

Annual General Meeting of Colan Parish Council
Wednesday 27th May 2026

Those present: Derek Luscombe, Marc Dummett, John Fitter, Kevin Springall, John Griffin, Stacey Matthias, Anna Burfoot, Maurice O’Gara
Clerk – Di Willett.

The Annual General Meeting of Colan Parish Council was held on 27th May 2026

1. Nominations for Chairman:

The Clerk requested nominations for the Chairman of the Parish Council for 2026/2027. John Griffin proposed that Derek Luscombe retains the office for the next year; this was seconded by John Fitter and approved by all present.

Derek Luscombe was in the Chair for the remainder of the meeting.

2. Nominations for Vice Chairman:

John Fitter proposed that Marc retained this position for 2026/2027. This was seconded by Kevin and approved by all present. Marc agreed to continue in this role.

3. Nominations for Committees:

The following Councillors volunteered to serve on the Committees:

Recreation Field Committee: Derek Luscombe, Marc Dummett, Fiona House, Steve Lean, Kevin Springall

Village Hall Committee: Derek Luscombe, Fiona House, Stacey Matthias

Trees, Countryside and footpaths: Marc Dummett, Kerry Martin.

Police Liaison: John Griffin

Cornwall Association of Local Councils: Derek Luscombe

Newquay Airport Committee – John Griffin

Colan Companion – John Fitter.

Saints Coast CAP representative – John Fitter

4. Public Speaking:

Meg Hill stated that the entrance to Trewarne Lane is becoming overgrown and it is very difficult to see approaching traffic – this should be reported to Cornwall Council Highways department as they have responsibility for the verge cutting.

She also mentioned that should the footballers be unable to get the funding for the football pitch then would it remain for the dog walkers. The Chairman stated that this area could be utilised for all and could include the football pitch, dog walking area and a wildlife area. To be put on the agenda for next month. Ingrid stated that she was concerned about the clearance of Trewarne Lane as there have been problems in the past with flooding at Railway Cottage. The Chairman stated that this is due to be discussed later in the meeting.

John Pascoe from Newquay Homes stated that he would be prepared to answer any question that the council may have regarding the new development of 162 dwelling opposite Hendra Holiday Park. This is due to be discussed under planning applications later in the meeting.

5. Chairman’s Report:

Derek thanked all the Councillors who served over the past year for their work during this time. He stated that we cannot please everyone all of the time and the Councillors do a lot of hard work throughout the year which is completely voluntary on their part. He is very pleased with the new track and fitness equipment which is being well used. He also stated that it will be good to see the Cricket club reformed after several years break.

6. Police Report:

None received this month. John Griffin agreed to take this forward and hopefully we can have a report for next month.

7. Cornwall Councillor's Report:

Heinz reported that the footpaths have now been cut. He will report on other items when they come up in the agenda

8. Declarations of Interest including External Auditor

Declarations of interest will be declared prior to discussion of any agenda item involved. The Clerk asked if anyone wanted to declare an interest in our Auditor BDO LLP. No-one declared any interests in this company.

9. Apologies:

Apologies received from Steve, Kerry and Fiona.

10. Minutes of previous meeting

The minutes of the previous meeting were approved by all and signed as such by the Chairman.

11. Matters Arising:

Heinz Glanville stated that Cornwall Council has decided not to continue with the glyphosate weed treatment and they will consult with Parish and Town Councils before they decide on the way forward.

12. Approval of Annual Governance Statement:

All Councillors approved the Governance statement for 2025/2026 and it was signed by the Chairman and the Clerk/RFO.

13. Website/Email addresses:

No issues this month

14. Planning Applications:

PA26/02779: Single storey extension, Rialton Barton – no objections.

PA26/01902: Outline permission for 248 dwellings, Land north of A392: Councillors do not wish to approve this application for the following reasons:

Councillors have considered very carefully the implications of application PA26/01902 and are very grateful for granting an extension of time in submitting our response.

Councillors accept that Cornwall Highways provide you with the official response to the application but would dispute their conclusion that while the Q.D roundabout is approaching capacity, the proposed development does not significantly exacerbate this capacity issue. We note that this comment has already been used when Cornwall Highways were offering to support to application PA26/00806. We do ask when this assessment was made, as the current volume traffic flow in and around the roundabout is causing traffic jams on all four arms of the roundabout, so clearly any further traffic from static locations, like this current application, will add to this gridlock situation which has a negative effect on the quality of life to residents living in close proximity to the roundabout contrary to policies 12,16 and 27 of the C.L.P, The applicant has failed to show how they intend to address this very serious flaw in their application. A development of this size will have a negative effect on the ability of the Narrowcliff Doctors' Surgery. One of our councillors has had written confirmation that the surgery is oversubscribed with 16,500 patients, their current site is 55% undersized for the number of patients they look after, and should the list increase, they would have to consider closing the list to new patients. This is a very worrying situation for residents as there is already a number of permissions granted for housing developments in Colan Parish, and if approved, this application will make a critical situation unsustainable to the detriment of the health and well-being of potential would-be residents of this development.

The Land of the proposed site is good agricultural land. Capable of producing, as it does at the current time, food to feed the nation, protection of this land by refusing this application will be in line with Policy 21 use of best land of the C.L.P.

Colan Parish Council are not anti-development, with over one thousand houses being built or approved in Colan Parish in the last ten years but are against development that is in unsuitable locations such as this planned development. The Parish Council regard this site as the start of the green buffer zone on the north facing side of West Road, something that is essential if we are to stop ribbon development along the entire length of the north facing side of West Road. The Parish Council are at the early stage of producing their neighbourhood priorities statement and will be seeking to designate the lane to the Chapel rail crossing as a 'green lane' with the fields on either side being preserved for agricultural use, with any development being restricted to agricultural use only in line with the aims of Policy 23 C.L.P Green infrastructure, This development will also have a Negative effect on the character of the landscape immediately surrounding the built-up area of Quintrell Downs. And as such will be contrary to Policy 25 natural environment of the C.L.P.

The Parish Council wish to refuse support for this application.

PA26/00806: Approved with the following proviso:

Colan Parish Council have considered this application and have noted the comments thus far received from interested parties. The Parish Council note that this land is in the site allocation document N.Q M2 having been through the process of assessment and allocation for development, however we have concern about the planned vehicle exit onto the A392 and note with surprise that given the status of this parcel of land adjoining the Nansledan development that no forward planning went in to ensuring that there was a vehicle link directly on the Newquay/Nansledan NSR. At present this would appear to be in effect a 168 dwelling cul-de-sac. We are extremely concerned that at peak traffic times (even more so in the summer months) it would be virtually impossible for any of the emergency services to gain access to the site. We also note that the developers did their traffic surveys when the vehicular movements are at their lowest point in the entire yearly cycle. We think that further traffic surveys MUST be conducted during peak visitor season to give a more accurate picture.

An additional link to the NSR would aid blue light access, and provide residents with easy access to the retail facilities on Nansledan, without the interminable delays caused by navigating the constant traffic on the Hendra roundabout.

We share concern about possible noise problems arising from the proposed Newquay Householder recycling centre, and would hope that an independent acoustic consultant is consulted to resolve any concerns that are still outstanding between the applicant and SUEZ the proposed user of the N.H.R.C. Colan Parish Council offer no objection given that the parcel of land is already in the site allocation document.

15. Accounts:

Information Commissioner – Renewal of GDPR certificate - £52.00 – Approved by all

Laptop for clerk: £300.00 – approved by all

Microsoft package for laptop: £119.99 – approved by all.

16. Funding Opportunities:

Grantscape Funding approved for Trewarne Lane Clearance.

17. Approval of Accounting Statement:

All Councillors were happy with the accounting statement which was sent out prior to the meeting.

18. Recreation Fields including security and Tree Planting:

Derek stated that he has agreed to meet the cricket club representative at the recreation field tomorrow night at 5pm in regard to siting a container on the field for storage. Marc, John and Stacey agreed to be at the meeting as well.

The area adjacent to the railway line on Trewarne Lane will be cleared and tidied to provide a safe access to the recreation field. It is proposed that this is carried out at the end of the nesting season. He stated that this should not have any adverse effect on the drainage in the area.

There is an ongoing situation with abusive youngsters in the back field. It has been reported to the police but we have had no feedback as yet. It will be down to the Parish Council to remove any debris that has been left in the hedgerows by these youths – again this will have to be done after the nesting season.

Marc has carried out the play equipment inspections this month.

There is a lot of weeds around the playground equipment by the tennis court area and the boundary behind the houses on North Way looks unkempt. He suggested planting some trees – he stated that he will supply the trees but would need volunteers to help to plant them. It was agreed that those meeting tomorrow night would have a look at the situation. John F suggested maybe Fruit trees would be a good idea.

19. Quintrell Downs Cricket Club/Football Club:

We have no further news from the football club. We don't know who will fund any utilities that will be required. Heinz asked who would pay for any building -however there are no plans to build any infrastructure at present and the pitch will only be used for Sunday matches. The back field has been allocated for football for several years and it is hoped that it will also accommodate the dog walkers and a wildlife area.

20. Lane/Trencreek Traffic Regulations:

We have now received the documents following our FOI request. There seems to be no support from any post code area for this new layout. The manhole cover has been rebuilt but large vehicles are still unable to avoid driving over it. Highways have stated that the bollards will remain in spite of the complaints printed in the Newquay Voice.

21. Playground Inspections:

Anna volunteered to carry out the visual inspections in June. The clerk will send through the checklist.

22. Grantscape Funding:

We now have approval of our application for the clearance of Trewarne Lane.

23. Trewarne Lane :

Already discussed under Agenda item 18.

24. Neighbourhood Priority Statement:

We have now registered our interest in producing the Neighbourhood Priority Statement. John F said that this would prevent the erosion of Colan Parish from various sources. There is concern about the developments south of the railway line which is in Colan Parish. We need to make sure that Colan is informed about any future developments proposed for this area. Heinz stated that the Duchy will notify us of any further development in our Parish.

All councillors voted to produce our Neighbourhood Priority Statement.

25. West Road – reinstatement of verges:

We have received a letter from Jack Thomas stating that the verges will be reinstated during the first week of June.

26. Morrisons Roundabout:

Heinz has spoken to Jack Thomas about this roundabout and has been informed that it has been deemed satisfactory so there will be no new roundabout installed. He was also told that this is not a Parish responsibility, but the Parish have been asked if they wish to take this on. All agreed that we do not need this responsibility. Highways have agreed to take the foliage down so that the vision is clearer. Parish

Councillors are not happy with this response and feels that the roundabout should be taken away. and with the additional housing proposed for the area between Quintrell Downs and Morrisons roundabout they feel that as well as being dangerous the congestion will get much worse.

Quintrell Downs roundabout is also at full capacity and the verges are not being maintained. There are over 500 vehicles an hour travelling from Quintrell Downs to Morrisons

John G. agreed to compose a letter setting out the Parish Council's concerns.

Heinz stated that a new footpath is being installed in the area, but the whole area needs reviewing. Heinz will back the Parish Council up over their concerns.

27. Road Markings Quintrell Downs Roundabout:

Marc stated that there used to be directional road markings where North Way joins the roundabout at Quintrell Downs. These have now faded and vehicles are going in the wrong lane and cutting across those who wish to go straight on at the roundabout. Previously this was not considered to be a major roundabout and therefore Cornwall Council have refused to carry out this work. It was agreed that the Clerk would write to Cornwall Council Highways stating the Parish Council's concerns for safety.

28. The Goldings Dog Waste bins:

Kevin is still chasing Persimmons with regard to these bins.

29. Letters/Notices:

The Clerk has received a letter from Noah Law's caseworker regarding an emergency plan and complaints from Sean Kilker regarding storm damage. This will be sent out to all Councillors so that we can agree a response.

John G. stated that the Parish Council should be concerned about civil resilience. At present we have no plan in place and he agreed to put together some ideas which will be sent on to the Councillors.

30. Any Other Business:

The Young Carers party will be held at Watergate Bay in December – we do not know yet how many carers there are in our Parish.

Kevin asked the Neighbourhood Watch visit from Steph Good be put on the website.

As well as double yellow lines on the industrial estate at Quintrell Downs, they are also needed on Figgy Road as there are a lot of children on this estate and vehicles are parking along all the roads causing a lack of visibility. Heinz agreed to look into this.

John G stated that there would be a road closure at Nansledan at the end of May which will cause additional traffic in our Parish.

31. Next Meeting:

The next meeting will be held on 24th June 2026

Di Willett
14/06/2025

