



## **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. Smitheram, 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, Meadowsides 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 Meadowsides House, 44 Trelissick 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 .....**