

Colan Parish Council Meeting
Wednesday 28th February 2024

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

Clerk – Di Willett.

Derek Luscombe was in the Chair.

1. PA23/09752 – Green Ridge Development:

Derek asked if anyone wants to declare an interest in this application. Marc stood and introduced himself stating that he has lived in Quintrell Downs for over 30 years and has served on the Parish Council for five years. Having raised a personal objection to this application on the planning portal and taken legal advice from Cornwall Council, he has now concluded that he is predetermined on the application and as such now has to leave the room while the application is discussed. Fiona has also sought legal advice and because her property is so close to the proposed development, she also has to declare an interest and leave the meeting. Brian also declared an interest. Consequently all three Councillors now left the meeting while the remaining Councillors discussed this application.

At this point Derek offered a proposal to the Council to object to the application for the following reasons:

- i) This development will cause a huge amount of additional traffic through Quintrell Downs, resulting in a declination in the air quality.
- ii) The infrastructure currently in place (including hospitals and doctors surgeries) is not sufficient to support this additional development.
- iii) This will result in a large loss of agricultural land.
- iv) There will be huge impact on the wildlife in the area.

This proposal was seconded by Ben.

No amendment was offered to this proposal so the Councillors voted as follows: three councillors supported this proposal and one objected. The clerk will respond that Colan Parish Council objects to the application for the above reasons.

2. Police Report:

This month’s report as follows:

4x Thefts

1 x Criminal damage

4 x Assaults

1x drug offence

1 x Sex offence

3 x Harassment/stalking

1 x Fraud

A copy is attached to the minutes

3. Public Speaking:

Clive Bunt spoke on behalf of the British Legion Football Team. There is a lack of training facilities in Newquay at the present time and he was hoping to be able to use the recreation field for training. He asked if there was any funding available from the Parish Council towards additional grass cutting. There was a suggestion that there may be a possibility of using land at Nansleddan. He agreed to email the Clerk regarding their requirements and this would be discussed further once the email has been received. David Wright thanked the Parish Council for listening to the resident’s and supporting their objections to the Green Ridge Development.

Catriona McKenna asked what the next stage of the planning application was. She was informed that it now goes to Cornwall Council planning committee for their decision and the public are able to attend this meeting if they so wish.

4. Vice Chairperson:

Following last month's suggestion that Councillors could serve for three months at a time, it was decided that the Council would agree to this idea. Marc volunteered to take on the first three months.

5. Vacancy for Parish Councillor

We now have had three prospective Councillors. Applications were read out from Kerry Martin and Hilary Rossborough. Councillors agreed to invite them to join the Parish Council as from next month. The Clerk will inform them and send out relevant information.

Craig Allen has also shown an interest in the remaining position – his application will be considered next month.

6. Cornwall Councillor's Report:

John stated that he has deliberately withheld his views on the proposed development at Green Ridge and has not stated his opinion prior to the Parish Council's vote on the application. If and when this application goes to Committee John will be allowed 8-10mins to speak, and a Parish representative will also have the opportunity to speak. He will be able to ask questions, but then will have no further part in the debate by the committee.

John stated that he has an overwhelming desire that this application should not be approved and he will inform the Clerk of the policy issues which support their objections.

On the evidence thus far, John is not happy with the application as it stands – he has no predetermination or predisposal and will fully support the Parish in their objections, then allow the matter to rest with the Planning Officer. If the planning Officer decides to approve the application, then John will demand the decision be taken to Committee. The applicants can also appeal if the decision goes against them. John will make his views known to the Planning Officer and he reiterated his support for the Parish Council.

John then stated that he has been disappointed with the views of some members of the public – some of the letters have been very upsetting, especially when all Parish Councillors are volunteers.

John then moved on to the rates that Cornwall Council have approved for 2024/2025. Colan Parish Council has one of the lowest precept rates within the local area. He suggested that the Parish Council look into employing professional help with developing a Neighbourhood Plan as this may help to avoid much of the unpleasantness which has taken place over the last months.

Cornwall Council currently has a debt of £769m which could lead to insolvency by 2026. Thus there will be further cuts to services throughout the County over the next year.

7. Presentation from Richard Walker re The Mawes:

Mark Scoot from the planning consultancy for Richard Walker developments gave a presentation of the proposed development. The area is a brownfield site which until 1990 was given over to holiday chalets. He proved photographs of the proposed development and stated that they have already adapted the plans in the light of suggestions from eh highways officer. They have agreed to include a 1.8m path for cyclists. The flood authority has stated that there is no flooding risk. The scheme is compliant with the local plan and there are no outstanding technical issues. He stated that he hopes that the Parish Council will support the scheme for up to 39 chalets.

8. Declarations of Interest:

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

9. Apologies:

Apologies received from Steve Lean.

10. Minutes of previous meeting

The minutes of the last meeting were agreed as true and correct by all present apart from Maurice, who was unable to attend the last meeting.. They were signed as such by Derek.

11. Matters Arising:

None

12. Planning Applications:

PA23/00787 – Garage conversion, Pollawyn House: Supported by all.

PA24/00493 – Annual use of land for Boardmasters Festival: Pat proposed that we object to this if we can, but the increase in numbers has already been approved prior to this application. The Parish Council were very concerned about the removal of hedgerows and the effect on the wildlife just to widen gateways.. The proposal was made that we should have been consulted prior to the decision to increase the numbers and we object on the ground that each year more of our wildlife is affected by this event. Maurice seconded this proposal and all remaining Councillors agreed to object to the application.

PA23/09605- certificate of lawfulness – As this land had been used for at least 25 years, pat proposed acceptance of the application as set out. This was seconded by Ben and approved by all present.

PA23/06789 – change of use from holiday let to residential accommodation: Fiona declared an interest and left the room while this application was discussed. Derek asked the councillors to consider that this would provide additional homes. The owner maintains the access road. Pat proposed objection to this application as the road is not the right standard for residential accommodation.

Ben proposed an amendment to this stating that we should approve it as set out. Maurice seconded this amendment. 4 Councillors agreed to approve the application and 2 objected. The amendment was approved and the Clerk will respond accordingly.

Fiona rejoined the meeting.

PA23/09909 – Outline application for removal of existing structures and providing holiday accommodation – The Mawes: Brian declared an interest and abstained from any further discussion. He will not vote on this application. The remaining Councillors discussed this application – Marc asked for clarification of the position of the site and following this proposed agreement as set out. This was seconded by Ben.

Fiona objected to the application because she felt that this would cause additional light pollution and there would be more loss of wildlife from the area.

Five Councillors voted to support this application, with one objection and one abstention.

Therefore Colan Parish Council will support this application by majority.

13. Accounts

Quintrell Downs Village Hall – Hall rental for 6 months £72.00 – Approved by all.

Fasthosts – wordpress hosting for website – annual charge £96.80 - Approved by all

Conserve – grass cutting for two months: £408.04 – Approved by all.

14. Recreation Field:

The inspections of the equipment have been carried out. One or two fence posts are loose – this will be checked and rectified.

Fiona offered to carry out the March inspections.

15. Grantscape Funding 2024:

The clerk was asked to send out the quotes received for gym equipment and the inclusive roundabout for the recreation field. Applications have to be in by 20th March so Councillors were asked to respond as soon as possible so that the application can be made. Derek and Marc will try to get a quote from Tony Philp to tidy the trees on the access to the recreation field.

16. Mountjoy Bus shelter:

Derek will chase Bob for a quote for this work.

17. Neighbourhood Plan:

Suzanne has now resigned from the Parish Council and as no-one felt able to take this project on, we will try to get professional help. The clerk will look into this for next month. Pat commented that Newquay Town Council have had their neighbourhood plan overturned.

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 lot of letters from residents attacking the Councillors in respect of the Green Ridge development. These will be held on record, together with any other information relating to this application.

Carla Whiting wrote asking to be allowed to lease the recreation field so that it can continue to be used as a dog walking area. This will be put on the agenda for next month for discussion.

Atlantic Vineyard has written offering to remove fly tipped rubbish from land close to them. They have also offered to store a skip on their land and supplied the costs to the Council for the actual skip. Fiona has looked up fly tipping and it seems that if this is not on private land then Cornwall Council should be dealing with this. We will discuss further next month and make a definitive decision.

21. Any Other Business:

The clerk reiterated her request for Councillors to set up email addresses just for their Council work. No further responses required to Newquay Voice.

22. Next Meeting:

The next meeting will be on Wednesday, 27th March 2024.

Marc offered his apologies as he is unable to attend the March meeting.

Di Willett
15/3/2024