HOE
NEIGHBOURHOOD
FORUM

**Minutes of meeting held 22nd July 2026**

**1. Welcome and Apologies**

PT welcomed attendees, including Councillors Chris Penberthy, and Andy Rose. Apologies were received from Peter Mehigan, Mary Brinsley, Angela Penrose, Kim Stevenson, Joan Jackson, Marilyn, and Lynne Sears. Cllr Lewis Allison was unable to attend, due to a clash of meetings, but asked that any actions for him should remain.

**2. Minutes and Matters Arising**

The Plymouth Royal Theatre – There will be a Street Party day on Saturday 25th July from 13:00-18:00, to celebrate the heritage of the building and raise awareness.

Motorbike noise –

CP asked members to report any noise nuisance or bike nuisance by calling 101. Only basic details are needed, eg date, time, location. CP asked for Police assistance with an incidence of undue noise, but a request was not received from the Police for relevant CCTV footage.

CP said that he has asked for 'noise' cameras.

Peirson House –Councillors still awaiting a response re the crumbling steps/pavement.
**Action: LA**

PT has invited Richard Poynter Head Gardener to a future meeting, with KS, to present information on historic Hoe Gardeners, and the Potting Shed. However, RP has since moved to another role, and KS will present her findings to the Forum upon her return.
**Action: PT/KS**

Flashing sign at Rivage at ground level – this has been removed, but a larger one has been installed. This has been referred to Planning Enforcement officers at PCC..

Defibrillators – Martin Smith has done research, and will give a briefing at the next meeting, including on possible funding.

The petition for support for the Belvedere is currently not on the correct PCC website, and needs to be relocated to gather recognised support.

No further matters arising, accuracy of minutes proposed Paul Daffern and seconded by Martin Worrall.

**3. Councillors' report**

Notes below provided by Councillor Chris Penberthy.

Congratulations

- Green flags re-awarded to both the Hoe and West Hoe Parks – thanks to all the volunteers

Casework

- Quality Inn
    - Eastward elevation quality of the repairs - if there are any remaining fish murals they will see whether it is possible to get these installed, however as the report is currently solid no further action will be taken
    - Westward elevation the panelling has not been painted - material used is marine-grade plywood, which is more durable and resistant to weathering than previous hoarding (including blue panels previously in place), and therefore not expected to degrade as quickly in coastal environment
    - Southern elevation repairs raised – response awaited and chased
- Radford Tennis Pavilion - Plymouth City Council are currently clearing the building out, it is full of old paint - the containers are for its disposal.
- Flashing lights, West Hoe – reported for enforcement, awaiting result
- Former Dr Surgery, West Hoe – reported for enforcement, awaiting result
- Signage re disposal of rubbish – suggestion submitted
- Speed limit sign on Walker Terrace – order raised for this to be replaced
- Vegetation overgrowth on north side of Walker Terrace – reported and chased (responsibility not PCCs to do)
- If you have concerns about anyone rough sleeping, please report it via https://thestreetlink.org.uk/ - this ensures the most appropriate support services are alerted and able to engage with individuals.
- You can report matters of concern on the Council's self service portal (this is the same system that we use as Councillors) Report it | PLYMOUTH.GOV.UK

Local Government Reform and Devolution

- Main information page - Devolution and Local Government Reorganisation | PLYMOUTH.GOV.UK

Consultations

- Local Plan
    - Info - Local Plan | PLYMOUTH.GOV.UK
    - Press release - Get involved in shaping Plymouth's future | PLYMOUTH.GOV.UK
    - Cabinet paper - DOCUMENT TITLE
    - Reg 20 Scoping consultation - Scoping consultation (Reg 20) | PLYMOUTH.GOV.UK
- City Living Framework - Plymouth City Living Framework | PLYMOUTH.GOV.UK or Have Your Say Today - Plymouth City Living - Commonplace
    - Central Library
        - Fri 24 July from 9am – 1pm
        - Tues 28 July from 2pm – 6pm
        - Thurs 30 July from 9am – 1pm
        - Weds 5 August from 2pm – 6pm
        - Thurs 6 August from 9am – 1pm
- Heat Networks
    - Info - Heat networks | PLYMOUTH.GOV.UK
    - Cabinet paper - DOCUMENT TITLE
- Shape the future of play parks
    - Press release - Help shape the future of play in Plymouth | PLYMOUTH.GOV.UK
    - Consultation - Play in our Places

- Requests
    - Bins out by 6 o'clock at the moment – the teams are starting earlier due to the heat.
- CP said that the Local Plan is being devised to serve until 2050, while the City Centre Living is hoped to be a vision for the next 100 years.

PT and AR advised members to register their views on any of the consultations as early as possible.

PT asked the meeting for authority to complete the form on consultation on the Local Plan on the PCC website, on behalf of HNF. This was approved, by a show of hands.

**4. Planning Applications**

The meeting was made aware that MW has tendered his resignation from this role, although he kindly said that he would be willing to provide a basic list of applications until another member or group takes on the role.

PT thanked MW for the many years of diligent and careful work on evaluating and presenting the Planning Applications, for the Forum. She expressed her concern for the role going forward, and asked all members to consider whether they can take on the role, as a solo role, or with a group. The knowledge and understanding that Martin has built up over this time, is invaluable and the HNF will be sorry to lose it.

The Planning & Licensing Report can be found at the end of the Minutes.

A member asked Councillors to look into the Planning on the back of Elliot Terrace, as it has been left unfinished and unsightly for a long time.
**Action: Councillors.**

A discussion took place about the decision by PCC to allow the felling of several ash trees with Ash Die-Back, at the Royal Citadel Regimental Training Wing. It appeared to be approved without due diligence and detail.
It was decided that a Formal Objection/complaint would be made as soon as possible. A member advised that he had made an objection to PCC, but this appeared to have been lost at some stage. An officer will follow this up.
**Action: PT to make the Formal Objection on behalf of HNF**

**5. Neighbourhood Plan and Consultation PT/JS**

PT said that the Inspector is currently working on the NP, and has asked for some more detail on a few items. She hopes to finish the inspection by the end of July.

**6. Register Office**

**Councillors Penberthy and Rose, took no part in this element of the meeting.**

It was agreed that PT/MW would compose a statement of objection to the Register Office plans currently proposed. As below.

Hoe Neighbourhood Forum's comments on planning application:

**26/00905/FUL** - Register Office 49 Lockyer Street.

Demolition of former Register Office building and erection of security hoarding/fencing

*The Forum would like to object to this proposal on the following grounds:*

*We currently have three sites within The Hoe Forum area where clearances have been carried out and hoardings erected, which are now permanent eyesores:*

- *The old GP Surgery on Cliff Rd, West Hoe which was demolished in 2019 and Heras fencing erected around the site which is now an overgrown jungle.*
- *The Quality Hotel was demolished in 2016, and The Mount Pleasant pub was demolished in 2021, with these sites being surrounded by timber hoarding which have suffered from graffiti and weather degradation.*

*The idea of having a fourth site on Plymouth's premier route from the Station via the City Centre to our wonderful Hoe views, by either Heras fencing or timber hoarding, would be to create an unacceptable eyesore in a Conservation Area. As we have seen from the examples above and given that the planners recently refused permission for a new development on the grounds that it was not viable, the probability is that the site will remain an eyesore for many years to come.*

*The Forum accepts that the current structure has issues which the Police would like mitigated.*

*We therefore believe that the appropriate action would be to demolish the building, make the demolished area safe and leave the site as it currently stands.*

*It should be noted that any demolition will require strict adherence to the protection of the tree roots.*

*Site security could then be provided by automated security devices such as the PID360 seen on other sites around Plymouth.*

*There should also be a maintenance package for the upkeep of the trees, shrubs and other plants on the site to avoid them becoming overgrown.*

**7. AOB**

- CP advised that the bins at Hoe Approach need a Bin Store, which is not within the remit of PCC, as it is commercial refuse. Businesses have been approached and asked to provide locks on the bins, or a store.
  PT to raise the matter with Plymouth Waterfront Partnership.
  **Action: PT**

- A member raised the issue of the lack of a Regimental flag for The Devon and Dorset regiment being displayed on The Hoe. The regiment was disbanded, and is now The Rifles. However, historically, around 60% of the regiment came from Plymouth. There is a memorial outside the Citadel, but no other public acknowledgement.
  CP advised that the flags flown on the masts on The Hoe are negotiated between PCC and the 3 Services. He suggested approaching Armed Services links, and Wyvern, to request a Devon and Dorset flag is flown on Services Day or similar event. CP also suggested taking a table at the Veterans Village at Armed Services Day, or considering a monument at the Belvedere Gardens, where other battles and regiments are remembered.
- There was discussion around exhaust noise, engine revving, e-bikes and speed nuisance. Councillors said that work was being done, and they are seeking to use enforcement powers, and are also talking to Sutton Harbour owners.
- A member remarked that there is now a fish & chip van opposite the Ocean Cafe, outside the Wet Wok. The greasy smell is unpleasant to residents nearby, and the bins are often overflowing with litter, attracting gulls.

  CP said that a licence is required for this type of business, and needs to be the correct licence.

  **Action: the member to send images to PT. PT to raise with PWP.**
- A member commented about a large bouncy castle type structure in West Hoe Park, taking up a lot of space and looking out of proportion. CP replied that there was a historic licence to do this.

**8. Next meeting: 26th August 2026**

PT reminded members that an AGM is needed, and will involve planning for the future.

**18th July 2026 – 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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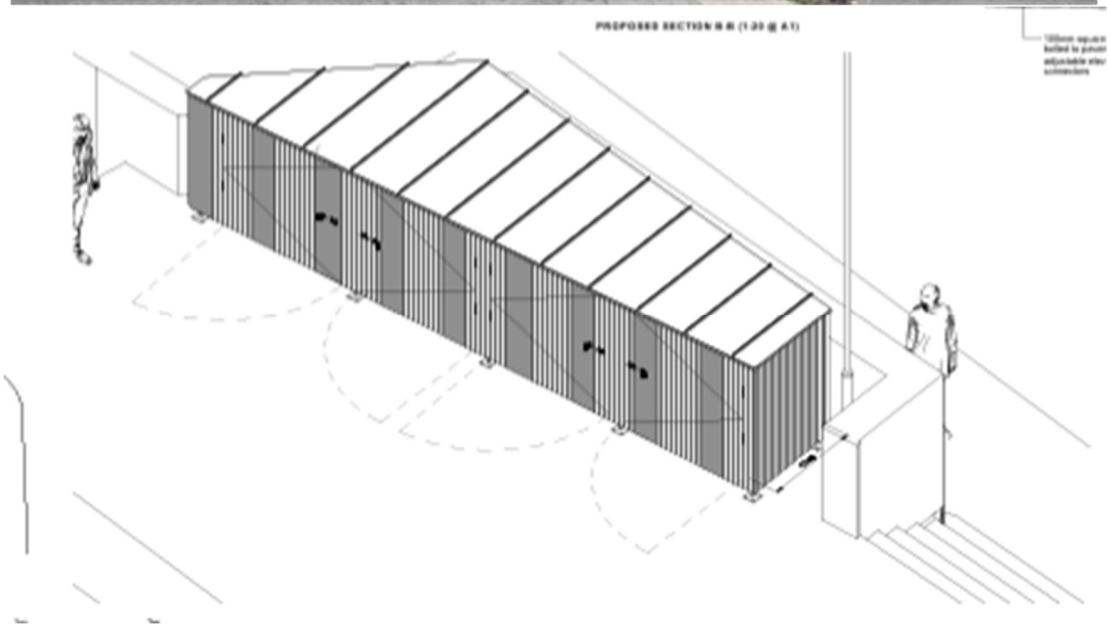
unattractive and with security concerns. This application seeks to erect a refuse store, with increased capacity, on the existing hard standing area currently occupied by the wheelie bins.





**Comments by 11th Aug**
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Note: This fencing will most probably be the Heras type of fencing as used around the old GP site in West Hoe.

**Applicant states:**
Demolition is proposed to remove a vacant and deteriorating structure that currently presents ongoing management and security concerns. Following demolition, the site will remain secured and maintained pending future redevelopment proposals. Existing pedestrian and vehicular access points will remain available for maintenance and management purposes only.

**Working hours** will be i.a.w. PCCs policy:
0800 - 1800 Monday to Friday
0830 - 1300 Saturdays
No Construction traffic on Sundays or Bank / Public Holidays.
Work outside of these hours will only be permitted in exceptional circumstances and only by prior agreement with the Council.
The appointed Site Manager will advise local neighbours when works will start on site and also when any abnormally larger vehicles / excavators, will be attending.

**HNF Comments:**
To be discussed at the July Monthly meeting.

**Comments by 6th Aug**
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**26/00840/FUL & 26/00841/LBC -** The Corinthian, Madeira Road (Grade II Listed)
Demolition of existing tower, extension to create roof top bar and seating area, external alterations to existing building, decked seating areas, external terraced areas and external staircases, outside kitchen, bin store, platform lift, pergolas and associated internal alterations.

**Urban Design** - Objection
Although we support the principle of optimising activity on the site and improving the appearance of the existing building we must unfortunately object to this application because;

- The "Podium Bar" volume projects above street level, blocking public panoramic sea views from the coast path route – the open views which are a fundamental part of the route's character, appeal and value.
- The structure presents a largely blank inactive service / bin store frontage to the street, together with blank east / west return elevations, which would be visually intrusive in the context.

It is considered premature for Urban Design to comment on the other design elements of the application, given these fundamental objections.

**PCC Natural Infrastructure team** – Objection
Additional information is required with regards to: Ecology & Marine Works.

**Public Comments are all Objections:**

- The glass addition is obtrusive and will obstruct views out to sea from the pavement.
- Whilst I have no objection in principle to the sensitive repair, weatherproofing and continued commercial use of this building, I object strongly to the proposed rooftop Podium Bar and pavilion structure at street level which will cause harm to the setting of the Royal Citadel.
- The potential for intrusive noise is unacceptable. Loud music from the lower waterfront level is often destroying the peace of those swimming or sitting nearby.
- The owners have not sought PCC advice beforehand or consulted the Hoe Neighbourhood Forum.

**PLANNING APPLICATIONS** (New)

**26/00840/FUL & 26/00841/LBC -** The Corinthian (Continued)

**HNF Comments:**
The plans for the demolition of the tower, new staircases and internal modifications to make this into a more viable business are supported. We particularly support the removal of the old clubhouse tower that allows a terrace to be formed on the original remains of the listed "Frederick's Battery".

However, we object to:

- There should be no construction or usage of the roof that would remove the open views from the coast path out across the roof to the views beyond.
- We would also state that removal of the pavilion, but retention of the seating area would also be unacceptable for the same reasons.
- Whilst we accept that the current roof is not an attractive structure a sedum style roof, as seen at other establishments, would be the preferred solution and provide some much-needed biodiversity.

We also dispute the statement by Environmental Health that:
*"Due to the premises being positioned away from residential properties there are no Environmental Health concerns regarding this application."*

The Forum is receiving an increasing number of complaints from Hoe residents who are coast path walkers
and swimmers about daytime noise to the east of the Lido. Whilst at nighttime the complaints come from
the residents around the edge of the sound.

Therefore, any planning approval should include restrictions on outdoor usage hours, and any occasional temporary permits be limited and not become the norm.

Plymouth already has Union St and the Barbican as late night entertainment areas with loud music, and it is felt that The Hoe should be kept as a more family orientated area.

It should be noted that Plymouth Sound's geography means that noise carries a long way and that there are direct lines of sight paths for noise to West Hoe 800m away as well as to our neighbouring residents in Mount Batten (500m) as well as Coxside and Turnchapel.

**Comments by 21st July**
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**HNF Comments:**
It is our opinion that the notice does not contains sufficient information to make determining it or commenting on it possible. Under Section 211 of the Town and Country Planning Act 1990, a notice must include "sufficient information to identify the trees."
The applicant provided a site plan but failed to plot the 2 trees, and therefore we believe that the notice is legally invalid. We would like to request more information from the applicant in order to fairly comment on the notice and would ask that this is made available before a decision is made. Additionally, recent photographs of the trees would be helpful.

**PCC Planning** – "The Council have received no objection to the work detailed as follows: 2 Ash trees- Fell"

**Permission granted**

**PLANNING APPLICATIONS** (Previous)

**26/00639/FUL & 26/00754/LBC –** 13 Alfred Street
Garage roof terrace, new external stair access and window alterations. Alterations to rear including; replacement external stair, roof coverings, external materials, rainwater goods, alterations to windows and doors and associated works.
**PCC Highways** - Object
The proposed design for the reduced garage space is not i.a.w. the Joint Local Plan which requires a single garage to be a minimum of 6.5m (L) x 3.5m (W).

**PCC Urban Design & Heritage Officer** - reports awaited

**HNF Comments:**
The Forum's overall stance on this application is to object.
The Forum supports the proposed alterations to the rear of the house and the internal garage layout, and the Forum would support the proposed terrace on the garage roof, **but,** for the issues of privacy, light, and noise, which are not in accordance with the HNF Plan or the PCC Joint Local Plan wrt:

- Degree of overlooking
- Unreasonably affecting daylight
- Overbearing effect on outlook
- Noise

The Forum agrees that the overall design would improve the streetscape and increase the area's biodiversity, but we believe that there are ways to change the design to mitigate the negative impacts the new roof terrace would have on neighbouring properties and would urge the applicants to work with their neighbours on amending the design to minimise these impacts.

It should be noted that:

- The applicant stated in their submission that "*Neighbours have been consulted at the monthly neighbourhood meeting - any concerns from them have been dealt with in the designs submitted…*" The HNF Monthly meeting minutes show this to be an incorrect statement and PCC Planning have been made aware of this anomaly.

**Public Comments:**
It is noteworthy that several of the supporting letters urge the applicant to find a compromise and the objecting letters agree with the applicant having a garage roof terrace, but that the size should be reduced to remove the aforementioned issues.

**Awaiting Decision**

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**Awaiting Decision**
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Removal and replacement of existing combustible cladding and external wall elements with new non-combustible cladding and associated works.

**Awaiting Decision**

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3. PCC Public Access Portal – You will need to have, or previously set up, a PCC access account.

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