



MINUTES
28 APRIL 2021
HOE NEIGHBOURHOOD FORUM – Via Zoom due to Covid-19

1. Welcome and Apologies

Apologies were received from Joan Jackson, Peter Sachs and Rachel Tyler.

Penny Tarrant (PT) welcomed members to this meeting of HNF (via Zoom), including Ward Councillor Chris Penberthy (CP) and Graham Lobb (GL) of Form and Graham Devine (GD) of LHC.

2. Overview of Register Office Feasibility Study – GL and GD

PT introduced GL and GD to the meeting, and thanked them for their time and work.

PT reminded the meeting that the Feasibility Study is a theoretical feasibility study, not an agreed or accepted study.

GL said that the study is a 70 page multidisciplinary report which attempts to address some conflicts that exist in view of PCCs Planning Policy – PLY27. PLY27 expects the site to deliver 50 home units, and a hotel. They are of the opinion that this may be impossible to deliver while also meeting other criteria relating to conservation areas, heritage and with sensitivity to the locality and scale.

Their approach has been to explore how a conservation-led proposal for a small development may be possible to take forward. It is not a final solution, but a summation of this and a part of the process to guide next steps.

GL presented archival images of the site and the Hoe area, noting the changes through time. Effectively, the current Register Office sits uncomfortably in the density of the residential area and does not contribute to the street scene. Policies relating to the site apply in the Supplementary Planning Document. This sits below the high level Local Development

Framework, but contains more detail. These documents together will guide any future developments.

GL presented images of 3 design concepts. These showed different ways of trying to meet criteria, and different orientation of the building, and its amenities including parking considerations, and relationship to Citadel Rd, Lockyer St and Armada Way. The trees and the topography may present issues, as there is also a 5m drop between one corner and the diagonal corner. Any trees removed would need to be mitigated.

The different concepts looked at the numbers and types of accommodation, and the size of both parking and community space.

There was lengthy discussion on the different concepts, and the pros and cons of each.

Overall, it was felt to provide good options in a manner sensitive to the locality.

However, there was concern over the ratio of 1/2/3 bedroom units.

GL advised that it is extremely likely that some difficult decisions would need to be negotiated in order to interest affordable housing providers working with PCC.

Discussion around the number and proportion of 1 bed/1 person units in the locality followed. Conflict between national rulings on the numbers of homes that must be delivered by PCC, and local community interests was made clear. Parking, and the ratio of spaces to units in new developments was also discussed at some length.

GL pointed out that in line with national and city Climate Emergency plans, this new development would almost certainly use different materials, would look different, and would need to be very energy efficient. There is currently 8.5yrs until every new build will need to be Net 0 Carbon.

GL suggested that this could be a great opportunity for the Forum to increase biodiversity -using mitigation of Register Office tree loss in refurbishing and improving the green space of Armada Way.

GL advised that (bearing in mind that these are dreams and aspirations), next steps would be discussing viability in detail with PCC Planning after the upcoming local elections. As some aspects are in conflict with the JLP, this may prove challenging.

A summary and images will be made public in due course.

3. Minutes of previous meeting. Matters arising.

The minutes of the previous meeting were accepted as a true record by proposer Martin Worrall (MW), and seconded by Kim Stevenson (KS).

PT asked CP whether there was any news on Peirson House and the S106 money or funding for yellow lines. CP said there was no news at the moment, due to the elections.

Action: CP

The question remained about a new mast that has been installed near one of the shelters on the Hoe.

Action: CP to inquire the purpose.

4. Councillor's Report (CP)

CP gave his reflections on work progressing in the Hoe area.

- The Clocktower Garden will begin being refurbished in a few days.
- There will be no access, and the planting will include ox-eye daisies, grasses, new trees, grassed perimeter paths for maintenance, planting on the bank to the rear, and a new plinth for future art works. Later in the year the hedge will be removed and replanted. A HNF gardening group will be encouraged to get involved in due course.
- The revised 'Welcome to Plymouth' signage is awaiting approval from Scheduled Ancient monuments as it is on Citadel ground. Assuming this is forthcoming, work will begin shortly and be finished by the end of June. Some scaffolding and fencing may be needed while the signage is installed, but for minimal time.
- The Lido will have extended opening in early May, and the open air cinema will also be available on 20-22 August and again in September.

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<https://www.everyoneactive.com/news/tinside-lido-and-mount-wise-swimming-pools-summer-2021/>

- Lateral-Flow tests are available free of charge – a decision taken by PCC. The take-up so far has been very positive and there will be a mobile unit in various places through the city. The unit will be available on The Hoe on Sundays from 10:00-15:00.

https://www.plymouth.gov.uk/newsroom/pressreleases/covid19testingsiteroadtrip?fbclid=IwAR0sylvFL5O4dtsk_khmHzuP3Nv-ATpCBI9dEd8-rZ8PaLguzIAI1mACwbE

- The Navy apologised for the lack of visible search lights in the sky to commemorate the Blitz. Due to a full moon and clear sky, and fewer naval vessels in the Sound, there was less to illuminate.

5. Planning Report (MW)

Please find the report attached.

MW stated that no comments had been made on behalf of the HNF in recent weeks, due to limited numbers of members in the group. MW said that new people are needed to keep the group diverse and active and to fulfil the role, and asked for volunteers from the membership. The more people involved, the fewer requirements for attending meetings, as a quorum would be easier to meet. With a few more members involved, attendance would only be needed around once per month.

MW advised that a pre-app to alter the slopes near the Citadel to include benches had been rejected. The Welcome signage is now considered an advert and no longer requires planning approval.

48 Grand Parade rear extension – there had been 6 objections to this and after returning to planning several times, changes have been made and the extension will be 1m shorter and of 1 storey.

176 Citadel Rd consisted of 2 large flats. These will now become 5 small flats.

Jacky Clift asked about a property in Hoe Gardens being changed into a HMO. CP advised that there are not many HMOs in proximity, so this would probably be accepted.

6. Neighbourhood Plan (HK)

HK gave a brief update. A draft policy has been submitted to Aecom and PCC Planning department. Responses from PCC are expected within the week.

Rachel Tyler and Peter Sachs are leading on the consultation stage. Soft surveys will be made public this month, with public consultation in June. Feedback re the surveys will be worked on by the steering sub groups.

7. Any Other Business

- The Pub on the Hoe.
PT advised that following discussion with the landlord, Frank Kelly, it is hoped that the pub will be declared an asset of community value. Talks have been held with lenders regarding a community share offer. This will need a HNF steering group, preferably from members with a business/commercial/finance background. More detail will be presented at the next meeting. Anyone wishing to get involved should contact PT asap.
- The meeting was advised that Co Cars now have a Toyota Yaris hybrid sited outside the Unitarian Church on Notte Street, ready for hire.
- CP said that an announcement on the results of the Travel public consultation initiative would be expected after the elections in May.

Next Meeting

Next meeting will be on Wednesday 26 May at 19:00 – via Zoom.

Victoria Allen will be a guest speaker on the events planned for The Hoe over the summer, and Catherine Arthurs will be a guest speaker on illuminating the war memorials.