



HAYLE TOWN COUNCIL

PLANNING AND TRANSPORT COMMITTEE MEETING

16 APRIL 2026

Minutes of the Hayle Town Council Planning and Transport Committee Meeting held at Hayle Community Centre on Thursday 16 April 2026 at 6.45pm.

PRESENT

Councillors B. Capper, R. Heard, J. Martin (Mayor), J. Ninnes, L. S. Rees (Deputy Mayor) and T. Smitheram.

Deputy Clerk M. Costello

The meeting commenced at 6.45pm.

PT95 TO RECEIVE APOLOGIES

Apologies were received from Councillors Brown and Tan.

PT96 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

There were none.

PT97 TO RESOLVE TO EXCLUDE THE PRESS AND PUBLIC DUE TO THE CONFIDENTIAL NATURE OF THE BUSINESS

There were no relevant agenda items.

PT98 TO APPROVE THE MINUTES OF THE PLANNING AND TRANSPORT COMMITTEE MEETING 19 MARCH 2026

It was resolved that the minutes of the meeting of 19 March 2026 be taken as a true and accurate record, and the Chair signed each page.

PT99 REPORTS FROM OTHER BODIES/WORKING PARTIES/EVENTS

There were none.

PT100 PUBLIC PARTICIPATION (Limited to 15 minutes maximum and agenda items only)

Robert Banks, the applicant for planning application PA26/01525, explained that he inherited the house from his mother, who had lived there for 20 years. He and his wife, along with their two daughters, intend to create a multi-generational living arrangement once his in-laws sell their home in Camborne.

The house, built in 1989, is not part of the original 1840s terrace. Mr. Banks proposes to modernize the property to achieve a zero-carbon standard, including the installation of solar panels. The roof would be redesigned to conceal the panels, and the overall height would remain lower than the adjacent building within the North Quay development.

Dan Mitchell, agent for the applicants of planning application PA26/01500, explained that retrospective approval is being sought to retain three one-bedroom pods. These units comply with both the Local Neighbourhood Plan and the Cornwall Local Plan and serve to enhance the existing local tourism business. The pods have been in situ since 2021 and are considered a positive addition to the site, as they are small in scale, low impact, and sensitively positioned within secluded woodland.

Jamie Masters, Development Manager for Hayle North Quay, explained that planning application PA26/02177 is a Section 96A minor amendment. The proposal works within the existing footprint to enhance public realm areas and to refine the layout, heights, and massing of Zone 1b.

PT101 PLANNING APPLICATIONS:

- [PA26/02053](#) The Coach House, 22 Parc-an-dix Lane, Phillack, Hayle TR27 5AB
- [PA26/01500](#) Treglisson Caravan And Camping Park, Wheal Alfred Road, Hayle
- [PA26/02177](#) Hayle Harbour, North Quay, Hayle TR27 4BL
- [PA26/01525](#) 1 Clifton Terrace, Hayle TR27 4BP

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

PT102 RESULTS OF PREVIOUS APPLICATIONS (if applicable)

There were none.

PT103 CONSULTATIONS/CORRESPONDENCE

- a) To note the table of EOI's received and prioritised for final consideration by Cornwall Council

NOTED.

PT104 TO CONFIRM THE DATE OF NEXT MEETING

Thursday 14 May 2026.

The meeting closed at 6.56pm.

Committee Chair

Date