HOE
NEIGHBOURHOOD
FORUM

Minutes of meeting held 26th October 2022

Welcome and Apologies

PT welcomed attendees and opened the meeting at 19.04. Apologies were received from Joan Jackson, Angela Penrose and Pam and Dave Ward.

Plymouth Waterfront Partnership

Jon Walton, CEO Plymouth Waterfront Partnership was welcomed to the meeting. He described the collaborative relationship between PWP, businesses and agencies etc, and the value of feedback from residents.

He reported on the recent visit of MS Rotterdam to Plymouth last week where c1000 passengers plus crew came ashore at the Barbican. Feedback from visitors – how friendly and helpful locals were; Plymouth was much bigger than expected. The itinerary was planned 3 years in advance and the majority of visitors stayed in the city rather than taking coach trips. The Barbican Landing Stage was used as opposed to Millbay as the ship is too large and there's no pier at Millbay. A mobile Tourist Information Centre was set up at Commercial Wharf although many passengers didn't engage and in future it would be beneficial for information to be available on board before the visit. An offer has been made to host Holland America and show them what Plymouth has to offer.

MV Rotterdam is due to return in April 2023 with c3000 passengers.

PT thanked JW and looked forward to a future attendance at HNF meetings.

Minutes and Matters Arising

The minutes of the meeting held on 28th September were read and approved, proposed by KS and seconded by PM.

Matters arising – damage to the Beatle Bums, officers have been asked to assess and repair.

Parking Consultation – no contentious issues impacting the Hoe area.

Councillors' Report

CP reported that there was little to report from PCC. He repeated his request for reports of anti-social motorbikes and that it is better to report incidents even if the registration number can't be taken. Evidence is needed in order for action to be taken.

The double yellow lines on Athenaeum Street East are going ahead, however the replacement Permit Holders Only signage is not. MW and AB agreed that illegal parking continues to be a problem around Mulgrave Street, with repeat offenders receiving multiple tickets to the extent that wardens will no longer issue tickets despite reporting. CP urged us to keep reporting and copy in CP to these reports.

PT suggested sending a formal letter from HNF to CP regarding parking.

It was suggested that seeking to publicise the issue via local media may help.

Action: PT to send formal letter to CP

CP reminded us of road closures in the area for Fireworks on Saturday 5th November and Remembrance Sunday on 13th November.

CP was asked what was being done regarding camping outside the Citadel and their growing rubbish pile? PCC have no obligation to rehouse everyone and the site is Crown Estate so they would be responsible for any eviction process and cleaning the site. CP will visit in the daylight, and PATH visit the rough sleepers daily.

Action: CP to visit and assess

CP was asked for an update on the Armada Way works. He reported that the vista from North Cross to the Hoe should be reinstated and that the trees which are being removed were passed their best with damaged canopies, they will be replaced with more suitable planting and sustainable drainage. The works extend from Armada Parade to Guildhall Square with work also being carried out in Old Town Street and Jellicoe Gardens. JW added that he was previously City Centre Manager for Plymouth and the proposals will work well for Plymouth.

CP was asked if there was any progress on the Register Office site? He stated that there is no progression on any housing projects.

PT thanked CP and wished him a speedy recovery from his virus.

HNF/HCARA PLANNING UPDATE (MW)

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.

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 – Requires an account

PLANNING APPLICATIONS (NEW)

22/01750/FUL - 24 Bishops Place, West Hoe Road
Alterations to the existing outdoor seating area on West Hoe Road by raising the area and installing stainless steel/glazed balustrading. Also, the removal of the front bay window and installation of bi-folding doors for direct access into the pub.
Comments by 15th Nov

Concerns raised that this may increase noise nuisance for residents, it was agreed that any West Hoe residents who wish to object should follow the above process
~~~~~~~~~~~~~~~~~~~~

22/01666/FUL & 22/01688/LBC - Pier Masters Office, Phoenix Wharf, Madeira Road
Retrospective application for the existing canopy over the external seating area.

The Coxside Neighbourhood Group have objected as follows:
Residents of Coxside previously objected to the licensing arrangements of the decking area of Pier Masters on the basis that any music played, recorded or live, would have an uninterrupted sound path to Coxside. The Senior Licensing Officer advised us that "the owner said that "he does not want to cause a noise nuisance, that music will be occasional and that the premises will be a café during the day and a restaurant in the evening and is food led with alcohol being ancillary." The Canopy, for which Planning Permission is being requested, has enabled regular and very loud live music events to be held up to four times a week at the moment. The sound travels directly to Coxside with little attenuation. We have raised a noise complaint with Environmental Health (939953). The canopy was not approved for the original application. If it is removed, it will return the decking area to its original purpose. I strongly object to the retrospective application for the canopy.
Comments by 8th Nov
~~~~~~~~~~~~~~~~~~~~

22/01630/FUL - Pier One, 135 Hoe Road
To demolish and remove the temporary drainage tank and install a below ground drainage tank. The above ground surface area will be levelled and finished with a slate effect tile and metal railings. The eastern steps access will be reinstated.
The proposals are required to provide adequate drainage capacity for the site to continue to provide facilities for visitors to the Hoe as the drainage demand has increased significantly over time and is no longer adequate. The temporary tank was put in place as a short-term measure to allow safe functioning until such time as the new proposals were in place.
Comments by 1st Nov

It was reported that a glazed balcony has appeared at Pier One – does it have planning?
MW commented that this is the same owner as Piermasters House.
~~~~~~~~~~~~~~~~~~~~

22/01537/MOR - Plymouth Marine Laboratory, Prospect Place
Pre-application for solar photovoltaic panel carport array above the staff car park along the edge of Leigham Terrace Lane West
This is to build a canopy over the car parking spaces and install photovoltaic panels on the structure.

22/01502/LBC - Flat 6, 4 Windsor Villas Lockyer Street
Replacement windows front and rear and retrospective consent for 3no. rear rooflights and replacement of existing rooflights.
The owner states:
We would like to replace the windows of the property which are of early 20th century construction and of negligible historic value, as they are currently rotten, not weather tight and unable to be used. We intend to replace the small front elevation window with a simple white timber sash window, in keeping with the front façade, so not to negatively impact the aesthetic of the front of the building. We are going to replace the 4x Velux windows like for like, as these are also in poor condition. Similar to No. 6 Windsor Villas, we wish to replace the rear windows with more modern anthracite grey aluminium frames to clearly define the modern addition to the building. This would be in keeping with No.6 which was granted listed building consent in 2011. The rear of the property is not significantly overlooked to effect any local residents. The replacement of the windows will enable better heat conservation and ensure energy efficiency.
~~~~~~~~~~~~~~~~~~~~

PLANNING APPLICATIONS (PREVIOUS)

22/01557/FUL - Plymouth Marine Laboratory, Prospect Place
An On-site back-up diesel generator (DG) of 250kVA 400V 50Hz is proposed to be situated to the north of the site's main building, and to the south of the site's northern car park.
Awaiting Decision
~~~~~~~~~~~~~~~~~~~~

22/01554/MOR - 2 The Crescent, Notte St
Pre-application for 7no vinyl's and 1no banner on outside railings, see images on page 3 for further information.

PCC Historic Environment Officers statement:
I do not consider the proposal to be compliant with DEV 21 (Plymouth and South West Devon Joint Local Plan) or meet Principle 1 and Principle 3 of the Hoe CAAMP (Adopted 2008). The proposed vinyl advertising and banner would not enhance the character of the conservation area and would not enhance the historic significance of the building. Whilst there may be limited public benefit for additional signage, there is already a large sign beside the main entrance door. A less visually intrusive white vinyl wrap that matches the existing white vinyl would likely be acceptable and much more suitable in this instance.
Awaiting Decision
~~~~~~~~~~~~~~~~~~~~

22/01380/LBC - Flat 4, 5 Elliot Terrace
Remove stud wall between drawing room and kitchen

Granted
~~~~~~~~~~~~~~~~~~~~

22/01119/FUL + 22/01117/LBC - Hoe Lodge Restaurant, Hoe Road
Side & Rear extension and internal alterations to building.
Decision awaiting agreement of landscaping plan
~~~~~~~~~~~~~~~~~~~~

21/02216/FUL & 22/01588/S73 - 16 St James Place West
Revised building layout plans for the proposed conversion from guesthouse to 11-bed HMO.

Note that this application was originally submitted in 2021 and “Granted Conditionally”.
Awaiting Decision
~~~~~~~~~~~~~~~~~~~~
~~~~~~~~~~~~~~~~~~~~

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.

PCC note that, neither the public or the Council can submit further comments on this appeal. This is because the appeal is following a new shortened procedure called the 'Householder Appeals Service'. If you made any comments and you do not wish them to be considered by the Planning Inspectorate, or to be put on the website, contact the Inspectorate.

Having checked there was only one complaint which was from a member of the public who stated that:
The existing advertising board is unobtrusive. An illuminated digital one would be highly visible. The replacement with an illuminated digital sign is quite wrong for a residential area. It is the sort of installation one would expect to find in the city centre or near restaurant and leisure establishments, such as are in place at The Barcode. The illuminated digital sign would be visible from houses and flats and would be intrusive.

PCC refusal was based on:
The Local Planning Authority considers the proposed illuminated digital display (which replaces one existing static display board) to be an overly dominant, incongruous, and uncharacteristic feature within West Hoe Road resulting in an unacceptable impact on the street scene and amenity of the area. The development is therefore considered contrary to varies policies *DEV1 and DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019), paragraph 136 of the National Planning Policy Framework, and the Town and Country Planning (Control of Advertisements) (England) Regulations 2007*.

PCC also references multiple similar applications which were refused, including the recent BT advertising boards.
~~~~~~~~~~~~~~~~~~~~

LICENSING APPLICATIONS

'Punchbowl' Premier Store, Saltwater House, Notte St
Application for Grant of Premises license extension for alcohol and hot food sales from 11pm until Midnight.

After objections were raised the applicant withdrew the application.
~~~~~~~~~~~~~~~~~~~~

Matters arising:

- Do the alterations at The Corinthian have planning?

Action: MW to check

- Do the music events at the Lido require planning?

- No, this is covered by their Licence. If there are noise issues they should be reported to PCC Noise Enforcement and to the Licencing Officer.

Action: PT to raise concerns with organiser

Action: MW to add link for Licencing comments to Planning Report

PT reported that she has invited Licencing Officer to attend HNF meeting. The officer informed her that they were keeping a very close watch on activities at The Walrus.

HCARA

Illustrated talk by Chris Robinson on "Victorian Plymouth" to be held on Wednesday 30th November at the Invicta Hotel at 7pm. Tickets are £5 each, available in advance only from Sue Dunn (suedunn934@gmail.com) and will be on sale at the next HNF meeting.

Neighbourhood Plan

HK reported that with no progress on the Register Office, finalising the Plan hasn't been possible, so the May deadline for the referendum has been missed. An approach has been made to Plan-et for the Plan to be checked and policies strengthened where required. This would be funded by Locality if subgroup leaders were in agreement. A show of hands approved that Plan-et be contracted.

Action: HK to submit Plan to Plan-et
PT to chase PCC housing department as their decision re Register Office site is key to the Plan

AOB

Fireworks Funfair – a plan has been circulated to affected residents but it was agreed that this is very vague and history shows that the boundaries are always being pushed. It was agreed that a clear plan with an agreed area is desirable and that access and set-up of the Fairground is controlled. Victoria Allen, PCC Events Manager, to be invited to attend HNF meeting.

The dead Cordyline tree on the Hoe in front of The Esplanade, referred to in the above Fairground Plan, needs to be removed (although preferably not replaced).

PT suggested the 2023 Wassail for the Community Orchard be held in early January with refreshments afterwards in the Hoe Bowling Club.
Action: PT to liaise with interested parties

The next meeting will be held on Tuesday 22nd November at 7.30pm, followed by a Seasonal Social, so please bring a contribution to drink and/or eat, as well as own glasses/plates, as we have no access to these in the bowling club building.

Richard Bingley, Leader of Plymouth City Council, has been invited to the meeting as guest speaker and has confirmed his attendance.