HOE
NEIGHBOURHOOD
FORUM

Minutes of meeting held 24 July 2024

1. Attendees:

Penny Tarrant (Chair), Carole Worrall, Martin Worrall, Keith Tarrant, Pete Meghan, Mary Brinsley, Hilary Kolinski, Judy Tottey, Ann Roe, Gail Mallard, Lynn Sears, Terry Coxon, Paul Daffern

2. Welcome and Apologies:

PT welcomed attendees, including guests Ian Britton le Bihan and Ben Wilcox of Stride Treglown (architects for Crescent Green Development) and Terry Coxon of Rock Cottage on the Hoe.
Apologies were received from all Ward Councillors, Bev Ali, Barry Huxley, Joan Jackson

3. Minutes and Matters Arising:

- **Clock Garden Hedge**:
  The item regarding the cutting down of the hedge at the Clock Garden is carried forward for continued monitoring. PT has met with AR on site, and it has been determined that the hedge is in the Clock Garden. Therefore, the Hoe Lodge Café did not have the right to cut it down. We await information regarding enforcement action.
  The visit also identified that to the north there is a space for a new hedge, which PT is hoping can be planted as part of the Community Forest scheme.
  CARRY FORWARD

- **West Hoe Waste Bins**:
  The item regarding the waste bins at West Hoe Park is carried forward for further monitoring and feedback from members as to any issues.
  CARRY FORWARD

- **Pier 1 Canopy**:
  Prior minutes noted that PT remarked that HNF had chased up a query on Pier 1 re the canopy, around 2 months earlier, and has not had a reply. CP said that it had been logged and was in a list of outstanding issues.
  CARRY FORWARD

- **Summer Sessions**:
  All feedback which was given following the Summer Sessions will be addressed and responded to.

The May minutes were agreed to be a true representation of the meeting and were proposed by Martin Worrall, seconded by Gail Mallard.

4. Presentation by Stride Treglown regarding the proposed Crescent Green development

Handouts of the presentation boards are attached, but the key points made in the presentation are as follows:

- The development location is the old Southwest TV Studios site, opposite The Crescent and adjacent to the existing PCC car park.

- The development consists of mainly residential units (300 flats) of which 20% will be for affordable rents and which will include a 30-storey tower block (lower than the previous approved application)

- A smaller, separate block will be a hotel of 114 rooms.

- The development will reinstate the old pedestrian route (lost in 1960) from the city centre towards Millbay. There will be public green space and a pocket park where historically there was a green area opposite the Crescent. Public space will have rain gardens, trees, a sculpture garden and a memorial to the burial ground on the site. No archaeology will be touched by the development. The existing holm oak will be retained and will act as a focal point.

- The design considers both the Hoe Conservation Area to the south and the City Centre Conservation Area to the north. Notte street frontage will sit with the architecture there, following the rhythm of the Crescent while the architecture to the rear, where the tower block is, aligns with the city.

- Construction is a panelised system which helps with the viability and is quicker with less disruption.

- The pre application is now in with PCC. this has been made having taken on board Design Review Panel comments. Historic England (HE) are pleased with the reinstatement of the through-route access.

Questions were taken from the floor and the responses were as follows:

- **Parking**: for the 300 apartments and the 114-bed hotel there will be a total of 120 parking spaces (5 of these specifically for the hotel). The previous application, under different ownership, had 300 spaces in a multi storey car park. The architects would like to put more parking in, but PCC and the Design Review Panel wanted less as they state that the site is in a sustainable location, close to buses on Royal Parade and various Beryl bikes stations. Options for parking are the Theatre Royal and Western Approach. The development builds on an existing car park which will mean the loss of c. 100 public parking spaces.

- **Affordable Rentals**: the 20% affordable rental properties will not be run by a housing association, but will be a “build to let” model, operated by a management company. The fact that it is a rental model does not mean they will be holiday lets.

- **Hotel of 114 rooms seems small**: the size of the hotel has been suggested by PCC, but this is still being worked on. If an operator came along and wanted a larger hotel, then this would be looked at. Initially it is likely to be an aparthotel run by a management company until an operator can be found.

- **Impact on Local Services**: the development includes a retail unit and a coffee shop currently. With regard to impact on community services (schools, GP surgeries etc.) there should be significant S106 monies to help with that. National policy is to repopulate city centres.

- **Impact on Notte Street traffic**: the application will include transport plans etc.

- **Green space**: Green space is 1000sq m including the roof gardens. Presenters could not give exact split between the size of roof gardens and the size of publicly accessible space, but it was estimated that public space is approx. 0.5 acre.

- **Views Impact**: The tower block is taller in terms of storeys than Beckley Point but sits lower in the landscape. A Landscape Visual Impact Assessment is giving more consideration to view impact than the last application. Guided by PCC it goes from the A38 in the east, to Dartmoor in the north and also from the seaward side.
  PT raised the point that Historic England would be interested in this and asked whether their comments could be made available. Response was that the pre-app is just starting with HE and there should be no reason why not.

- **Sizes of Apartments/ amenities**: 1,2 and 3 bed apartments, built to national standards re. area. There will be a gym on site.

  PT stated that the HNF have produced a Housing Needs Assessment which identified a need for family sized homes on the Hoe. This will be made available to the architects.

  ACTION PT: send Housing Needs Assessment

- **Timeline**: ASAP, but still in the pre-app stage. Hopefully full application by the end of the year. UPDATE – full application has now gone live. We will discuss at next meeting but members are encouraged to submit their own comments.

PT thanked the presenters for the presentation.

5. Rock Cottage – presentation by Terry Coxon, co-owner

Rock Cottage is a small cottage on the waterfront on the same rock platform as the Wet Wok. Dates back to around 1876-80. Was empty for 9 years, purchased in September 2023 by the current owners and refurbished as a holiday rental. Owners do not consider it suitable for long term letting (EPC rating, no garden, no parking, limited access, no bin store).

Currently in pre-planning process for some changes. The full planning application will be for:

- **An access to the cottage via the seawall** to give safer independent access (current entry is via the neighbouring café). This would mean extending the staircase and breaking through the wall at pavement level (style of proposed gateway to be similar to the Waterfront Pub/ Corinthian Yacht club entrances).
  The access is also the fire evacuation route for the Wet Wok, so this would be improved too.

  PCC response mixed – increased view of Wet Wok and the breaking through of the historic wall were not looked on favourably. HNF did not object.
  PCC stated that they would allow the alterations if the cottage were used for commercial purposes such as café.

  HNF members gave suggestions as to the way forward: Contact fire service/ Historic England/ Ward Councillors/ PWP

- **Deterrent against tombstoners accessing the roof** – the owners accept that the current fence is unsightly – alternative options are being investigated, but they need to be robust due to the determination of the tombstoners. Possibly railings – HNF members gave suggestions as to the way forward: contact the Police/ contact the Fire Service/ liaise with the Youth Support workers at Tinside/ CCTV/ railings at the far edge.

- **Castellations on the round roof** - PCC would like them reinstating.

PT thanked TC for his presentation and asked that as plans develop, he keeps the HNF in the loop.
PT also highlighted that as the cottage is not listed, but is of historic interest and a building of positive contribution to the waterfront, it should be added to the HNF list of buildings being proposed for local listing.

ACTION: CW add Rock Cottage to the HNF Local Listings Document

6. Planning and Licensing Presentation by MW

See the report at the end of these minutes for details of this month's applications and updates.
Attendees' comments were as follows:

Citadel Trees:
With regard to replacement trees being planted elsewhere, PT to follow up with the Community Forest Team to ensure that the trees are planted and that they are appropriately located. There may also be an opportunity for hedge planting.
If anybody has ideas for the planting of trees or hedges, community requests are welcome.

ACTION: PT to liaise with the Community Forest Team

AOB Planning:
MW raised the current plan for 20mph zones in the Stonehouse area and queried why the Hoe had not being considered for an extension to the existing 20mph zone on Madeira Road at the same time.
ACTION: PT to raise the matters of 20mph zones with PCC and at the same time, request update on Pier 1

7. Neighbourhood Plan:

HK: Subgroups have submitted evidence to identify the process behind the work that they have carried out. Over the next couple of months everything is being put together and by the end of the summer we should be in a position to move on to the Regulation 14 Consultation process. This is the final step before submission of the plan.
Dave Chapman at Locality believes that to have everything done by the end of August for consultation in September is a realistic aim. He also felt that it is important that our policies are robust and reflect what we want.

8. Register Office:

There is a rumour locally that the Register Office is being auctioned off by PCC in September. Comments on this are invited from Ward Councillors please?
ACTION: Ward Councillors to advise if rumours are true

9. Parking Issues West Hoe:
These continue - it seems that PCC may have issued H Zone residents' parking permits to Ballard House staff, following the relocation of Midland House staff there. Bishop's Place businesses are complaining that customers are struggling to park.
Councillor Raynsford is following this up with the Parking Management Officer at Ballard House.

10. AOB

- **Green Flag**:

PT met the judges who carried out the biannual inspection. The flags for both Hoe parks have been renewed.

- **Cordylines**:
  Councillor Raynsford has said that the cordylines which are being removed from Armada Way can probably be relocated to the Hoe – to be within the park e.g. to replace the dead one adjacent to the Clock Garden.

- **Directly Elected Mayor**:
  PT asked whether members would like more information (either at a special meeting or at a standard HNF meeting) on the campaign petition for a referendum on having a directly elected Mayor. This would be by way of a presentation from Angus Forbes, who has launched the campaign.
  (If 10% of the electorate sign the petition, then PCC are duty bound to hold a referendum) .
  The consensus on having a presentation was affirmative, to be at a regular meeting.

  Comments were made as follows:

  JT: We would need the alternative view as well to give a balanced perspective.

  More information on the petition can be found here: **www.yesdemplymouth.com**

  ACTION: PT to arrange something of a balanced nature to give more information

- **Register Office**
  JT stated that the vegetation along the footpath at the side of the Register Office needs cutting back
  In addition, PT stated that there have been concerns about the safety of the Register Office site as well as the aesthetics in a tourist area from other members.

  ACTION: PT to liaise with PCC

- **Grass mowing**:
  PM asked whether "No Mow May" had been extended as there are areas where vegetation is overgrown. E.g. shelters on the seafront have become inaccessible due to brambles and bindweed.

  ACTION: PT to obtain information on PCC mowing policy

Next Meeting

The next meeting will take place on 28 August 2024 at 7pm.

21st Jul 2024 – HNF 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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PLANNING APPLICATIONS (PREVIOUS)

24/00635/HHR- Flat 1, 4 Windsor Villas Lockyer Street
Pre-application to replace windows and external doors

No further details available at present
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24/00566/EXUS - 24 St James Place West
Establish existing use of property as a 7-bed HMO (House of Multiple Organisation)

This application is a Certificate of Lawful Use and therefore the Local Planning Authority assesses the evidence submitted as part of the application and decides whether there is sufficient evidence or not to prove whether the existing use of the land, is lawful or not.

The supporting evidence consists of: - FOI response from the Plymouth City Council Community Connections Team outlining that the property has had HMO licences between 01.05.2013 - 03.12.2022. The response also outlined that Community Connections were advised that the occupation following 31.10.2022 was less than 5 occupants and therefore not licensable. No council tax exemptions have been awarded to this property from 2010 to present.

Having assessed the application and supporting information there appears to be insufficient information that provides, on the balance of probability that the property has been in use as a 7 bedroom HMO for a period in excess of 10 years.

Officers requested the submission of further information to cover the period from 31.10.2022 to present, however no evidence was received to demonstrate the use of the property as a large HMO during this period.

Therefore, a certificate of lawfulness for an existing development cannot be granted.
Refused
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23/01796/FUL (re-submission of 22/01119/FUL) & 23/01797/LBC -(re-submission of 22/01117/LBC)
Hoe Lodge Restaurant (Grade 2 listed), Hoe Road
Rear and side extension plus roof terrace and internal alterations

No objections to the proposal have been raised by PCC teams, however, the Local Flood Authority has stated; "The site is located in a Critical Drainage Area where the Environment Agency has identified the existing drainage system to be at or close to capacity." A surface water drainage strategy, e.g. Soakaway or Attenuation tank, is required to be submitted.
Extension of time until 09.08.24 to respond to questions raised.

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 black 'weld mesh' fencing and removal of 7 trees.

Despite multiple objections and an initial objection from the Council's Natural Infrastructure Team, the following decision was made.
Officers recognise the need for the replacement fence and, therefore, regrettably agree that the trees need to be felled. Whilst the replacements would differ visually, Officers are of the view that they are acceptable. To meet the legal requirements for the felled trees, 29 trees are proposed to be planted on Council land close to the site but at a location not yet finalised.

Granted
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PLANNING (MISCELLANEOUS)

Pier One, Hoe Rd & Corinthian, Madeira Rd
Unapproved Canopies

No further feedback from PCC who still state "they are investigating any actions to be taken."

ADDENDUM

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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