

**Colan Parish Council Meeting**  
**Wednesday 31<sup>st</sup> January 2024**

Those present: Derek Luscombe, Pat Lamshead, Marc Dummett, Fiona House, Ben Dumpleton, Brian Killingback, Cllr John Fitter

Clerk – Di Willett.

Derek Luscombe was in the Chair.

**1. Police Report:**

This month's report as follows:

2 x Thefts

1 x Burglary

2 x Criminal damage

6 x Assaults

1x drug offence

2 x Sextortion

2 x Harassment

1 x Fraud

A copy is attached to the minutes

**2. Presentation – Green Ridge Holiday Resort**

Martin Pollard and Stephen Twiss spoke on behalf of Kingsley Developments. Between them they outlined the plans which include a mix of accommodation and many facilities which the meeting was told would ensure a good experience for visitors. They are trying to provide an alternative to the current availability of holiday accommodation. They said that they are trying to extend the season and stated that this sort of Holiday Park has worked in other areas. There will be 250 units available for private sale. Following feedback from the original plans they have reduced the number of lodges. The design allows for EV charging points, ebikes available for hire, a solar field and ground source heat pumps. There will be 25% seasonal employees and the remainder would be permanent. They stated that environmental issues would conform to the Cornwall local plan and that there was a flood strategy in place. They also believed that there will be significant environmental, economic and social benefits. It was said that the additional traffic can be accommodated and it would not fail national policy.

David Wright queried the traffic assessment and stated it was carried out between the hours of 8am-9am and 5pm-6pm weekdays and between 10am and 3pm on a Saturday. This needs to be reassessed as it was not carried out during peak holiday periods. He stated that there are already many lodges for sale in the area

Kingsley responded that this development was not meant to be a typical holiday resort and the design has worked well in other area of the country eg Clawford Lakes in Devon.

Bill Pearce asked what will happen when it is decided that this park is not viable. Kingsley replied that this planning application has been presented as a tourist development and that is the intention of the developer.

Steve Lawson stated that there have been 250 objections to this application and it is of great concern to local residents as it is out of character and scale for the area. He asked for the Parish Council's support for the local residents. He stated that the development will also cause excessive light pollution and noise while the infrastructure is inadequate. He said that if this development is essential then an alternative brownfield site should be sought.

Another Mountjoy resident asked what benefit would this development be to the local Parishioners?

Fiona House asked how the developers are going to restore all the destroyed hedges and woodland – this would take years to return to its current state. Kingsley responded that there is a requirement to protect hedgerows and there will be 335m of hedgerows across the site, as well as woodlands planted throughout the area. Kingsley stated that the biodiversity net gain assessment shows that there will be a 51% net gain.

Residents also raised queries about sewers – Marc Dummett asked where they would join into the sewage network. Kingsley responded that they have carried out a drainage/sewage assessment and that SWW have not objected to this.

Sean Kilker said that although this is an application for a tourist park, it seems that 250 privately owned homes will be available. Kingsley stated that probably about 80 of these would be sub let through the resort.

Concerns were raised by residents that there will not be the availability of seasonal staff as several resorts have been struggling to fill positions. The developers stated that 25% of the jobs will be seasonal, the remainder will be permanent staff and they expect to create an extended season with this resort.

At this point the Chairman stated that there would be no further comments from the floor referring to this application. He said that all were entitled to stay while this was discussed by the Councillors.

**Agenda item 12** – Planning Applications was brought forward and will be discussed as the next item. The Chairman asked if anyone wants to declare an interest in this application, they should now leave the meeting.

Fiona House and Marc Dummett declared an interest and left the meeting.

### **Planning Applications:**

PA23/09752 - Outline planning permission with all matters reserved for development of up to 400 holiday accommodation units, and up to 16 units of staff accommodation; ancillary facilities buildings; solar generation and battery storage facility; associated works including car parking, electric vehicle charging, comprehensive landscaping, outdoor activity/sports areas, and other associated infrastructure works.

Pat Lambshead introduced himself and stated that the leaflet sent out was anonymous and was not strictly correct in its views on the planning application. There are already several sites for static caravans , lodges and camping spaces in the surrounding area. There are also three housing developments which affects the access to local services – shops and buses. He stated that this development would not be using the schools and the land is only B3 grade agricultural land.

Brian stated that the developers had made all sorts of promises at their various other developments and in the end the plans had all been changed.

Pat then suggested that the properties should be business rated, and we have regular progress reports from the developers.

Pat was unable to offer a formal proposal as there were several comments from the public which resulted in a heated argument between the developers and those in opposition to the plans. At this point the Chairman adjourned the meeting with no formal proposals and asked everyone to leave the hall.

Due to disruption from those present, discussion of this application was deferred until a later date yet to be announced.

Once the room had been cleared the council resumed their meeting. Fiona and Marc rejoined the meeting.

PA23/10218 – Extension to existing gymnasium: Pat proposed that this is approved as set out – all unanimously agreed with this.

**3. Presentation from Richard Walker re The Mawes:**

This application has been withdrawn by the applicant.

**4. Public Speaking:**

Bob Scott stated that there was concern about the trees on West Road and by the roundabout at Quintrell Downs – some have been removed to make way for the new bus stop. A Tree Preservation Order has been requested for these trees and is currently in the system.

Bob also asked if Figgy Road and Park Lane have been adopted yet – at the moment this sits with the developer and the Council and the roads are currently not adopted. One resident wants to install a kerb drop down – this will have to be taken up with the developers.

Hilary Rossborough introduced herself as a prospective Parish Councillor. She will send through a request to the Clerk and the appointment will be discussed next month.

**5. Vice Chairperson:**

No-one has yet shown an interest in taking on the position of vice chairperson. Marc has suggested that Councillors could take a turn as Vice Chairman for a couple of months at a time. This will be discussed further next month.

**6. Vacancy for Parish Councillor:**

We have now had three people showing an interest in the Parish Councillor's vacancy – appointments will be made next month.

**7. Cornwall Councillor's Report:**

There will be a consultation period of 6 months to make the turning at the Lane junction from Trencreek left turn only. There will be further discussions as to when it will be made permanent, at which time suitable signage will be put in place.

The NSR will be open in early September – the bridge over the railway line is expected to be complete in early spring. New signage will be put in place to reflect the new route which will hopefully draw traffic away from Quintrell Downs. Construction of the new household waste centre will begin in April/May 2025, prior to that there will no further development on the Duchy site.

The broken milestone on North Way has been removed for safe keeping and will be reinstated shortly. John has received several emails complaining about rats at the allotments which he has referred to the Duchy of Cornwall.

The flats for over 50's are now complete at the Village and bidding has started for the tenancy of these flats. Newquay is included with Colan for the first 28 days, if there are any remaining after this they will be opened up to other Cornish residents.

We still await the painting of the yellow lines on West Road.

**8. Declarations of Interest:**

Declarations of interest will be declared prior to discussion of any agenda item involved.

**9. Apologies:**

Apologies received from Suzanne Featherstone, Steve Lean and Maurice O'Gara.

**10. Minutes of previous meeting**

The minutes of the last meeting were agreed by all present as true and correct. They were signed as such by Derek.

**11. Matters Arising:**

None

**12. Planning Applications:**

Already discussed.

**13. Accounts**

Quintrell Downs Village Hall – Broadband rental: £325.43 – Approved by all.

Conserv Solutions – Grass cutting - £245.42 – Approved by all.

Zuirich Insurance - £1702.95 – Approved by all.

Land registry fee for bus shelter on East road.

Derek declared an interest and left the meeting. The remaining Councillors unanimously approved to pay this land registry charge.

Derek rejoined the meeting.

**14. Recreation Field:**

We have received notification that we have £169,644.25 public open space contribution money for improvements at our recreation field. This contribution is from the Village development. This will be discussed further next month.

**15. Grantscape Funding 2024:**

We should try and encourage other organisations within the Parish to ask for some of this money.

**16. Mountjoy Bus shelter:**

Derek asked Bob Scott if he would be able to quote for this work – he agreed to submit a quote.

**17. Neighbourhood Plan:**

Currently on hold.

**18. Tree Preservation order:**

The application has now been made and we await the results. The clerk will chase this up as we have not yet heard anything.

**19. Website/Facebook page:**

It has now been decided to withdraw the facebook page until further notice, as we need a Parish Councillor to monitor it. Di will continue to run the website as best she can.

**20. Letters/Notices:**

We have received a letter from the Local Maintenance Partnership regarding the maintenance of footpaths in our Parish. It was decided that we still do not wish to take on this work due to the scope of footpaths in our area.

An email was received from Ruby O’Gara asking if there could be a hard standing put in place at the bus stop on North Way. Pat suggested we write to the bus company regarding this matter – the Clerk will take this forward.

**21. Any Other Business:**

As we had no option but to abandon the discussion regarding the Planning application for the Green Ridge Development due to circumstances beyond our control, a new meeting will be arranged with 7 days notice given to all concerned.

The Clerk was asked to write to Stephen Kirby, the planning officer and advise him of this. The Chairman proposed to discuss this again at the meeting on February 28<sup>th</sup> and requested that it be put on the agenda for this meeting.

In the meantime some Councillors asked if they would be able to vote at the next meeting. John suggested they contact the legal team at Cornwall Council – he will send the contact details to the Clerk, who will pass them on.

Pat apologised if his comments caused problems at this meeting.

**22. Next Meeting:**

The next meeting will be on Wednesday, 28<sup>th</sup> February 2024

Di Willett

12/2/2024