



HAYLE TOWN COUNCIL

PLANNING AND TRANSPORT COMMITTEE MEETING

18 DECEMBER 2025

Minutes of the Hayle Town Council Planning and Transport Committee Meeting held at Hayle Community Centre on Thursday 18 December 2025 at 6.45pm.

PRESENT

Councillors B. Capper, T. Carey (Deputy Mayor), J. Martin (Mayor), S. Rees, T. Smithерам, V. Tan

Deputy Clerk M. Costello

The meeting commenced at 6.45pm.

PT57 TO RECEIVE APOLOGIES

Apologies were received from Councillors Brown, Heard, Ninnis and Pascoe.

PT58 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

There were none.

PT59 TO RESOLVE TO EXCLUDE THE PRESS AND PUBLIC DUE TO THE CONFIDENTIAL NATURE OF THE BUSINESS

There were no relevant agenda items.

PT60 TO APPROVE THE MINUTES OF THE PLANNING AND TRANSPORT COMMITTEE MEETING 20 NOVEMBER 2025

It was resolved that the minutes of the meeting of 20 November 2025 be taken as a true and accurate record, and the Chair signed each page.

PT61 PUBLIC PARTICIPATION (Limited to 15 minutes maximum and agenda items only)

Graham Burnell, the applicant of planning application PA25/08879, spoke of how the house was in need of major renovations and that a previous planning application had been rejected by the council for being too utilitarian and had a basic flat roof. Subsequently, the plans have been revised and will be more in keeping with the surrounding area.

PT62 PLANNING APPLICATIONS:

PA25/08159 Penare, 48 Riviere Towans, Phillack, Hayle TR27 5AF

[PA25/07942](#) Land Adj To 6 Trevassack Hill, Hayle TR27 5HP
[PA25/08643](#) Treview, Meadowside Close, Hayle TR27 4JL
[PA25/08653](#) Sowena, 14A Steamers Hill, Angarrack, Hayle TR27 5JB
[PA25/08779](#) John Ellis Court, Penpol Avenue, Hayle TR27 4AS
[PA25/08886](#) 15 Mount Pleasant, Hayle TR27 4LD (*For info only*)
[PA25/08157](#) Land Adj To 2 Strawberry Lane, Strawberry Lane, Hayle TR27 5HS
[PA25/07650](#) and [PA25/07651](#) Hayle Harbour, North Quay, Hayle TR27 4BL
(*Non - material amendments*)
[PA25/08879](#) 2 Bodriggy Street, Hayle TR27 4NB
[PA25/08805](#) Lakenheath, Carwin Lane, Angarrack, Hayle TR27 5JB
[PA25/08900](#) Little Meadowside House, 44 Treliwick Road, Hayle TR27 4HY

The decisions for the individual planning applications may be found on Appendix A attached.

PT63 RESULTS OF PREVIOUS APPLICATIONS (if applicable)

The results of three appeals had been received since the publication of the agenda:

- i) Appeal Ref: APP/D0840/W/25/3362327 (Dismissed) Land Adjacent to 10 Strawberry Lane, Hayle, Cornwall TR27 5JS
- ii) Appeal Ref: APP/D0840/W/25/3370653 (Allowed in Principle) Land south east of 22 Treeve Lane, Connor Downs, Hayle TR27 5DQ
- iii) Appeal Ref: APP/D0840/W/25/3370949 PA23/09696 (Hearing convened) Land At Lanyon Farm, To The North Of Gwinear Lane, Gwinear, Cornwall

Members agreed to NOTE the information.

PT64 CONSULTATIONS/CORRESPONDENCE

- a) To review Cornwall Council's Parish Call for Sites update

Members discussed the need for a review of the existing Neighbourhood Plan and the forthcoming implementation of National Partnership Planning Statements.

It was resolved to reiterate the council's previous comments regarding the existing agreed Development Masterplan, which provides a 5 year supply of allocated land but has been paused due to the lack of infrastructure.

PT65 TO CONFIRM THE DATE OF NEXT MEETING

Thursday 20 January 2026.

The meeting closed at 7.13pm.

Committee Chair

Date