HAYLE TOWN COUNCIL

PLANNING AND TRANSPORT COMMITTEE MEETING 15 OCTOBER 2026

Minutes of the Hayle Town Council Planning and Transport Committee Meeting held at Hayle Community Centre on Thursday 15 October 2026 at 7.00pm.

PRESENT

Councillors B. Capper (Reserve) F. Buckland, J. Martin, R. Muskett, and S Rees
T. Smitheram (Reserve)

Deputy Clerk M. Costello

The meeting commenced at 7pm.

PT40 TO RECEIVE APOLOGIES

Apologies were received from Councillors Crockett, Dobson, Ninnes and Pascoe.

PT41 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

There were none.

PT42 TO RESOLVE TO EXCLUDE THE PRESS AND PUBLIC DUE TO THE CONFIDENTIAL NATURE OF THE BUSINESS

There were no relevant agenda items.

PT43 PUBLIC PARTICIPATION (Limited to 15 minutes maximum and agenda items only)

Sam Fuller, Associate Planner at Lawrence Associates, spoke in support of planning application PA26/06131. He explained that although the site was located outside Hayle's built-up area, as defined by Policy SD1 of the Hayle Neighbourhood Development Plan, it was considered a preferred location for additional strategic housing provision under paragraph 3.8 of the Cornwall Local Plan.

He advised that the proposed development would contribute towards addressing the housing shortfall and would provide 16 dwellings. The site benefited from accessible bus and cycle links and had previously received consent for a caravan sales area. The proposal would utilise part of the existing holiday park.

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Mr Fuller highlighted the contribution towards affordable housing, explaining that the site fell within Zone 4, where a 30% provision was required. If all 16 dwellings were delivered, the development would provide five affordable homes.

As the application sought outline consent, the submitted plans were indicative. Mr Fuller stated that the proposal had taken account of the existing landscape, biodiversity and established site features, which would be incorporated into the development. He considered the site to be a logical location for a high-quality extension to Hayle.

PT44 MINUTES FOR APPROVAL

a) Planning and Transport Committee Meeting 17 September 2026

It was resolved that the minutes of the meeting of 17 September 2026 be taken as a true and accurate record, and the Chair signed each page.

PT45 PLANNING APPLICATIONS:

(Councillor Brown left the meeting for the consideration of the first application between 7.05pm and 7.06pm).

PA26/06131 Land at St Ives Bay Holiday Park, Loggans Road, Hayle TR27 5BH
PA26/06515 Former Penare, 48 Riviere Towans, Phillack, Hayle TR27 5AF
PA26/06606 The Beeches, 22St Georges Road, Hayle TR274AH*(For info only)*
PA26/06575 43 Penpol Terrace, Hayle TR27 4BQ *(For info only)*
PA26/06895 6 Foundry Hill, Hayle TR27 4HW *(For info only)*

Please note the hyperlinks will take you to Cornwall Council's Planning Portal where the relevant planning application and associated documents may be viewed.

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

PT46 RESULTS OF PREVIOUS APPLICATIONS (if applicable)

There were none.

PT47 MATTERS REQUIRING NOTING, CONSIDERATION AND/OR A DECISION

Including consultations, correspondence and issues raised by councillors and/or members of the community

b) To review and note the Neighbourhood Priorities Statement presentation on Housing and associated information

DEFERRED as the presentation was not available.

PT48 TO CONFIRM THE DATE OF NEXT MEETING: Thursday 19 November 2026

The meeting closed at 7.12pm.

Committee Chair …… Date …….

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