



HOE

NEIGHBOURHOOD FORUM

Minutes of meeting held 26 April 2023

1. Welcome and Apologies

PT welcomed attendees and noted apologies were received from Barbara Sanders, Hugh Janes, Jill Grange, Pam and Dave Ward, Martin and Carole Worrall, Ana Lambert, Amelia Bray and Peter and Mary Brinsley. Apologies also received from Councillor Chris Penberthy.

2. Minutes and Matters Arising

The minutes of the meeting held on 22 March were read and approved, proposed by Joan Jackson and seconded by Ann Morgan Evans.

Unfortunately, PCC has announced that 1 Big Summer has been cancelled as had the Megaride motorcycle event planned for June.

Re Plymouth in Bloom, PT is meeting representatives from the Waterfront Partnership next week.

PT to follow up on previous item re damage to the grass on The Hoe

3. HNF/CARA Planning Update (MW)

The planning report is attached to the minutes. There were no specific questions or issues re the report except 1 Windsor Villas which appears to have been approved according to this week's Herald but is still showing as awaiting approval by PCC. If this is correct it would seem that the Forum's response has been ignored.

Thanks were expressed to Martin for preparing it.

There was some discussion about the general issue of noise in the area especially from live bands and music from bar premises on the waterfront (The Terrace and The Corinthian) and Barbican (Rakuda, Cider Press, Three Crowns). KS reported that she had complained to PCC for the second year running about the excessive bass noise emanating from the Barbican on Easter Sunday 3-11pm and had received a response from Will.tomkins@plymouth.gov.uk the Environmental Health Officer responsible that he will be talking to the bars on the Barbican suggesting that other complaints had also been made. He advises keeping a diary if there are persistent issues and that forum members email him directly in relation to licensed premises.

Action KS will write back to him inquiring about the existence of any PCC noise strategy. It was noted that there has been improvement re The Walrus on Athenaeum Street.

4 Neighbourhood Plan (HK)

HK briefed the meeting that feedback had been received from external consultants Plan-et re the draft wording of the NP and that she is hoping to finalise and submit it to PCC and then for public consultation hopefully by June this year.

Action HK

5 Register Office (PT)

PT advised that there was still nothing further to report and that clearly progress has stalled.

Action PT to follow up after election.

6 Councillors' Report

CP has asked the homelessness team to investigate the two tents pitched on The Hoe by the Bowling Green. He also reported that the potholes on Citadel Road and Lockyer Street will be filled.

Gail asked whether the forum could request a TPO for the large tree by the Registry office/Citadel Road. This led to general discussion about trees and fact that as it is in a conservation area different rules apply requiring 6 weeks' notice if any proposal is made to fell.

7 AOB

Colin queried whether there is any further progress regarding the use of buildings on the foreshore, PT confirmed that the suggestions had been submitted to Patrick Knight and hopefully he will engage with the forum re this in due course.

Plymouth Tree Partnership, the Woodland Trust and STRAW are organising a Celebration of Trees programme of events 13-21 May as part of Plymouth Urban Tree Festival.

<https://plymouthurbantreefestival.com/>

Sue reported that Plymouth University Graduation dates and erection of marquees 4 – 30 September.

The next meeting will be held on Wednesday 24 May at 7pm.

20th Apr 2023 – HNF/HCARA PLANNING UPDATE

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Planning – Viewing applications

You can view any of the planning applications listed below by visiting <https://planning.plymouth.gov.uk> and searching using the planning application number or address shown below.

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Planning - Commenting on applications

Comments can be submitted to Plymouth City Council by the methods below. Please include your name, address and the application number and clearly state if you ‘Object’ or ‘Support’ the application

1. Email to: planningconsents@plymouth.gov.uk
2. By post to: Strategic PCC Planning and Infrastructure, Floor 2, Ballard House, West Hoe Road, Plymouth, PL1 3BJ
3. PCC Public Access Portal – You will need to have, or set up, a personal account for PCC access

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Planning – Reporting unauthorised developments:

<https://www.plymouth.gov.uk/report-alleged-unauthorised-development>

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Licensing - Commenting on applications

<https://licensing.plymouth.gov.uk/1/WcaHome>

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Report Noise Issues (businesses or neighbour’s)

<https://www.plymouth.gov.uk/noise>

LICENSING APPLICATIONS (NEW)

The Terrace, 74 Madeira Road

Application for Variation of Premises Licence, to use connecting walkways for on and off alcohol sales and to remove several conditions.

- 1 - Shortened opening hours, back to 23:00 closing, and removal of the associated late-night restrictions.
- 2 - Official continued use of the ‘Covid’ temporary allowed seating along the approaches.

Comments by 4th May

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**PLANNING APPLICATIONS (NEW)**

**23/00466/MOR - 29 Citadel Road**

**Pre-application** for conversion of spare room into a studio flat or make part of existing flat

No further details

**23/00558/MOR - 2 Windsor Villas (The Drake Hotel) Lockyer Street**

**Pre-application** for loft conversion of existing three storey hotel to include residential living accommodation for staff or addition of a second-floor extension over the existing two storey rear extension to provide guest accommodation to provide 4no ensuite guest bedrooms

**Proposal**

The loft conversion will be within the existing roof slope with the provision of discrete rooflights to provide light, ventilation and means of escape which will be accessed from the existing second floor staircase.

The second-floor rear extension will be finished in materials to match the existing (natural slate hanging and uPVC double glazed windows), however, to reduce the impact on the neighbours the roof will be a flat roof with either a GRP or Mineral felt covering. The new floor will be accessed from the existing second floor staircase.

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PLANNING APPLICATIONS (NEW) - continued

23/00422/LBC Flat 8 - 6 Elliot Terrace

Provision and relocation of new boiler flue to replace existing and relocation of kitchen extract.

Comments by 18th May
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**23/00362/FUL (resubmission of 22/00208/FUL) - 3 Alfred Street**

Change to previous permission to build a metal staircase, from balcony to garden, to a stone staircase.

**Comments by 18<sup>th</sup> May**  
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22/01620/LBC - 8 Hoe Gardens (Hoegate St)

Listed Building Consent for layout alterations to flats including removal of stud walls, staircase alterations, and fire doors; plus installation of extraction vents and railing/window alterations (part-retrospective)

Proposed Changes

Seek permission to remove the existing modern plasterboard walling that encloses the staircase between the ground floor and first floor with fire boarding and to install a fire door between the lounge and kitchen in the basement flat.

Previous Changes

Seek permission to retrospectively regularise internal and external changes previously made to the building since it was listed. It should be noted that the majority of the changes to the building were undertaken prior to the listing of the building in 1998 and are included for information only, with the more recent changes being the installation of fire boarding to meet Fire Regulations.
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**PLANNING APPLICATIONS (PREVIOUS)**

**23/00290/16 - Footway Opposite Ballard House (Next to the West Hoe Road Flats Carpark wall), West Hoe**

The installation of 17m (55ft) high phase 8 monopole, supporting 6 no. antennas, 1 no. GPS module mounted on top of the pole, 2 no. equipment cabinets, 1 no. electric meter cabinet, and ancillary development thereto.

This is one of the new mobile phone network 5G masts being installed around the city, e.g. similar to the one recently installed beside the CO-OP on Notte St.

**Approved**  
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23/00279/FUL & 23/00280/LBC - 1 Windsor Villas, Lockyer Street

Proposed change of use from hotel (Class C1) to dwellinghouse (Class C3) inc. single storey rear and three-storey side extensions, internal layout alterations, and associated renovations.

Awaiting Decision
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**23/00055/FUL (previous 22/01537/MOR) - Plymouth Marine Laboratory, Prospect Place**  
Application for solar photovoltaic panel carport array above the staff car park along the edge of  
Leigham Terrace Lane West

**Granted**

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22/01119/FUL + 22/01117/LBC - Hoe Lodge Restaurant, Hoe Road
Side & Rear extension and internal alterations to building.

Further time extension for additional details to be submitted

Awaiting Decision

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**PLANNING APPLICATIONS (PREVIOUS) - continued**

**22/00956/ADV - 16 Bishops Place West Hoe Road**

Replacement of existing advertisement board with internally-illuminated D-Poster  
Wildstone Estates Ltd has appealed to the Secretary of State against the Council's refusal of planning permission.

**Appeals Court statement**

As a result of the illumination, and the regularly changing display, the prominence of the display in this location would increase, and with it the negative impact on the street-scene. The effect on amenity would be a significantly detrimental one.

**Appeal denied**

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22/01124/FUL – Pier One, 135 Hoe Road

Removal of stone/brick piers and insertion of glazed opening on middle level of rear elevation

Awaiting Appeals Court Decision

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**OTHER ITEMS**

**Pier One Cafe & Corinthian Yacht Club**

Under PCC investigation for alleged erection of canopies without planning permission

**Awaiting result of investigation**