

Colan Parish Council Meeting
Wednesday 4th December 2024

Those present: Derek Luscombe, Fiona House, Maurice O’Gara, Marc Dummett, Kerry Martin, Brian Killingback, John Fitter

Clerk – Di Willett.

Derek Luscombe was in the Chair.

1. PA24/01083/PREAPP – Land north of A392:

Dan Yates for Savills and Tom from LVA Land promoters gave a presentation on the proposed development on land north of the A392 which would effectively be an expansion of Nansledan. At this stage it is the PREAPP and all details will be confirmed at a later date. The agents will speak to the Community once the full application has been prepared. The new NSR will connect the new development to Nansledan and this will feed the new development. The development will include total 375 new homes, which the agents stated there is a need for within the area. This land has been allocated for development in the Newquay area by Cornwall Council.

Connectivity and sustainability are important considerations. The new residential scheme will include 225 new homes, 30% of which will be affordable homes. There will also been small business start up units and some self build plots. There will be a mix of homes, details have not been decided yet but the agents will work with stakeholders to get the right mix. There will be a public consultation once the full planning application has been submitted. As this land is in Colan Parish the developers would like to know what the Parish would like to see in this area and will try to include any suggestions.

Marc stated that the number of dwellings per hectare in the plans will change the skyline and wondered if the development could be reversed so as not to have as much effect on the skyline - the agents replied that the properties will be a maximum of 2 storeys in height. There will be a landscape vision document presented with the plans and these comments will be taken on board once the plans are developed. The agents stated that Cornwall Council already asks for a design review panel for all developments in the area so that all new properties look similar.

Councillors pointed out that we already have massive traffic problems in Quintrell Downs and with all the additional houses currently being built this will only get worse. The agents were asked if they had any intention of trying to ease the traffic problems in this area. Their response was that any improvements will be discussed with Cornwall Council; the outline planning application will be submitted before highways are consulted. The agents pointed out that the location will include sustainable walking and cycling paths. The agents were asked who will develop this site but they do not know at the present time. There was concern that once the plans are sold to a developer, they would then be able to increase the number of dwellings on the site. There will be local consultations before the full application is submitted. The Chairman pointed out that this land falls in Colan Parish and not within Newquay Town Council’s area. He thanked the agents for their time and suggested Councillors contacted them direct if they had any further questions.

2. Police Report:

No report this month.

The Clerk was asked to find out who will be our new Community Liaison Officer.

3. Public Speaking:

None

4. Vacancy for Parish Councillor

There has been no further response to the vacancy for a Parish Councillor. The post will continue to be advertised. The Chairman asked if any Councillors knew of someone who would take on this role.

5. Cornwall Councillor's Report:

John is still chasing the painting of yellow lines on West Road; he is struggling to find out why there has been such a delay.

He has also chased Cormac in relation to the replacement milestone which they destroyed when the hedges were cut. It seems it is still in their workshop.

There is no further news on Newquay Airport; the decision has now been delayed until the New Year.

6. Declarations of Interest:

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

7. Apologies:

Apologies received from Steve, Hilary and Pat.

8. Minutes of previous meeting

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

9. Matters Arising:

None

10. Saints Coast CAP Representative:

The meetings for the Saints Coast CAP are held every 4 months. John stated that it is important for Colan to have a representative. Although their power is limited, but it can be helpful if any funding is required. Meeting are held between 6pm and 8pm. Should anyone wish to volunteer for this committee, please contact the Clerk. No-one has come forward to take on this role, however we still need someone to represent Colan Parish Council.

11. Planning Applications:

PA24/08340 – Newquay Garden Centre Improvements.

Marc declared an interest at this point and left the meeting while the application was discussed.

The application is for a new covered roof canopy over the existing storage area. Those Councillors present had no objections to this application and it was supported by all present.

Marc rejoined the meeting.

PA24/08567 – First floor extension, Chy Lowarth, Garden Way:

Marc declared an interest in this application and took no further part in the discussion. The remaining Councillors had no objections to the application and it was supported by all those eligible to vote.

PA24/08244 – Replacement dwelling, Lowertown Farm:

Kerry declared an interest and took no further part in the discussion.

Marc stated that this application was for a much bigger dwelling and was not a like for like replacement.

He proposed that the Council objects to this application as it is an overdevelopment of the site. The remaining Councillors agreed with this proposal and agreed to object to this application due to the scale of the proposal.

PA24/09014 –single story extension to garage, 22 North Way:

All Councillors present supported this application.

PA24/09085 – Single storey extension, 16 West Road:

All Councillors present supported this application.

PA24/08654 – Installation of solar panels and general upgrade work of grade two listed building – Rialton Mill:

All those present supported this application.

Protocol Letter – PA24/05993 – Lanes End, Higher Trewince:

Colan Parish Council originally supported this application, however on reading the comments from the Planning Officer, they voted to agree with the recommendation to refuse this application.

12. Green Ridge Resort:

Kerry represented the Parish Council at the Strategic Planning Committee for the Green Ridge Application. Unfortunately the Committee voted to support the application by 5 votes to 4. This application was referred to the Secretary of State's Office who has now put a stop to this development until they have established the reason for approval. There were a number of inconsistencies which came to light for example the lack of research into the ecology of the area. The Tree Officer also refused to permit the requested boardwalk, which was not brought to the Committee's notice and the reaction of Highways department was not considered.

John stated that the following options were now available:

- 1) To approve as set out
- 2) To accept that there were inconsistencies in the consideration of the application, in which case the application would be taken back and resubmitted to the Committee
- 3) To determine that the application is refused.

The Secretary of State has the final word in this matter, but all information will be submitted for consideration. Representations can also be made to the Secretary of State.

The reasons for the refusal of the first application that was heard by the Committee on the same day are inconsistent with the result of the Green Ridge Application.

13. 2025/2026 Precept including Clarks Salary for 2025/2026;

The Clerk left the room while Councillors discussed her salary for 2025/2026. On her return she was informed that there would be a pay rise of £360.00 per annum.

Councillors then discussed the precept for 2025/2026. It was agreed to ask for a rise of 5% taking our precept to £14190.00.

14. Accounts:

Corserv Solutions –November invoice £246.41 + VAT. Approved by all.

We have had notification from Lloyds Bank that we will be charged £4.50 per month for our bank account wef from 14th January 2025. We will continue to bank with them for the time being unless the Clerk is able to find another bank which does not charge.

15. Maintenance of Bleed Kit:

Once the new bleed kit is installed, the Parish Council agreed to pay the £40+VAT maintenance fee per year to ensure that it is kept up to date.

16. Recreation Field

Derek has had quotes from three contractors to resurface Trewarne Lane:

Julians - £14750.00

D A Thomas - £14850.00

DA Giles - £23513.00 for two layers

£22629.00 for one layer

Derek stated that one layer would last about 20 years.

Fi proposed that we accept the quote of Julians for 14750.00, Marc seconded this and it was approved by all. Di was asked to take this forward and find out how long before the funding was approved.

Derek has also met with Playground Installations who are going to quote for adult Gym Equipment and running track. He went to Zelah to look at the equipment that has been installed there and was impressed with the layout. Marc, Derek and hopefully Maurice will visit Zelah to see if they agree. Monday December 9th was agreed.

17. Maintenance of Back Field:

Derek will get some quotes for clearing the back field and trimming the hedges. Kerry and Fi will plant the bed at the entrance the front field with the plants provided by Marc.

18. Preferred Contractors:

If we require any work done on a larger scale, we need to find a minimum of three quotes to carry this forward. It was suggested that we should compile a list of preferred contractors that we can use. These would be trusted contractors that have done work for us in the past. Derek proposed that we start to put together a list and this was agreed by all councillors.

First ideas as follows:

T.Julian & Son – Asphalt, skip hire, plant hire

P R Whelden – plant hire/flailing

Tony Philp – tree surgeon

Abbey Maintenance – Bob Scott – general maintenance

Cowling plant hire and groundwork – various groundwork, tree work, fencing, plant hire

19. Open Space Money:

We will use some of this money to resurface Trewarne Lane using the quotes in item 16.

20. Mountjoy Bus shelter:

This work is ongoing.

21. Neighbourhood Plan:

Fi and Kerry volunteered to take this on with help from John. Di will send information through to Kerry as requested.

22. Website:

We need to consider whether to pay for .uk domains for email addresses and the website. Di will look into this further.

23. Letters/Notices:

An email was received from Carla Whiting regarding fireworks at the recreation field. She requested that fireworks be banned at the recreation field. After discussing this further, the Councillors decided that it would not be feasible to enforce a ban and perhaps dogs should not be out on bonfire night. Di was requested to respond to the email to explain the situation.

24. Any Other Business:

Kerry asked if we can enquire about the verge at Gypsy Corner. Colan Parish Council was told that this land could not be devolved to them, so we need to ensure that it is not sold to any third party. Di was asked to contact Vicky Fraser of Highways and ask for confirmation that this would not happen.

Maurice stated that the cycle track is not well sign posted to Nansledan. John agreed to liaise with the Duchy to see if this can be made more obvious.

Fi asked for this that had put up the Christmas tree and decorations at the Village hall be thanked as it is looking very good.

25. Next Meeting:

The next meeting falls on Christmas Day, so it was agreed by all that we would not have a meeting in December but would leave it until 29th January 2025.

Di Willett

16/12/2024