



Minutes of meeting held 26 November 2025

1. Welcome and Apologies

PT welcomed attendees, Councillor Lewis Allison, and new attendees, Judy and John Howick. Apologies were received from Angela Penrose, Joan Jackson, Hugh Janes, Miles Bray, Dave and Pam Ward and Barry Huxley.

2. Victoria Allen, CEO of PATH, and Catherine.

Victoria introduced herself, and Catherine, and reminded the meeting that in her earlier role, she was Manager of Events for PCC.

Victoria delivered a presentation to the meeting, with slides, which can be viewed at the end of these minutes.

PATH has been in existence for 30 years, and is an independent homelessness charity. The current housing crisis has necessitated the increase in their role, and in working with multiple other professional and charitable agencies, eg PCC, Plymouth Housing, The Soup Run, churches, and Social Services, among others.

Members are asked to contact PATH if they see someone rough sleeping, so that support can be offered. The contact details are: www.thestreetlink.org.uk

This year, there is a major donation drive, which will also involve 'The Big Five'. Any donations received between 2nd-9th December will be doubled by The Big Five. Donations to: www.pathdevon.org/winterappeal

A member asked whether PATH is able to clarify the legal position with people camping on the Hoe in the summer months. VA advised that PCC are the body with duties and responsibilities for this. PATH supports those who are homeless, and cannot enforce any laws or regulations.

PT asked what the community could do to help. VA said that members can volunteer to assist PATH, and can get in touch through the website to find out more.

PT said that the HNF will make a small donation to the charity, from funds available by way of thanks.

A member asked how PATH received their funding. VA explained that the funding comes mostly from PCC and central government via PCC. They are waiting for a new Homeless Strategy that is expected in early 2026.

VA commented that they are trying to grow their social media profile, and to find ways of increasing their public appeals. A member suggested a fund-raising strategy could be to encourage older people to consider donating their winter fuel allowance.

VA volunteered to return in the summer, to give members an update. This was welcomed, and PT will invite PATH in due course.

Action: PT

PT and the attendees thanked VA and her colleague, for their time and their work, and for providing the presentation.

Minutes and Matters Arising

PT advised the meeting that some amendments to the October minutes have been made, and a post meeting note will be added. The updated minutes will be sent to members.

Rocks near Moxy – LA said that AR believes the rocks have been moved back to allow better access for buggies, wheelchairs etc. LA to check.

Action: LA

Parking at West Hoe – AR to have a meeting with PCC to discuss these issues. AR reported that work is ongoing.

Action: AR

LA said that he had enquired at PCC Ballard House, and was told that employees had been told not to park on West Hoe. Members noted that some employees have not been informed of this, and some are also choosing to use their permits at weekends etc.

Due to oversight – the minutes were not proposed or seconded at the September or October meetings.

The September minutes were proposed by Jacki Berry, and seconded by Kim Stevenson.

The October minutes were proposed by Martin Worrall and seconded by Carole Worrall.

3. Councillors Report

LA told the meeting that the Bowling Club were disappointed that their parking facilities at the Register Office were no longer available, and asked members if they could suggest any other free parking solutions. None were suggested, although sustainable options eg buses or bicycles could be considered.

A member commented that some of the seating along the Rusty Anchor footpath was urgently in need of repair, as some had no slats. Images to be sent to LA at lewis.allison@plymouth.gov.uk
PT advised that PWP is also looking into this. LA to liaise with Sarah Gibson.

A member advised the meeting that his vehicle had been involved in an accident, on Cliff Road, caused by a dumper truck involved with the Armada Way development, hitting a speed bump too fast and losing control. This is likely to be in contravention of the agreement for vehicle access to the site. It is not an approved route up Cliff Road. LA to follow up.

Action: LA

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.

A message from the D&C constabulary was received and is attached with this email.

Several members suggested that a more proactive/preventative approach by the police would be welcome. For example, checking exhausts of bikes driving along Southside, or up Madeira Road, or using a decibel meter in the same area at an appropriate time.

Peirson House - AR to follow up, as the finishing works behind and at the side of Peirson House have not been completed, although they may appear to be on paper. No answer has as yet been received from PCC.

A member noted that the steps at the side of Peirson House near the Walrus are not finished and the edges of the steps are crumbling. The steps are unlit at night, and very dark. LA to investigate lighting.

Action: LA

Planning Report (MW, CW)

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

Minutes of Planning Meeting discussions (see below)

MW presented the Planning report. No major issues or concerns were voiced. MW to monitor PCC response to the removal of listed building chimneys.

Action: MW

6. Neighbourhood Plan (JB)

Jacki Berry updated the meeting on the NP. Today, a revised draft of the NP was sent out to working group members. This consolidates all comments noted from the consultation and by PCC. The final draft will be available shortly. AR and LA will be invited to join a meeting with the working group in the new year to be briefed on progress of the final draft, following submission and review by PCC. LA accepted this invitation and expressed support.

7. Register Office (PT)

The context of the Register Office lies within the NP. At present, there is a pre-app proposal in Planning. The outcome is not known, as yet. When known, this will be discussed with AR and LA. Locality have gone to great lengths to assist HNF with the NP, with a very high level of detail to support the NP and protect the site.

LA was asked if there is a final date by which the NP must be submitted, to be in a position to go to referendum in May 2026.

Action: LA to find out (PT advises that this will be decided when draft is submitted in the near future)

AOB

- PT invited Richard Poynter (PCC Gardener) to the next meeting in January.
- PT advised that Sarah Gibson is the new CEO of Plymouth Waterfront Partnership, and will be invited to speak in the new year.

Next Meeting: The next meeting will be on Wednesday 28 January at 7pm.

PT thanked Councillors for their ongoing support, and their work at following up and assisting with resolving members' concerns within the Hoe Neighbourhood. She went on to thank members for their continued interest in the Forum and wished them a Merry Christmas. She looked forward to seeing them in the New Year.

21st Nov 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)**

**25/01485/LBC - Apartment 18, The Grand - 24 Elliot Street**

Replacement windows, Air Source Heat Pump to rear elevation and associated interior works.

The applicant states that the windows and internal joinery to the Solarium are constructed from modern softwood and MDF. The glass is modern tin-float single-glazing, and the plaster is modern gypsum. The space is neither heated nor ventilated and is adversely affected by the weather, leading to large temperature swings, condensation, mould and decay. The windows to the rear bedroom are the same; the room is north-facing, cold and uncomfortable.

Their proposal is for the:-

- Replacement of sashes to the existing window frames in the Solarium and rear bedroom, using sympathetic materials and profiles that match existing configurations.
- Repair and replacement of deteriorated softwood joinery within the Solarium, maintaining the current appearance and operation. Repairs to adjacent elements — soffits and walls — using traditional materials and techniques: lime plaster and mineral paint.
- Installation of underfloor heating within the Solarium, involving removal of modern tiles and screed, with reversible and low-impact installation techniques to safeguard the fabric.

- Installation of an air-source heat pump in the rear courtyard, positioned away from principal elevations and public views, with cable and pipe runs routed internally through the existing floor voids to avoid disturbing the historic interior.

**Comments by 16<sup>th</sup> Dec**

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25/01381/TCO - 30 Athenaeum Street
Ash - 2-3m shaping all round.

Comments by 9th Dec

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**25/01465/LBC** - 67 Citadel Road  
**25/01466/LBC** - 69 Citadel Road

Both applications are for the replacement of a single rear door in each property. The application is to replace the existing poor condition rear doors with a like for like replacement. This will preserve the character and appearance of the terrace whilst ensuring the long-term weatherproofing of the property as well as providing improved security and energy efficiency.

**Comments by 9<sup>th</sup> Dec**

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NOTE: 67 & 69 Citadel Road are a terraced pair of Grade 2 listed properties that are managed by LiveWest Homes housing association.

25/01105/LBC - 67 Citadel Road

Works to chimney including re-building damaged brick work, re-rendering, capping the chimney stack and other associated works including renewing the front and rear parapets/guttering. The applicant states that the chimneys are no longer in use and that the chimney stack and parapet wall have deteriorated, allowing water ingress during heavy rainfall. They propose to remove the chimney pots and cap the chimney stack, as seen on other properties in the street and therefore this will not appear incongruous within the streetscape. Additional repairs to the structures will provide long-term weatherproofing and structural stability.

Comments by 25th Nov

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**PLANNING APPLICATIONS (PREVIOUS)**

**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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25/01517/EXUS - 2 Crescent Avenue

Establish use as a dwellinghouse (Class C3)
Purchased and converted from a Guest house into a family property in 2015 and requesting retrospective change to Class C3 (Dwelling houses).

Awaiting decision

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**25/01278/FUL** 9 - 13 Lockyer Street

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

PCC state that:- The proposal is considered to result in harm to the architectural integrity of the building and terrace and its appearance which make a positive contribution to The Hoe Conservation Area. The proposed use of uPVC is an inappropriate material within the context of a Conservation Area. This would increase the presence of unsympathetic modern materials, further compounding previous inappropriate interventions and negatively impacting the architectural, aesthetic value of the terrace and character of the Conservation Area.

It was also noted that the existing uPVC windows are visible from a distance but are not as prominent as the ones considered here - and this is how Officers justified their inclusion previously. Incidentally, despite not being considered at the time, Officers commented in 2016 that replacing the more prominent windows considered here with uPVC equivalents would not be acceptable due to their prominence.

## Refused

## PATH presentation



pathdevon.org | charity no. 1097772

**Path** is an independent homelessness charity offering a range of services, from work with rough sleepers through to support for people to set up and maintain their tenancies.

**For over 30 years** we have been at the forefront of tackling homelessness in Plymouth



# The Housing Crisis in Plymouth



## Current Situation

- PCC are managing over 1,000 homelessness applications at any one time
- 90% increase in people needing temporary accommodation in the past 4 years
- Up to 90 people sleeping rough each month – doubled since 2023
- Up to 100 applicants for every affordable private rented property

## Underlying Causes

- 36% decline in social housing over the past 5 years
- Ongoing cost of living crisis
- 15 years of austerity and cuts to public services



Rough Sleeping  
Coordination and  
Delivery

Private Renting  
Access Service

Prevention and  
Tenancy Support

Criminal  
Justice  
Work

Hope Begins with Home

Refugee  
Programme



Temporary and emergency housing  
Social housing  
Landlords and the private sector



# Rough Sleeping

path

## Complexity of Need

- Trauma
- Neurodivergence
- Addiction
- Mental health

In 2024/25 Path supported **421** people sleeping rough

47

## Response

- Housing First approach – Path specialist houses, programme with Plymouth Community Homes
- Emergency shelter – Project 58:7 with Transforming Plymouth together
- Outreach team – rapid interventions and support [www.thestreelink.org.uk](http://www.thestreelink.org.uk)
- Case work – target priority group and long-term rough sleeper focus
- Partnerships – PCC, health & addiction services, Shekinah day centre, food providers and Soup Run
- Increased mental health support

47 is the average life expectancy of a rough sleeper.

# Thank you!

## Please donate to our Winter Appeal

Donations received between 9<sup>th</sup> and 2<sup>nd</sup> December will be doubled by the Big Give



[www.pathdevon.org/winterappeal](http://www.pathdevon.org/winterappeal)