

**The Minutes of Pentney Parish Council Meeting held on 19 June 2024 at
7.00pm at The Village Hall, Pentney**

Present: Cllr R Littlehale (Chair) Cllr K Harvey Cllr L Rons
 Cllr M Parker Cllr B Howlett

**Also in Attendance: Sarah Bristow (Parish Clerk), Cllr
Moriarty and Dr / Cllr Pallavi Devulapalli.**

- 1. To consider acceptance of apologies for absence.**
It was resolved to accept apologies from Cllr P Wells and Cllr C Dallas.
- 2. To receive Declarations of Interest and requests for Dispensations by Councillors in any of the Agenda Items listed.**
None Received.
- 3. Adjournment of Meeting to allow for public questions. (15 mins max 5 mins per Speaker.)**

No Questions asked.

4. Planning Applications and Determinations:

Applications:

21/01824/FM Application for Change of Use of Woodlands to Holiday and Recreational Site; Including the Siting of Portable Eco Holiday Lodges; Woodland Centre and Reception, Health and Wild Swimming Centre, Car Parking and Associated Works at at Pentney Woods, Common Road, Pentney

It was resolved to recommend refusal on the following grounds:

Pentney Parish Council is concerned that the proposed development **ref:21/01824/FM** will have a severe negative impact with regards to the following, this objection was submitted on 26 April 2022.

Pentney Parish Council objected to the original planning application the comments submitted on 26 April 2022. Siting the

1. impact on current infrastructure including foul drainage into the River Nar
2. The impact of local wildlife including loss of habitat and creeping urbanisation
3. The environmental impact from removal of trees and increased light pollution. (Pentney has a dark sky policy)
4. The lack of amenities for example no village shop.

Pentney Parish Council would like to add further objections to this revised application, dated 19th June 2024

1. **Detrimental impact on Pentney and local character and heritage:** The development is out of character to the village and is unsustainable, water pressure is low now, no mains gas, limited bus service, no mains sewage lines, no shop, no mention of how rubbish will be collected and processed.

The proposed development lies within an area rich in archaeological finds and remains. Finds include a Bronze Age gold torc, and a significant amount of Roman pottery, suggesting a Roman settlement. Heritage assets may be present at the site and that their significance will be affected by the proposed development. There will by definition more noise, odours and light pollution on the proposed site.

2. **Over-Development:** If this application is granted Pentney Parish Council is concerned this will set a precedent for even further developments with no benefit to the residents of Pentney. The scale, density and type of the development would add to the large developments already at Pentney Lakes (88) lodges and 80 at Norfolk Woods, together with approximately 35 holiday homes in the Pentney area. That is over 200 holiday-type accommodation units within Pentney already. Pentney Parish Council considers this to be an over-provision within the village of holiday accommodation.
3. **Transport impact, green travel plan and parking:** an increase in traffic on Common Road is a single access lane. A significant influx of road traffic in, out and around the development will have a negative impact on the area. Common Lane has daily usage of horse-back riders, cyclists, children, dog walkers and commercial traffic from the local gravel pits. The parking provision set out on the plans is inadequate if it serves the buildings close to it, (Parkside Bar and Café), parking for locals to access the footpaths and bridleways and potentially another minimum of 38 + vehicles for the development. There is no bus route or provision for a green travel plan to the site.
4. **Footpaths and safety:** There are currently two restricted byways: East Winch Restricted Byway No 16 and 17 adjacent to Pentney Woods with a application ref: 2044896/HP338/5 for another right of way from Common Road (Green gate) to the rear of Parkside Bar, Pentney lakes, thus increasing public access to a well know circular walk/ride to West Bilney Woods and the crossing of the highway.

5. **Effect on areas of special designation legally designated as an Asset of Community Value:** East Winch and West Bilney Parish Council applied for and was granted by Norfolk County Council Pentney Woods as an asset of community value - the current use of the land furthers the social well-being of the local community, the asset having a historical and current community use as amenity land.
6. **Ecological Assessment:** Concern about the release of grey and treated foul water from the site entering the River Nar which is a globally rare chalk stream.
7. **Implications on wildlife and loss of habitat:** Eight species of Bats have been identified in Pentney Woods, along with Night Jars, Otters, Badgers, Deer. Any habitat disturbance and potential closure/obstruction of wildlife corridors in the area would be catastrophic. There is no doubt that there will be significant loss of habitat. The destruction of 87 woodland trees will have a significant loss of habitat. Building 38 plots of holiday lodges will impact the site, together with the service road, which by definition would encroach tree root systems.
8. **Flooding and drainage:** Concern about lack of surface water drainage systems in place, adding to flood risk.
9. **Effect on listed buildings:** The proposed development lies within one mile of a Grade 2 listed Pentney Abbey. The secluded location enhances the medieval Gatehouse dating back to the 12th Century, barn wedding venue used today as an exclusive wedding venue. 38 caravan lodges do not enhance the natural beauty of the area nor add to the experience of passing by to get to Pentney Abbey.
10. **Crime and Disorder:** A large scale holiday development could potentially attract opportunistic criminal element to seize upon "such easy pickings" To help combat this it is suggested that secure vehicle parking, adequate lighting of common areas, and landscaping and lighting schemes enhance the natural surveillance and safety to help reduce crime, fear of crime and disorder.
11. **Consideration to Pentney's emerging Neighbourhood Plan:** The Policies within this Plan and pertinent to this application include

Policy A01. Areas of development
Policy H04. Rural exception sites
Policy T01. Tourism accommodation and related facilities
Policy F01. Community facilities, F02. Protection of existing community facilities and F03. Expansion of existing community facilities
Policy F04. Heritage
Policy E01. Local green spaces
Policy E02. Dark skies
Policy E03. Climate change
Policy E04. Flood mitigation

Policy E05. Biodiversity and protection ecology

Pentney Parish Council, strongly objects to this application for the above reasons.

5. Items for Next Agenda.

All items from last meeting.

6 The date of the next Parish Council meeting.

Wednesday 26 June 2024 at 7.00pm at the Village Hall.

With no further business, the meeting was closed at 7:35pm.

Clerk

- Making Planning Comment to the Borough Council.

