



Minutes of meeting held 22 October 2025

1. Welcome and Apologies

As PT is unable to attend the meeting this month, Kim Stevenson is Chairperson.

KS welcomed attendees. Apologies were received from Angela Penrose, Keith Tarrant, Penny Tarrant, Mary Brinsley, Hugh Janes, Pete Mehigan, Jacki Berry, Martin Smith and Lynne Sears. The Ward Councillors apologised for being unable to attend due to another meeting.

Minutes and Matters Arising

Victoria Allen of PATH will speak at the November meeting.

The boules pitch has been re-surfaced and made good. The members would like to thank Councillor Raynsford for her work with getting this completed.

Rocks near Moxy – The rocks have been moved, but a member remarked that they have been moved in such a way that a buggy or wheelchair is not able to pass without stepping into the road. AR has chased with PCC, but has not received a response as yet.

Action: AR

Parking at West Hoe – AR to have a meeting with PCC to discuss these issues.

Action: AR

Two meetings have been set up with Devon and Cornwall Police Waterfront Team on the following dates:

City Library on 29 October at 11:00-12:00, and at the Cornish Bakery on the Barbican on 5th November at 11:00-12:00.

Due to oversight – the minutes were not proposed or seconded on this occasion.

3. Councillors Report

Motorbike noise - AR has been working with the police, local businesses, and PCC events team because they liaise with the organisers of some events and is hoping for a meeting with motor cyclists. This is about behaviour change and messaging within the large groups. This is already being changed.

Peirson House - AR to follow up, as the finishing works behind and at the side of Pierson House have not been completed, although they may appear to be on paper.

Action: AR

AR Attended the public consultation on the Registry Office.

3 Elliot Terrace – concerns re works. They were not major changes – repairs to stucco and render and didn't need planning permission.

Planning Report (MW, CW)

Planning Application Report circulated previously. (Available at the end of these minutes).

Minutes of Planning Meeting discussions (see below)

Interest was expressed in the request to use UPVC windows , as in the planning application for 9-13 Lockyer St.

Members were advised to make any comments via the appropriate website.

MW presented the notes, and there were no notable discussions on the applications.

- 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.

Any concerns to be addressed to the Heritage Office at PCC.

5. Neighbourhood Plan HK & KS

HK updated the meeting. A revised draft has been made by Jacki Berry, which picks up all the points from the consultation and from PCCs response, and some elements have been revised. The final draft is almost ready, with just a final few items remaining. The Plan will then be submitted to Council, following which it will be given to an Inspector for appraisal. It is aimed to have the Plan ready to go to Public Referendum for the May 26 elections.

6. Registry Office (MW)

Notes from HNF meeting 22/10/25 re Pre-App 25/00713/MJR for the Former Plymouth Register Office, 49 Lockyer Street.

It was noted that Mr Mapstone of BRL Design Group, the architects contracted to design the building on the Register Office site, held a public consultation on 15th October, at which they were open to questions, and explained the new Pre-App plans. A questionnaire was also available for visitors to complete and make comments.

The meeting considered this, the 2nd Pre-App plan, and a discussion took place on various aspects of the planned development.

It was noted that there were a number of similarities between the new plans and the plans suggested by architects consulted by HNF. A member suggested that the new building should be named after Penny Tarrant, and this was widely applauded and deemed appropriate.

The aspects most under consideration, fell into 4 broad categories, Size, Trees, Parking and Affordable Housing provision.

Size

It is understood that PCC asked the developers to increase the height of the building to include a hotel and to increase the number of flats. Mapstone consulted widely and found that it would not be profitable to do this. The reasons being that an increase in height would bring enormous cost increases due to having to meet additional regulations and would affect the light reaching properties to the north of the development. Mapstone did agree to increase the number of units from 54 to 56, by reducing the number of 2beds by nine and 3beds by one to increase 1beds from 6 to 18.

The residents would like to see the development prioritise 2/3bed flats over 1bed flats as The Hoe needs larger flats to provide for families and retirees downsizing. There was also concern that 1bed flats would be attractive to landlords for holiday rentals and asked if the developer could mitigate this risk by the use of a restriction in the leasehold contract. It should be noted that the Draft Hoe Neighbourhood Plan policies HS1 & HS2 detail these requirements and justify them in the Hoe Housing Needs Assessment.

The developer proposes to widen the pathway between Lockyer St and Armada Way. This was felt to be an improvement, and the meeting asked for additional lighting along the pathway. It was also requested that the path and rear access to the development be one and the same and not separated. This would make the area safer and more attractive.

Trees

There are currently 5 trees on site classified as Grade B or above. In the plan, 3 of these would remain and 2 would be lost, and replaced with more suitable trees for the space on site. New trees and shrubs would also be planted around the site as well as the rooftops being 'green' to help offset the biodiversity loss.

The meeting accepted the reasoning behind the tree loss and appreciated that the footprint had been changed to keep some trees that would otherwise have been lost. The residents were very keen that any replacement trees should not be merely ornamental but should have the maximum biodiversity value and, if possible, should be native and that all off site biodiversity mitigation should be carried out in The Hoe area.

Parking

Parking provision in the plan was welcomed and considered to be vital to keep the local streets no more congested than at present. Other similar developments such as Peirson House had caused ongoing issues with parking, as only 0.5 of a space was allocated to each unit leading to repeated on street parking violations.

The meeting supported the parking plan.

Affordable Housing

The requirement for 20% affordable housing and the developer’s preference to have none, was discussed and it was felt that in this case offsite provision was acceptable. One reason being, that the affordable cost of a unit in this development would still likely be unaffordable to those who most need affordable housing. The residents believed that any off-site affordable housing should be provided as close to the Hoe as possible and certainly within our Ward boundary (St Peter & The Waterfront). One suggestion was that other Councils had purchased local properties in need of renovation, of which there are some within the HNF area, to modernise for local affordable housing.

Conclusion

The meeting agreed to generally support the developers Pre-App design, with the added suggestions above and will comment further, and in more detail, when the full planning application is submitted.

AOB

- PT to invite Richard Poynter (PCC Gardener) to the next meeting. **(Action: PT)**
- Condolences were expressed for Oliver Colville, who passed away recently. Oliver had been a much respected Conservative MP, and a number of members expressed their regrets and spoke of his personal qualities and work for the community. Oliver was very supportive of the Hoe community when it was challenging over-development on the Peirson House site, and encouraged the setting up of the Hoe Forum.
- A member commented that the public toilets on the Hoe do not consistently take either cards or 50P. This causes upset, particularly when large cruise ships etc are visiting.
- A member commented on possible ‘creep’ restricting the access to The Terrace. Various obstacles are in the way making it difficult for wheelchair users and others. AR to look at the boundary limits of the site. Images of the issue would be appreciated.
Action: AR to investigate.

Next Meeting: The next meeting will be on Wednesday 26 November 2025 at 7pm.

18th Oct 2025 – 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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LICENSING APPLICATIONS (NEW)

None

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**PLANNING APPLICATIONS (NEW)**

**25/01358/MOR** - Flats 1, 5, 6, 7, 8, 9 & 11 - 5 & 6 Elliot Terrace.

Pre-application to ascertain if Listed Building Consent is required for repairs following water damage.

**Awaiting Decision**

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25/01278/FUL 9 - 13 Lockyer Street

Replacement of 10no. timber rear windows with uPVC alternatives.

Nos. 9-13 Lockyer Street, Social Housing Hostel accommodation, are not statutorily listed but generally they are considered to contribute to the character and appearance of the Conservation Area and the setting of the surrounding listed buildings.

The current proposals are justified on the basis that the uPVC replacements will closely replicate the proportions, profile, and sliding sash design of the existing windows as well as securing greater visual consistency across the rear elevation.

The submitted specification is for the new UPVC sash windows to replicate the astragal bar detail, frame profile, and operation of the existing timber units. As the works are confined to the rear façade, and the principal front elevations remain unaffected, the proposal will not introduce an inappropriate or visually intrusive alteration. Furthermore, the energy efficiency improvements should now also be considered in the context of the NPPF policies, in particular paragraph 167, concerning climate change, specifically climate-resilient development and energy efficiency improvements

Comments by 4th Nov

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**PLANNING APPLICATIONS (PREVIOUS)**

**25/01036/MOR** - Duke of Cornwall Hotel, 13 Millbay Road

Pre-application for replacement of external fire escapes and refurbishment of rear elevation façade.

No active bat roosts were recorded within the buildings affected by the proposals, however, precautionary avoidance measures during works should be followed to ensure compliance with legislation.

**Awaiting decision**

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25/01113/ADV - Gus Honeybun Railway Kiosk, West Hoe Park, Hoe Road

Installation of four non-illuminated signs on the new kiosk, three menu signs and one advertisement sign.

The advertisement sign will be placed on the South Elevation, whilst the three menu signs will be on the North and East Elevations.

Granted

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**25/01071/FUL** - 11 Radford Road

Reduction in number of flats (Class C3) from 5no. to 2no., maintaining occupancy levels.

The property is currently laid out as 5no. flats with a certificate of lawful development being provided under reference 25/00798/EXUS.

**Granted**

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25/00574/FUL – Astor Court, Block A, B And Studio, 163 Notte Street

Removal of combustible cladding materials and replace with non-combustible materials, and the installation of new sprinkler system.

Granted

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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 address shown below.

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**Planning** - Commenting on applications

Comments can be submitted to Plymouth City Council by the methods below. Please include your name, address and the application number and clearly state if you 'Object' or 'Support' the application

1. Email to: [planningconsents@plymouth.gov.uk](mailto:planningconsents@plymouth.gov.uk)
2. By post to: Strategic PCC Planning and Infrastructure, Floor 2, Ballard House, West Hoe Road, Plymouth, PL1 3BJ
3. PCC Public Access Portal – You will need to have, or set up, a personal account for PCC access

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**Planning** – Reporting unauthorised developments:

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

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**Licensing** - Commenting on applications

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

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**Report Noise Issues** (businesses or neighbour's)

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

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