

**Pentney Parish Council**  
**Minutes of the Extraordinary Parish Council Meeting**  
**Held on 11 March 2026 at 7.00pm**  
**Venue: Village Hall, Pentney**

**Present**

Cllr R Littlehales (Chair)

Cllr L Rons

Cllr C Dallas

Cllr P Wells

Cllr B Howlett

Cllr. M Parker

**Also in attendance**

One member of the public

**1. Apologies for Absence** Cllr. Kate Harvey

**2. Declarations of Interest** No declarations of interest or requests for dispensations were received.

**3. Public Participation (15 minutes maximum, 5 minutes per speaker)**

**4. To Consider the Planning Application Modification**

15/02068/VAR1B | Modification of planning obligation, reference LC/S106/17/19 related to planning application reference 15/02068/CU | Pentney Lakes Common Road Pentney Norfolk

**5. Pentney Parish Council Resolution** relating to the application to modify the Planning Obligation of Agreement under Section 106 of the Town and Country Planning Act 1990 concerning land at Pentney Lakes, Common Road, Pentney Agreement dated 31 March 2017

**Pentney Parish Council objects on the following material grounds:**

1. The covenant between Luxurious Leisure Ltd and The Borough Council of King's Lynn and West Norfolk effectively protects the car park area near the bar /restaurant at Pentney Lakes. Those facilities still fulfil a 'useful purpose' in that the land provides an essential parking facility for the customers who use this communal facility.  
  
 'save as to the Owner's contractual or statutory obligations existing at the date hereof and to any necessary grant of any leases or wayleaves in respect of statutory undertaker's services serving the Site **not to dispose of or transfer the Communal Facilities or the Holiday Lodges or any other individual part of the Owner's Land by way of separate freehold transfer or by way of a grant of a leasehold interest in order to ensure that the whole of the Owner's Land including the Holiday Lodges to be erected thereon remains in one ownership and under one management and control'** (Deed of Agreement, 31 March 2017)
2. Single ownership of the Pentney Lakes land remains valid.
3. Under section 106 Luxurious Leisure Ltd must provide a bar and restaurant facility at Pentney Lakes, and the car park is integral to this business. Lack of adequate parking provision for the restaurant / bar would materially disadvantage the sustainability of that business. Should the car park be 'owned' by Forestscape there is no future security for the bar and restaurant business.
4. The Parish Council is concerned that no provisions have been made for an alternative car park for the bar and restaurant which is a well supported and popular asset to the village which has no other similar facilities.
5. Luxurious Leisure Ltd has already granted Forestscape Ltd access to the development land 'Pentney Woods' also known as Entrylane Carr.

6. The proposed sale or transfer of the car parking land to a second owner contrary to a Deed of Agreement which is designed to protect the integrity of the site will set a damaging precedent for the future which deeply concerns the Parish Council. The consequences of varying this deed of covenant could materially affect the whole site in the future.

6. There being no further business, the meeting closed at 7.30pm.