



HAYLE TOWN COUNCIL

PLANNING AND TRANSPORT COMMITTEE MEETING

14 MAY 2026

Minutes of the Hayle Town Council Planning and Transport Committee Meeting held at Hayle Community Centre on Thursday 14 May 2026 at 6.45pm.

PRESENT

Councillors F. Buckland, T. Crockett, M. Dobson, R. Heard, J. Martin (Mayor), C. Muskett, R. Muskett, J. Ninnes, L. Pascoe and T. Smitheram

Deputy Clerk M. Costello

The meeting commenced at 6.45pm.

PT105 TO RECEIVE APOLOGIES

Apologies were received from Councillors Brown, Capper and Rees.

PT106 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

There were none.

PT107 TO RESOLVE TO EXCLUDE THE PRESS AND PUBLIC DUE TO THE CONFIDENTIAL NATURE OF THE BUSINESS

There were no relevant agenda items.

PT108 TO APPROVE THE MINUTES OF THE PLANNING AND TRANSPORT COMMITTEE MEETING 16 APRIL 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.

PT109 PUBLIC PARTICIPATION (Limited to 15 minutes maximum and agenda items only)

Jamie Masters, Senior Development Manager, Hayle North Quay spoke to inform Members that they had listened carefully to feedback from stakeholders and public engagement to make beneficial changes to Zones 2.3 and 6 within the development scheme.

In detail, he explained that Zone 2 now comprised of a scheme wholly focussed on quiet residential properties with parking outside, having been reduced by 30% with lowered heights and a better layout which fits better within the setting.

Zone 3 now comprised of a 90 space visitor car park, designed in line with Cornwall Council (CC) guidance, including accessible spaces, car charging ports and motorbike bays. It has been designed using simple durable materials which match the area, consistent with the streetscape and planting schemes.

Zone 6 will consist of 42 apartment hotel block, including a small resident's cycle store and a café/community space on the top floor. The scale has been reduced by 35%, retaining public access to the beach and Harvey's Towans car park and a permanent beach café and sauna.

Overall, these amendments to the original planning scheme are viable, deliverable and will positively contribute to Hayle.

Jamie addressed Councillors questions relating to flood risk requirements, traffic assessment and disabled access.

PT110 PLANNING APPLICATIONS:

[PA26/02251](#) Hayle Harbour, North Quay, Hayle TR27 4BL

[PA26/02257](#) Hayle Harbour, North Quay, Hayle TR27 4BL

[PA26/02260](#) Hayle Harbour, North Quay, Hayle TR27 4BL

[PA26/01802](#) Workshop, Penpol Sidings, Hayle TR27 4FQ

[PA26/02378](#) The Firs, E20 Riviere Towans, Phillack, Hayle TR27 5AF

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

PT111 RESULTS OF PREVIOUS APPLICATIONS (if applicable)

There were none.

PT112 TO NOTE CORNWALL COUNCIL'S NOTICE OF INTENTION TO COMMENCE PREPARATION OF A NEW LOCAL PLAN

Cornwall Council's Notice of Intention to commence preparation for a new Local Plan was NOTED.

PT113 TO CONSIDER THE PROCESS OF DRAWING UP A NEIGHBOURHOOD PRIORITIES STATEMENT, AND AGREE NEXT STEPS, IF APPROPRIATE

Members considered the information which had been circulated and agreed that this would be good for the community. They shared some ideas of how to engage with the different areas of the town.

It was resolved to proceed with the process of drawing up a Neighbourhood Priorities Statement.

PT114 CONSULTATIONS/CORRESPONDENCE

- a) To consider the correspondence regarding accidents and the blind corner at Royal Standard Inn, Penpol Terrace.

Members discussed the available options and procedure for requesting any Highways changes.

It was agreed that Councillor Heard would bring this matter to the next Police Liaison Meeting on 3 June, asking about speed monitoring and the process of setting up a Community Speed Watch

initiative.

- b) To note that following public request, signage for the bus stop will be installed outside the Library

NOTED.

PT115 TO CONFIRM THE DATE OF NEXT MEETING

Thursday 18 June 2026.

The meeting closed at 7.22pm.

Committee Chair **Date**