HOE
NEIGHBOURHOOD
FORUM

Minutes of meeting held 26 September 2023

1. **Welcome and Apologies**

PT welcomed attendees, including Councillor Alison Raynsford. and noted apologies were received from Marilyn, Joan, Councillor Chris Penberthy, Peter Mehigan and Mary, Sue Dunn, Martin and Carole Worrall and Jill Grange. John Walton, CEO and Manager of Plymouth Waterfront Partnership also regretted that he is unable to speak to the meeting on this occasion.

2. **Minutes and Matters Arising**

The minutes of the meeting held on August 23rd were read and approved, proposed by Gail Mallard, and seconded by Kevin Kelway.

It is noted that the NMP have submitted their Plan to the National Lottery for consideration. The outcome is expected in December.

The item of a hedge at the Clock Garden being cut down remains for investigation, and it has also been noted that the gate to the Clock Garden has been rendered invisible by chairs and tables owned by The Promenade Cafe, placed in close proximity,.

Action: CP

3. **Planning Report (MW)**
   Please find the Report at the end of these Minutes.

   <u>11 Holyrood Place</u>

In Martin's absence, the report was read by PT.

The application by 11 Holyrood Place for new sash windows has been supported by the HNF. The Historic Environment Officer at PCC is not in favour, and makes numerous remarks and objections.
Discussion followed, and Alison Raynsford said that she would discover further details on this matter and talk to Planners. The Forum had noted that guidance from PCC would be helpful before residents spend time and money on applications that are not accepted. It was noted that the Forum supports residents in their attempts to preserve and maintain heritage homes, while bearing in mind Climate Change issues and the environment.
It was agreed that there should be a pragmatic way of dealing with renovations, especially regarding eco-friendly issues eg heat loss and energy. It is felt that there is a need to move forward with historic buildings that should be able to be lived in sustainably by residents.
(Update – Cllr Raynsford is now in touch with the applicant to look for a way forward).

4. **Neighbourhood Plan (PT) (HK)**

HK and PT briefed the meeting. A communication has been received from Paul Webber, Strategic Planning Office at PCC. Paul Webber informed that Comments still remain to be signed off in Cabinet, but that this should be achieved by the end of the month. He said that the HRA screening deadline was last week, and there is no need for further assessments. There has been no response from the Environment Agency, so Paul Webber says that the Plan will be with HNF by Friday 30 September. Then it will go to Public Consultation for 6 weeks. Volunteers will be needed for leafleting etc. HK called on members of the Sub Groups to assist by pulling together a Steering Group to get the NP over the line.
Mr Barnard is seeking to meet with representatives of HNF and Councillor Penberthy in November to discuss the plan.
HK said that while PT is away on holiday, the sub groups will get together to read and discuss the Comments.
A Hoe member has volunteered to assist with future IT/data formatting requirements etc.

This progress is hoped to be a major step forward in the path to getting the Plan approved.

Action: HK/PT to meet CP and Paul Barnard.

5. **Councillors' Report**

AR noted that there had been an ongoing issue with people camping on The Hoe. Last week eviction notices were issued to some of those people, and some camping has dispersed to other sites, such as the Peace Garden and West Hoe Park. Eviction notices require involvement from both the Police and PCC Social Services and are not easily acquired. Residents are encouraged to email Alison or Chris or PCC with details of anti social behaviour, such as drinking, aggressive behaviour, undue noise, and to include the date, time, the activity and any evidence such as images. This can be done anonymously.

Discussion took place on noise nuisance from vehicles. AR said that this was being considered, and a noise detection device is likely to be used in due course, but it is important to consider exactly where this should be positioned in order to be effective.

PT advised that the issue of antisocial behaviour is recognised by the Waterfront Partnership and its businesses. Consideration is being given to liaising with the Police and PCC for a more coordinated approach.
AR advised that the Barbican Business Group is also considering what to do about ASB and petty theft. At a meeting, 3 PCSOs asked residents and businesses to report all instances of this type of issue. This will help them to do something about it.
The use of by–laws was discussed.

Action: AR to investigate by-laws.

6. **AOB**
    - Pot holes are being filled rapidly by a new machine that can remedy them in one go. The potholes do need to be of a certain size and depth.
      AR asked residents to send images of potholes if they are problematical.

    - Speeding in the area is a concern, in Citadel Rd, and other roads. A member voiced worries about the danger of crossing Citadel Rd at a blind bend, with cars driving at speed. PT said that Community Actions are being put in place in the Neighbourhood Plan to look at this but these are aspirations only at this stage.

    - The potential use of glyphosate was discussed. PT asked for an updated policy on weed control.

      Action: AR to enquire about policy.
      Update - AR reports as follows:-

"With regard to your enquiry about Glyphosphate weed killer,

As you know, and can see, there is big challenge trying keeping on top of weeds across the city. Members of the public have a broad range of views on this to ranging from they should all be removed to they should all stay.

In previous years the Council have used a combination of in house and externally provided weed spraying with a glyphosate based chemical. This is in conjunction with other methods such as manual removal using tools, the use of mechanised weed ripping and our regular sweeping programme.

We have trialled weed burning, steam treatment, and it was found that this is not as effective as using glyphosate based chemical. However, the Council have completely stopped using herbicides in our parks and green spaces, with the exception of managing invasive species such as Japanese Knotweed

It is still being used on highways and public footways, but we are always looking for opportunities to reduce and have undertaken a series of trials in the last 18 months on alternatives.

This is as I had been told that the Council are keen to avoid using this chemical and it has stopped in parks and gardens."

- A resident said that one of the rubbish bins in West Hoe Park has been removed. Members of the public are now leaving litter in the place that the bin used to be, and it's causing a nuisance.
  Action: **AR to find out what has happened to the bin.**

- The Pirate Festival in May 2024 will have sea shanty events.
- The annual Wassail will take place on 15 January 2024.
- Some members of the Gardening Group are planning on working on a small garden at How St on Thursday 5 October in the morning, if anyone would like to join us.
- PT has been informed by Victoria Allen that the Fireworks in November will take place this year. VA and her team are working with Rowland's fair to keep management of the fair's footprint closely monitored.
- The Gipsy Moth pub on Citadel Rd closes tonight. Another landlord may take it on.
- PT advised that John Walton will speak to members about Christmas events, at the next meeting.

The next meeting will be held on Wednesday 25 October at 7pm.

21st Sept 2023 – HNF/HCARA PLANNING UPDATE

For links to PCC web sites regarding Planning and Licensing please see the addendum at the end of this report.

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Comments by 3rd Oct

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PLANNING APPLICATIONS (PREVIOUS)

23/01152/FUL - Marine Biological Association Laboratory, Hoe Road

Replacement of the existing North East complex windows, which are a mixture of timber, metal and uPVC single glazed units.

The replacement windows will be double glazed Matt Black polyester powder coated aluminium which will match other existing windows.

Awaiting Decision

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23/00926/FUL & 23/00927/LBC - 28 Athenaeum Street (Grade 2 Listed)

Proposal to construct a double garage over part of the existing tarmacked parking area to provide a secure locked area for motor vehicles, bicycles and general outdoor equipment. A side pedestrian access is also proposed which will be set in a continuation of the new front wall. A 7kW electric car charging point will be installed within the garage.

The Local Highway Authority has recommended that permission be refused on the grounds of:

- Reduction in the current number of off-street parking spaces
- Undersized garage length
- Narrow lane approach would limit the number of cars that could access the garage
- Preference for Car Ports due to garages often not being used for parking

Decision delayed by an extension of time

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PLANNING APPLICATIONS (PREVIOUS)

23/00479/LBC - 11 Holyrood Place (Grade 2 Listed)

Refurbishment and double glazing of original sash windows to 1st floor and ground floor windows on front elevation.

The HNF supported this application due to the windows not being original (likely late 19th or early 20th century replacements) and the glazing being a very modern laminated glass sheet. The HNF supports Hoe residents taking actions to improve the insulation of their houses, where this would not affect the buildings heritage.

The PCC Historic Environment Officer has recommended refusal on the grounds that:

- As a general conservation rule historic doors and windows should always be retained where possible.
- Proposals that seek to retrofit existing historic windows with double-glazed units are often inappropriate due to the aesthetic impact, physical harm to historic fabric and high embedded carbon cost when considered against the lifespan of the product compared to less invasive and less harmful alternatives.
- In multi-paned windows, double glazing will generally be much less efficient than secondary glazing, due to the thermal bridging through the frame and glazing bars.
- The amount of heat lost through the windows is likely very small when compared to heat loss through the roof, walls and floor given the relative external surface areas.
- The application does not make it clear what other energy efficiency measures have been considered or adopted, where there may be greater scope to make meaningful improvements.
- We would strongly recommend a whole building approach that considers the range of retrofit options, with ceilings/roofs and floors often providing areas where retrofit insulation can be installed without significance aesthetic or physical harm.
- We note that no data or thermal modelling has been undertaken to show relative thermal transmittance of the building envelope.
- Furthermore, there are much less harmful alternatives that could be adopted such as draft proofing, thermal curtains or blinds
- The proposal is not considered to be compliant with The Hoe Conservation Area Appraisal and Management Plan as, although we note that the windows are not original, and likely to be late 19th or early 20th century replacements, they are good quality, built in a traditional manner and historic in their own right.

It should be noted that we would only support the replacement of historic windows with slim-profile double glazed sash units where there is not a detrimental impact on the special architectural or historic interest of the building.

i.e. in the following scenarios:

- The existing windows are agreed to be modern (late 20th – 21st century) or of no historic or heritage value.
- The existing windows are original or historic but are beyond feasible repair (determined by a comprehensive condition survey undertaken by a suitably qualified professional)
- Where replacement would enhance the special architectural or historic interest of the building, for example where existing inappropriate windows have been installed.

Awaiting decision

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23/00774/FUL - Regimental Training Wing, Hoe Road (Opposite the 'Citadel' Main Entrance)

Replacement of existing boundary fencing with 'weld mesh' fencing.

There have been no further documents since the PCC Natural Infrastructure Team rejected the submitted information by the Applicant's tree Surveyor.

Awaiting decision

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PLANNING APPLICATIONS (PREVIOUS)

23/00710/LBC & 23/00709/FUL - Tinside Pool, Hoe Road

External and Internal alterations to two Lido Building to create enhanced public spaces.

Granted

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OTHER ITEMS

22/01688/LBC - Pier Masters Office, Phoenix Wharf Madeira Road
Retrospective planning application for a Canopy over the external seating area on the old pier.

Application rejected.
The application was rejected and the applicant has now appealed the decision to the Secretary of State's planning appeals process.

Final comments from the appellant to the court references the outdoor eating area of the nearby "The Boathouse restaurant". Which it describes as being a dominant and incongruous addition which impacts on the host building and is seen by many people embarking and disembarking the boats to various destinations. Whereas the structure at Pier Masters is on a pier that already projects out, due to the original use, and the canopy reads as part of this framework structure.
The PCC justifications provided on these two sites appears to highlight personal design preferences.

Awaiting court decision
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ADDENDUM

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PLANNING APPLICATIONS (MISC)

23/01033/CDMLB - 1 Windsor Villas, Lockyer Street

Application to discharge conditions 4, 5 and 6 of the approved listed building consent 23/00280/LBC:

The applicant has submitted:

- That they intend to replace the slate roof is to be in its entirety with new natural slates.
- Supplied details of the Sash window refurbishment including fitting 12mm heritage slimline double-glazed panes.
- Repairs to railings
- A Landscaping Plan for the rear parking area.

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23/00856/TCO - 7 Alfred Street

Silver Birch (T1) - Fell to ground level due to limbs dying off throughout the entire canopy.

It should be noted that the owners have been fighting a loosing battle to save this much-loved tree for several years, but it is now beyond saving.

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23/01028/EXUS - 13 Windsor Place

Establish existing use of property as a dwelling house (Class C3)

At some time in the past, 13 Windsor Place was not registered as a single dwelling, but it has been used as such, before and since, the current owner purchased the house in 2010.

The owner is now looking to amend this anomaly by registering it as a single dwelling as part of his sale of the property.

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