HOE
NEIGHBOURHOOD
FORUM

Minutes of meeting held 26 August 2026

1. Welcome and Apologies

PT welcomed attendees, including Councillors Chris Penberthy, and Andy Rose, new members, and Mike Pons of Breakwater House (YMCA). Apologies were received from Angela Penrose, Kim Stevenson, Hugh Janes, Barry Huxley, Joan Jackson, Martin and Carole Worrall and Bill Pinter.

2. Minutes and Matters Arising

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

Historic Gardeners and the Potting Shed - KS will present her findings to the Forum upon her return.
Action: PT/KS

No further matters arising, accuracy of minutes proposed Bev Ali and seconded by Judy Tottey.

3. Introduction to Breakwater House (formerly known as Plymouth House). Mike Pons, YMCA

Mike introduced himself as the representative from YMCA involved in the running of Breakwater House, in Lockyer St. YMCA and Young Devon are operating the premises as flats for young adult care leavers, aged between 18-25. Currently there are 6 residents, and this is expected to rise to 26 by the end of the year.
Initially, the young person signs a licence agreement, to meet certain terms and conditions. If all goes well, they are then given a tenancy and are able to stay until they are able to move on. The building will be staffed from 08:00- 22:00. CCTV monitoring of the rear and front entrances is in place.
Funding is provided by government grant and tenants housing benefit payments.

Residents are mentored, to be able to access education/training, and to find employment and develop life skills, as appropriate.
An out-of-hours emergency number was requested.
Action: Mike Pons to provide.

PT thanked MP for attending the meeting and providing an update. It is hoped that the two organisations will build a good relationship over time.

5. AEDs (Automated External Defibrillators) on the Hoe . Martin Smith.

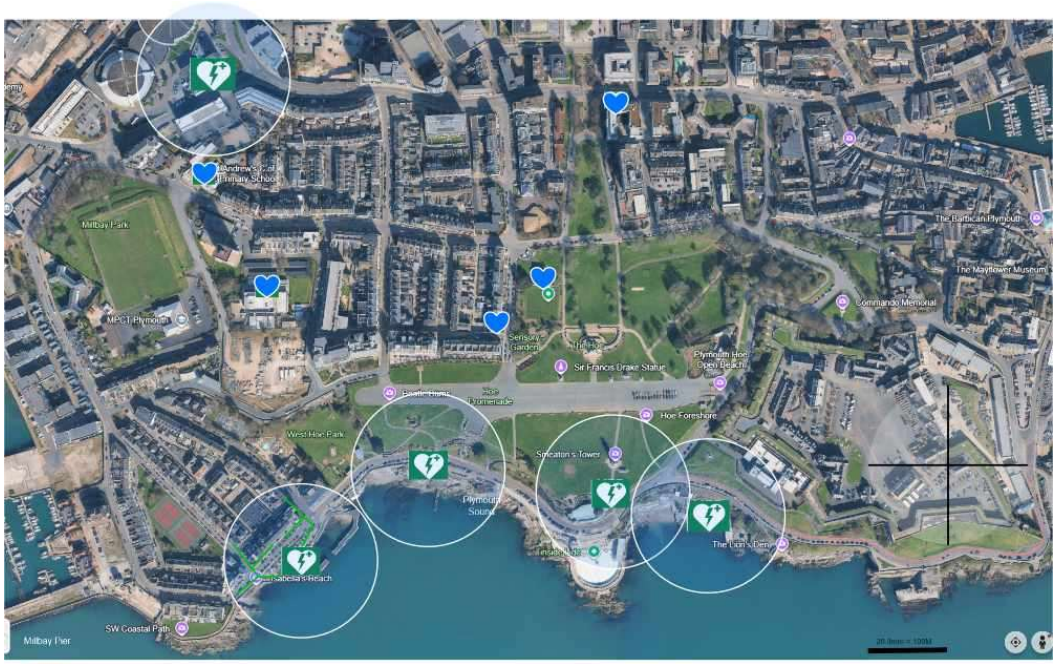
• The incidence of out-of-hospital cardiac arrest in the UK is approximately 115,000 cases reported each year, with a rate of about 54 per 100,000 people in England. Most of these incidents occur in adults, **primarily at home**.
• With the Hoe population of 2,412 (HNP) it would suggest that, on average, there would be 1.3 cardiac arrests per year in our area.
• Immediate Action: Using an AED within minutes of cardiac arrest can significantly increase the chances of survival.
• Time Sensitivity: Survival rates decrease by approximately 10% for every minute that passes without defibrillation.
• This emphasises the importance of quick access to an AED.

The advice is that an AED should be close enough to retrieve and be used within three minutes. This corresponds to around 100 meters. Martin has looked at two schemes for locating AEDs that would give this level of coverage. This indicates that we would need between 12 and 15 locations.

Even with this density, it would only address residences that have a 'front door' onto the street. Some HMOs and apartment blocks would need to be considered separately.

Existing AED Locations
Current 24-hour locations are mainly along the waterfront and at the Liner Lookout. None of these meet the 100m rule except the one at the Waterfront Pub, which would only serve a few properties.

These are shown on the map below.



Example defibrillator costs (based on British Heart Foundation information)

Costs for a single Defibrillator, outside cabinet and installation range from £1,500 to £2,500

Based on the current estimate of AED locations to cover the Hoe area (12 to 15) the probable overall costs (AED, Outside Cabinet and installation) are in the range of £19,000 to £42,000.

Annual maintenance costs for such things as Replacement battery, Replacement pads, Disposable items is estimated to be in the range of £300 to £1500.

NB – A member with previous experience commented that he thought costs could be lower in practice. The working group will investigate this.

Other Factors

Using an AED is important but the chances of survival are greater if used with immediate resuscitation and rapid defibrillation. So, alongside a roll out of AEDs we should consider training and awareness for resuscitation.

The Team – First Meeting

Martin proposes a meeting for Hoe AEDs on **Tues 22nd September, 7pm – Location TBD**. Please let him know if you plan to attend as so he can organise a suitable location. Don't worry if you can't make it, there will be more meetings.

There will be a lot of things to do such as identifying locations, fund raising, publicity, liaison with property owners etc. If you live in an apartment block or HMO please come along as we can all work together on this. **Please contact Martin via email at martin@yoyomet.co.uk to get on the mailing list. Put the subject of the email as 'AEDs For The Hoe'.**

6. Councillors' report

CP asked members to report any noise nuisance or bike nuisance by calling 101 or completing a form online. Only basic details are needed, eg date, time, location. CP has asked for 'noise' cameras.

CP is in consultation with the Chief Superintendent of Police, and it is asked that the public only use 999 for emergencies. For other, more minor, concerns and reports, 101 is the number to use.

It is vital that reporting continues if anti-social or illegal activities are seen. The more reports, and the more complete the pattern of behaviours, the more police resources can be committed to tackling these issues. CP suggested keeping a simple diary of when and where nuisance or illegal behaviour takes place and then reporting it. EG. Noise from cars/bikes every Sunday evening at 11:00pm/.

Flashing sign at Rivage at ground level –This has been referred to Planning Enforcement officers at PCC, and if changes to the signage are not made, the case will go to court.

The curb side fish and chip van near the Wet Wok is a remedial allowance, as there is building work underway on the Pier which limits access to the cafe. This is for a limited time only.
The pavement seating was not permitted and was inspected and then removed.

Discussion followed on the considerable litter and unsightly items and waste on the Register office site. A member provided images of large lumps of raw meat suspended from stakes.
CP advised that this is taking place on private land, and the owners' agent should be contacted.

Action: PT

Members voiced concerns over street begging outside local shops, and an element of intimidating behaviour.

CP advised that this can be reported to 101, if the behaviour is intimidating. This could be perceived as 'aggressive' behaviour. If the behaviour is an emergency, involving violence or threat of such, then dial 999. Otherwise, 101. CP commented that a person sitting quietly, with a hat, hoping for donations is not doing anything illegal.

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 is used by Councillors) Report it | PLYMOUTH.GOV.UK

PT thanked CP for his update.

7. Planning Applications

MW and CW were unable to attend the meeting, but MW kindly provided a Planning Report.

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

Discussion took place on the latest Planning Pre-App for the Register Office. The initial iteration included 56 flats, the new one contains 108 residential units and would be 9 storeys high. Numerous concerns were raised, including potential damage to the neighbouring infrastructure due to piles needed for 2 car parking levels, the height of the building in relation to adjacent buildings, the overshadowing of buildings nearby and of the 3 town houses proposed on the site. Other concerns were the risk of creating a wind tunnel, and 'Substantial Harm' to a Conservation Area.

As the HNF is a statutory consultee, we are able to voice an objection. A show of hands agreed that PT would collate concerns and send to Planning. Members to send PT their concerns.

Action: PT/members

HK advised that a lot of work done on the NP was with an eye to this site, and policies have been created which will be referred to in the objection.

CP suggested that suggested compromises would be an advisable approach when tendering the objection, with suggestions for providing viability.
PT said that the NP Feasability studies from consultants would be included in the objection.

8. Neighbourhood Plan and Consultation PT/JB

PT said that the Appraisal has been received from the independent Inspector. She asked the working group to fact-check it, which has now been done. There is a new NPPF released this week, and the Inspector feels that she needs to revisit the NP with this in mind. We have agreed to this, as has PCC Planning.
It is hoped that the NP will go to Referendum by the end of the year.

9. AOB

CP advised that Lockyer Hall, Alfred St, the current Labour Party Offices, will be put up for sale in due course.

PT asked the meeting for the next date to be a week early, on **16 September** to accommodate holidays. Members agreed.

22nd Aug 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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PLANNING APPLICATIONS (New)

26/01127/MJR - Plymouth Register Office, 49 Lockyer Street

Pre-application advice sought for revised scheme seeking to erect a 9 storey building accommodating 108 units with some commercial space and ground floor. Also proposing to erect 3 townhouses on the site adjacent to Windsor Villas on Lockyer St.

Applicant Statement: -

The applicant has worked proactively to address the previous refusal reasons and has refined the scheme accordingly. To ensure the development remains deliverable, additional storeys have been introduced for viability purposes. A detailed Viability Assessment has been submitted, and we welcome the opportunity to discuss its findings with the Council's Viability Officer as part of ongoing pre-application engagement. The revised proposal seeks the construction of a nine-storey building incorporating basement and lower-ground-floor car parking, together with commercial floorspace designed to enhance natural surveillance and activity along the street frontage. The upper floors will accommodate a total of 108 residential units. Fronting Lockyer Street, three townhouse-style buildings subdivided into individual apartments are proposed. These will be physically separated from the main accommodation block, providing a distinct and appropriately scaled edge to the street.

See separate email with images of the revised scheme.

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26/01086/LBC - Flat 4, 2 Elliot Terrace

New slate roof covering and associated works. New bitumen covering to flat roofs.

Comments by 11th Sept

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26/01013/LBC - 3 Osborne Place Lockyer Street

Investigation and repair of water ingress affecting the front entrance, including lifting and reinstatement of paving, installation of waterproofing measures, repair works to the structure below and replacement of the entrance step finish with mosaic tiling.

Comments by 25th Aug

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26/00706/LBC - The Rear Of 22 And 23 Lockyer Street

Repair and rebuild stone garden wall

Comments by 25th Aug

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26/01039/CDM - Rivage Apartments, Hoe Road

Condition Discharge: Condition 3 (External Materials) of application 25/01639/FUL

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PLANNING APPLICATIONS (Previous)

26/00971/FUL - The Terrace, 74 Madeira Road

Provision of a new refuse and recycling storage enclosure for existing cafe.

Awaiting Decision

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26/00905/FUL – Register Office 49 Lockyer Street
Demolition of former Register Office building and erection of security hoarding/fencing
The proposal is to demolish the main building including the foundation and make level relative to the existing car park & garden. The Garden Wall is to be retained to avoid loss of habitat, as are the trees, hedges and shrubs.
The hoarding strategy will be via visually permeable fencing around the perimeter site.
More information has been requested from the applicant.

Awaiting Decision
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PLANNING APPLICATIONS (Previous)

26/00600/LBC - Flat 12, 5 Elliot Terrace
Re-instatement works following escape of water damage to interior.
The PCC Historic Environment Officer has approved the like-for-like plasterwork repairs, and the applicant is awaiting the planning officer's formal decision.

Granted

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26/00445/FUL - 1 Walker Terrace, West Hoe
Removal and replacement of existing combustible cladding and external wall elements with new non-combustible cladding and associated works.

Granted

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26/00336/FUL - The Terrace, 74 Madeira Road
Extension of the existing roof terrace, creation of green roof, installation of sauna and servery on ground floor, reprovision and refurbishment of WCs, and associated works.

Awaiting Decision

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ADDENDUM A

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 street address.

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

Licensing - Commenting on applications

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

Report Noise Issues (businesses or neighbours)

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