure on Maesbrook Farm culvert and also relaying some pipes on the Felton Moor wood piped length where some lifting of pipes had occurred. It would also assist in increasing balances slightly going forward.</p> <p>Maintenance Programme</p>																																								
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	<p>The Surveyor had been informed that the Environment Agency had proposed to do some tree work at the flood relief gaps through the railway embankment to ensure these gaps are fully clear.</p>																																								
	<p>9. Clerk’s Report</p> <p>Cash Book – Current A/c £39,158.79 Tracker A/c - £57.63 Payments since last meeting - £14,229.08 as per list attached Receipts since last meeting - £10,784.55 as per list attached</p> <p>Arrears currently - £9,478 – of these, two arrears totalled £2,961. These were MOD which the Clerk was chasing and S Lawrence, Trepennal where there was a dispute</p>																																								

	<p>over the manner in which the length through his farm was last done. The Clerk had offered to write off against rates approximately 1/3 of the claim made in an attempt to settle the matter. Mr Lawrence had sent a letter that this was not acceptable and insisted on a full offset. The Board gave their authority to seek to come to an agreed settlement, increasing the discount, if necessary.</p> <p>The Clerk confirmed that outstanding rates would now be referred to C Morris, Debt Collector. J Clough would go to Small Claims Court.</p>
	Planning
	Other than a small number of minor modest domestic extensions, for which there were no drainage issues, there were no applications requiring formal responses. Application in Kinnerley for 18 houses opposite the school lies outside the Board area.
10.	Budget 2016/17
	The Budget based on 15p in the £ indicated a surplus of £5,653. This was based on the maintenance work £28,800, plus a contingency of £3,600. It was felt that this would be sufficient. The budget was approved.
11.	Approval of Rate & Special Levy 2017/18
	The Board on a Resolution proposed by Councillor A Walpole, seconded by G Kynaston approved the rate in the £ remain at 15p for 2017/18. The Clerk confirmed therefore that the Special Levy on Shropshire Council would be essentially the same as last year, i.e. £5,514.49. However, he went on to explain that a review of the area of land in non-agricultural use within the IDB area was under way and he has identified c. 24 acres of land now principally in residential use which would move from the agricultural drainage rate area to the Special Levy area and therefore there would be a modest increase in the Special Levy on Shropshire Council. He explained there had probably been c. 30 new houses built in the area since the last revaluation, particularly in Cross Lanes, Kinnerley, Maesbrook, Maesbury Marsh, Meverley and Pentre.
12	To Approve Membership of the Severn & Wye Branch of ADA
	The Clerk outlined the proposal from ADA to set up a new branch to cover the Severn and Wye area which would be open to membership from the three small Boards in Shropshire, and River Lugg Board in Herefordshire and the Lower Severn Drainage Board in the Gloucester / Thornbury area. At present we had no formal representation on the ADA Board and this new branch would be in a position to elect a Board member to represent its Board area. It is proposed that the branch meetings would be held on the same day as the Annual Environment Agency Liaison Meeting based in Kidderminster and therefore should be no cost for room hire or additional travelling for Board representatives to attend.
	The Board approved our membership of this new branch.
13	Any Other Business
	Date of next meeting: This was set for Wednesday 12 th April 2017 with the accounts approval meeting set for Wednesday 28 th June 2017.
	There being no further business, the Chairman closed the meeting at 8:45pm.

Signed

Jean E Edwards

Dated

12/4/17.