



Minutes of meeting held 28 January 2026

1. Welcome and Apologies

PT welcomed attendees. Apologies were received from Adam Marshall, Barry Huxley, Barbara Sanders, Gail Mallard, John Smith, Robin Miller and Lynne Sears. The Ward Councillors apologised for being unable to attend due to another meeting.

2. Minutes and Matters Arising

Victoria Allen of PATH who spoke at the November meeting has sent a thank you letter for the small donation the Forum made.

Rocks near Moxy – The rocks appear to have been moved and there is now access for wheelchairs and pushchairs

Parking at West Hoe – still ongoing and awaiting response from AR re meeting with PCC to discuss.

Action: AR

Bowling club – various rumours about possible redevelopment of bowling club and query whether there has been any official announcement, request AR keeps a watching brief

Action: AR

The crash involving dumper truck and car near the Quality Inn – did LA manage to follow up on where the approved route should operate and to check whether any infringement?

Action: LA

Motorbike noise – pleased to see that St Peter and the Waterfront posted a message today that there is to be a campaign to tackle noisy motorbikes and antisocial behaviour on the Barbican. Residents asked to keep monitoring situation. DW clarified that it was mainly the larger motorcycles

on Southside Street that were causing problems and smaller motorbikes and electric cycles that were a nuisance on The Hoe.

Peirson House – need update from councillors re crumbling pavement surface near the steps. Pleased to see that some of the excessive bins nearby have been removed but still problems with them being left blocking entrances and paths.

Action: AR/LA

Reminder for PT to invite Richard Poynter Head Gardener to a future meeting

Action: PT

No further matters arising, accuracy of minutes proposed CW and seconded MW

3. Councillors' report

Absence of councillors due to clash with other meeting. Request that LA revisits possible avoidance of duplicate meetings.

Action: LA

4. Planning Applications

Huge thanks to Martin for all the work and effort in what was a pretty long list of properties to consider, as follows:-

25/00687/LBC - 4 Elliot Terrace (Grade II*)

Altered vehicle openings and new garage doors, reported at the May 2025 HNF Meeting.

A resident mentioned that the incomplete works, which were raised at a previous meeting, were still incomplete. Is there an update from our Councillors?

The concerns are that:

- Work is incomplete with no Garage Doors fitted
- Electric Meters are uncovered
- It is an eyesore.

MW checked and at the 22nd Oct meeting the minutes record that:

25/00687/LBC - 4 Elliot Terrace

“A member commented that at the rear of the site, there are cables exposed and work appears to be halted.” *They were advised that “Any concerns to be addressed to the Heritage Office at PCC”.*

ACTION: PT to request Councillors investigate the situation.

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#### **26/00003/LBC & 26/00002/FUL - 71 Citadel Road**

PCC are dealing with the confusion over the licence for this property which brings up once again the subject of HNF access to the HMO licences issued for property on ‘The Hoe’.

**ACTION: PT** to ask our Councillors, whether we can request access to the HMO list or do we need a FOI request?

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73 Citadel Rd

This property was recently being advertised by Francis Stuart as:

“We are proud to present this stunning ten-bedroom property which has just been completely refurbished on The Hoe! The property boasts four ensuite rooms and six doubles, all fully furnished

with high quality furniture and decorations. There are two brand new kitchens and two communal bathrooms, as well as private parking available for an additional cost.

Facilities- - Four ensuite bedrooms - Six double bedrooms - Two communal kitchens - Two communal bathrooms - Two washing machines - All brand new appliances - Three private parking spaces - On-street permit parking - Broadband provided - Bills included (T&C's apply)".

ACTION: PT to ask our councillors whether this is a licensed HMO. Also, given that Nos 59-73 are Grade II listed. should there have been an LBC for the recent works as no such application can be found on the PCC web site. Also why is an HMO advertising "*On-street permit parking*" which we believe is not permissible for HMOs.

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**25/01631/FUL - Former Quality Hotel Site, Cliff Road West Hoe**

Protection of trees on site.

**ACTION: JT** to provide photographs of her concerns and send to PT.

**ACTION: PT** to ask councillors what guarantees are there with respect to the clearance of all the materials, e.g. spoil heap, on completion and reinstatement of the site to original state?

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25/01654/FUL - Plymouth Register Office, 49 Lockyer Street

Demolition of existing building and construction of residential development with commercial (use class E) on ground floor and associated works.

Meeting members gave support to the overall design of the proposed development, but they questioned the lack of affordable housing provision. It was also agreed that HNF should be involved in the distribution of S106 monies to address local issues. We are unsure what the statement about S106 money going to the NHS means and fear it doesn't directly help the Hoe Neighbourhood Area.

ACTION: PT and MW to discuss a response to PCC with reference to the above.

It appears that the developer wishes to not have affordable housing on site or contribute to it off site. HNF would like to request full transparency on viability and will refer this to Locality for advice.

ACTION: PT to contact Locality for advice

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**The Hoe Park Sculptures**

**25/01341/FUL - Peace Garden, The Hoe.**

Installation of Ebb and Flow sculpture, and accompanying plaque, within the Peace Garden.

Members approved of the sculpture and recognised its significance in our military city. However, members felt that the chosen location in the Peace Garden of a Public Sculpture would intrude on the peaceful purpose of the Peace Garden One member also questioned why, if PCC felt that the sculpture was being positioned correctly, it not being installed where the non-functioning water feature is located in the larger area where visitors to the sculpture could sit and reflect. It should be established whether the water feature is permanently disabled however. Members were also very concerned about the removal of two benches, giving less opportunity for quiet reflection.

**AND**

**25/01608/FUL - Bowling Green, Armada Way, The Hoe**

Temporary external artwork for the Beryl Cook 100th anniversary celebrations.

Members unanimously welcomed the temporary sculpture but noted that a location for the statue further away from the War Memorial would have been preferable. However, they recognised that locations close to the Bowling Green were limited and accepted the location chosen.

### **Questions raised and discussed at the Jan 2026 meeting.**

#### Both Applications

- How were these two applications validated with such serious omissions?  
Regarding the Peace Garden - The Design and Conservation Team Manager agreed with the Historic Environment Officer that the Heritage Statement makes no assessment of the potential harm to and potential public benefits of the proposal to the setting of the majority of heritage assets impacted by the proposal. He stated this was **a serious omission**. But then felt the case could continue without this vital piece of work being carried out and submitted for scrutiny.
- It should be highlighted that an independent learning review after Armada Way stated, "They found systemic issues with PCC's governance, transparency, community engagement and record keeping, and they heavily criticised senior management"?
- What is the point of PCC having a trained specialist in Heritage issues if they, and Historic England, are going to be over-ruled, as well as their concerns not addressed by PCC, who should be insisting on the applicant's provision of the missing assessments?

#### **5. Neighbourhood Plan and Consultation**

The Neighbourhood Plan has now been submitted after considerable work undertaken by the Working Group and collated by Jacki to respond to each and every response raised during the regulation 14 consultation which amounted to hundreds of comments in total. Every comment has either been incorporated or responded to with reasons why not adopted. This was an enormous undertaking and thanks again to the Working group and also to Jacki, Penny and Hilary for being the key drivers of the project. The regulation 15 submission and independent review will now take place but we await a time schedule and programme from PCC. It is hoped, therefore, that PCC will respond expediently so that a May referendum is still feasible.

#### **AOB**

- Reminder that The Beagle newsletter is no longer available on substack but can now be accessed at <https://www.thebeagle.news> and you can click in the top right corner to subscribe and receive regular free emails. The Beagle is an independent newsletter, based on the Hoe which covers news, planning issues and information for the area.
- Hoe Botany – expert botanists have conducted a survey of all the plants growing on The Hoe which is fascinating (attached below). KS working with the gardening group and Richard Poynter re possible funding for bluebells/wild flower seed and renovation of the potting shed.
- Tinside steps and railings will need replacing after Storm Goretti
- Query the rationale of undertaking repair work to West Hoe in the winter now it has been damaged by second storm
- Tarmac repair by the memorial cross which the forum requested previously looks awful – what is the policy re replacing like-with-like for cobbles/tarmac/surfaces?
- PWP sponsoring another two Beryl Cook figures. More details to follow.

**Next Meeting: The next meeting will be on Wednesday 25 February 2026 at 7pm. KS to chair in PT's absence.**