

**WALSOKEN PARISH COUNCIL**  
**Planning for meeting 17<sup>th</sup> January 2017**

Applications received	Parish Council Decision
16/02124/F - Conversion of existing single storey garage to living space and downstairs bathroom, with further extension for guest bedroom. Erection of new garage forward of the front elevation of existing dwelling at The Granary Station Road	WPC recommends approval of this application as the property stands well back from the road and the proposed extension doesn't impact on neighbouring properties.
16/01842/F (amended application) Proposed fishing lake and associated works at Land And Ponds S of 52 Broadend Road E of Zoar Cottage And W of Turpitts Field Zoar Cottage Green Lane	No further comments made.

**DECISIONS**

Application	Parish Council decision	Borough Council decision
16/00544/OM Walsoken Land On the West Side of Burrett Road - Outline Major Application: Residential development comprising of 266 new dwellings	Not referred to PC	Application Withdrawn 22 December 2016
16/01842/F – proposed fishing lake and associated works at Walsoken Aquatics, Green Lane	<p>Walsoken Parish Council recommends approval of the above application as it is part of an existing business and an addition to lakes already there. Since responding to this application on 9th November, the Parish Council has received the following concerns from a resident which I list below -</p> <ul style="list-style-type: none"> <li>• Walsoken Aquatics is a defunct company and the private individuals who purchased the site and house of Walsoken Aquatics do not want any mention of it.</li> <li>• The new lake area is much larger than the other two, therefore there will be a large tonnage of spoil to be excavated and there is no mention of how this will be dealt with. If it remains as banking or landscaping this will be fine, but if it is carted this could cause considerable damage to Green Lane.</li> <li>• The high power electricity cables over the lake could be an issue for fishermen.</li> <li>• The parking for 25+ cars could be a problem in Green Lane.</li> </ul>	Awaited plus see amended application above.

<p>C/2/2016/2020 – application for a lawful development certificate for the storage of spent water and septic tank waste (Lagoons A,B &amp;C) prior to licensed use for agricultural purposes – Maipop Farm, Biggs Road (KLBC 16/01924/CM)</p>	<p>The Council strongly objects to this and any application to extend, increase or legitimise any existing or illegal activity on this site for the following reasons -</p> <ul style="list-style-type: none"> <li>• This site has caused severe nuisance problems with offensive odours emanating from it over many years</li> <li>• These smells have effected the quality of life of parishioners, especially in the summer, causing misery and disruption, marring the enjoyment of their property and the countryside</li> <li>• The smells have also effected neighbouring parishes</li> <li>• Kings Lynn Borough Council and the Environment Agency have been involved for several years in trying to regulate this site with an Enforcement Notice and a Suspension Notice issued in 2014.</li> </ul> <p>(6.12.16 KLBC decision “No objection to NCC App”)</p>	<p>Refused</p>
<p>16/01955/F - Proposed two storey extension &amp; internal alterations at Willowdene Biggs Road</p>	<p>Walsoken Parish Council supports this application.</p>	<p>Permitted</p>
<p>16/02019/CU Change of use from agricultural land to the flying of model aircraft with siting of storage container and Portaloo, windsock and safety start-up tables at North of Station House Station Road</p>	<p>Walsoken Parish Council recommends approval of this application but has some concern about the change of use from agricultural land. Please can you advise why this is necessary?</p>	<p>The use of the field for the flying of model aircraft is not an agricultural use and therefore needs planning consent. This is why they have applied for planning permission.</p> <p>Certain activities can be carried out without resulting in a material change of use but this is limited to no more than 28 days per calendar year (or less for certain uses) and therefore if an activity is expected to exceed this then planning permission is required.</p> <p>Decision awaited</p>
<p>16/00040/O Outline Application: Proposed single storey dwelling, 81 Broadend Road <a href="#">This application is going to an Appeal to the Secretary of State.</a></p>	<p>Walsoken Parish Council would like to defer this decision to Kings Lynn Borough Council.</p>	<p>Awaited</p>

16/00805/O - Outline Application: Construction of a dwelling at Land Between the Cottage And Buckley House W of Bucksholt Road	Walsoken Parish Council approves this application as it will be a property connected to the business which will help with security.	Awaited
16/01002/F – change of use of paddock to 12 pitches for traveller families including standing 12 mobile homes, 12 touring vans and construction of 12 day rooms at Land South West of Flying Field Farm, Wheatley Bank	Walsoken Parish Council recommends refusal of this application for the following reasons - 1. The site does not meet Flood Zone 1 requirements for caravan sites and so should not be considered for this type of development. 2. The site is in open countryside and therefore should not be considered for residential development. 3. The understanding is that travellers are unwilling to live in houses. However, the day rooms and mobile homes indicated on this application resemble bungalows. 4. The application indicates 24 cars are likely to require access to the site, but potentially there could be many more. This level of traffic, plus any additional commercial vehicles, would have a significant negative impact on the nearby junction with the B198 (the main arterial route into Wisbech) and other roads in and around the village of Walsoken.	Awaited

#### **APPEALS TO SECRETARY OF STATE**

APP/V2635/C/16/3154398 and 399 and 400 Claybrook Park, 38 Broadend Road	Appeal against Enforcement Notice to resurface the vehicular access to the site from the highway to the access gates
APP/V2635/W/16/3152793 81 Broadend Road by Miss Pamela Wenn re 16/00040/0	Appeal against the failure of the Borough Planning Authority to give notice of its decision within the appropriate period of an application for planning or approval.
APP/V2635/X/6/3154621 81 Broadend Road by Mr Rodney Wilson re 14/00468/LDE	Appeal against the decision of the Borough Council to refuse a Certificate of Lawful Development in relation to the site.