



Newsletter December 2016



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BROADWAY THEATRE – THE NATIONAL PERSPECTIVE



The planning application to replace the theatre with apartments met with strong objections both locally and nationally. Amongst them were substantial and well-argued letters from two national bodies, The Theatres Trust and the Cinema Theatre Association. Confidential information on viability and a business plan were submitted from Bill Kenwright Ltd who operated successful seasons in 2013 and 2015. Here are some summaries/extracts from the former:

- The Broadway is one of the largest receiving theatres in the region. The 2001 renovation included the creation of a larger stage with lift, an expanded foyer, a range of new dressing rooms, back of house facilities, reseating and new carpets, new stage

lighting rigs, winches for lifting lighting rigs and light scenery, restoration of 1930 style décor, new carpets and stage curtains.

- “Overall the Broadway auditorium is now one of the finest remaining Odeon interiors in the country, offering ideal conditions for watching films or live performances”.
- “The Broadway has huge potential to be reopened on a permanent basis... It has never been managed by an experienced theatre operator... or been properly put out to tender to find an experienced theatre operator of the type required to programme a 1200 seat receiving theatre..... The applicant has failed to demonstrate that, if managed by an experienced theatre operator, the theatre is not viable”.
- “The facility would complement, not compete with, the existing venues in the city, including the 400 seat Key Theatre and the c850 seat Cresset, a multi-purpose function venue”.
- The two Bill Kenwright seasons were both artistically and financially successful.
- Large town centre theatres, once lost, are virtually impossible to replace as other uses of land are always more lucrative.
- Loss of The Broadway would be contrary to policy commitments contained in Peterborough Local Plan and the National Planning Policy Framework.
- “The Theatres Trust would be willing to discuss alternate development opportunities with the applicant that would enable the theatre to be retained”.

Your Society has been in touch with a local group looking to save The Broadway and has submitted its own objections to the planning application. We await the City Council’s decision, and, especially, what happens thereafter.

GUILDHALL WALK (PUBLIC v PRIVATE RIGHTS)

Most members will have received a Napier Nimbus e-mail on 3rd December. It concerned our bid to keep Guildhall Walk (beside Barclays Bank) open as a Public Right of Way by getting it included in the Definitive Rights of Way Map for Peterborough. David Jost attached an explanatory letter and 'user evidence form' for users of the Walk to complete. (He is still collecting them, by the way, and needs more. He can be contacted on 01733 313835.)

A more general concern is that the legal process we are going through for Guildhall Walk will not be available in the future. From 1st January 2026 ancient Rights of Way not on the Definitive Map may be extinguished under s53 of the Countryside and Rights of Way Act 2000. (Ancient in this case means rights of way that existed before 1949). All Parish Councils in Peterborough ought to check their footpaths and in the urban area there are numerous other privately owned links which may deserve formal protection before the 2026 cut-off.

FLETTON QUAYS UPDATE

Detailed applications for: the conversion of the former Railway Engine Sheds, new office block and multi-storey car park; the four blocks of apartments; access road; and the public realm works have all been approved. These approvals include: the riverside walk or promenade with allowances for the future installation of the bridge across the Nene and link under Town Bridge; some hard quayside capable of use as moorings and reconstruction of the Ayres Bas-relief.

This leaves the hotel, office block (fronting London Road) and Railway Warehouse and Whitworth Mill refurbishments and associated developments to be submitted for approval.



Demolition of the non-historic buildings, silos and other plant adjoining and part of the Mill commenced in early December and may well have been completed by the time you are reading this newsletter. A true impression of how this part of the riverside might look in the near future can now be had. The positive contribution the old Mill building makes can now be fully appreciated.

PETERBOROUGH LOCAL PLAN

Currently Peterborough's planning policies are spread over 3 documents called Development Plan Documents (Core Strategy DPD, Planning Policies DPD and Peterborough City Centre DPD). They are to be replaced shortly by one rather more neatly named Peterborough Local Plan. The latest draft of this (called the Further Draft) is currently out to consultation. Comments can be made on the Plan between 16th December 2016 and 9th February 2017.

You will find the Plan on the City Council's web site in the Planning and Development section under Planning Policies - New Local Plan. It will include preferred sites for new development, any village boundary changes and local green space designations.

Your Society will be making comments before the consultation period ends. Many policies are likely to simply be carried forward from the earlier Preliminary Draft (published in January 2016), and the really controversial parts are likely to be the larger areas allocated for new development.

IN BRIEF ...

Ideas for Peterborough 900 Stuart Orme gave a superb talk to the Society in October on preparations for the 900th anniversary of Peterborough Cathedral in 2018. He is working on a major year-long programme of events to promote both the Cathedral and the City - raise the number of visitors, promote the city as a place to live invest and work etc. He talked of a 3-tier programme. Tier one would focus on the Cathedral and its history; tier 2 would link in with other major events in the city and tier 3 would be community events. It would be good if the Civic Society could organise an event to take place during 2018 as part of this. Your ideas would be very welcome. Please pass your thoughts to any of the committee members.

How about joining Civic Voice? Peterborough Civic Society is affiliated to Civic Voice, the umbrella organisation for civic societies committed to making places more attractive enjoyable and distinctive. But it welcomes individual members too. It is a small charity. Only through a growing membership will it be financially independent. By joining Civic Voice you become part of the country's most important movement promoting civic pride and celebrating and protecting the places where we all live. You will be able to attend their meetings, receive all their publications, join and shape campaigns and benefit from being part of a growing movement. Individual membership is just £10.00 p.a. For more information www.civicvoice.org.uk

Email addresses If you have a new email address or have just joined email for the first time, please send updated details to our secretary Ian Webb at napier_nimbus@btinternet.com

PHOTOGRAPHS OF OUR CITY



1. The Memorial Hospital (now part of West Town Primary Academy) before alteration, with new steel frame, and now with façade incorporated into a new structure
2. Monkstone House, City Road – with reflection of late afternoon sunset
3. Cathedral and Town Hall – view from Asda car park – mid-afternoon
4. Cathedral, Guildhall and Cathedral Square – framed through Cathedral gateway, open during the evening of Sunday 11th December.

Toby Wood took these photographs during December and is always looking for different or interesting views of the city for inclusion in future newsletters. Please send contributions to tobywood2008@gmail.com

PLANNING APPLICATIONS

The following is a selection of the cases your Plans Groups have looked at since your last newsletter and decisions made on applications where we submitted comments previously. The reference numbers are given so that you can examine the plans if you wish on the City Council's web-site, http://www.peterborough.gov.uk/planning_and_building.aspx and by clicking on the Planning and Building Online Register.

Residential development (80 houses- outline) Uffington Road Barnack (15/01840/OUT). A major application for development outside the village envelope line Current situation: Application refused at Planning committee in March. Appeal lodged and will be the subject of a **Public Inquiry starting 24 Jan 2017.**

Single dwelling at Westhawe, Bretton (16/00270/OUT). Westhawe is a mature scheme of individually designed 'self-build' houses promoted by Peterborough Development Corporation on plots of sufficient size to give the street a distinctive quality character. We considered the subdivision of a plot to be out of character with this setting, overdevelopment in this context and would set an undesirable precedent. Current situation: Application refused as out of character with the area, adverse impact on neighbours and proximity of woodland. **Appeal dismissed.**

House at 27 Church St Northborough (16/01287/FUL). Comment; Oppose- the proposed dwelling will seriously affect the setting of No 27, a Listed Building, and the Northborough Conservation Area. **Application withdrawn following recommendation of refusal.**

Midgate House Entrance (16/01182/FUL). We suggested that the existing clock be re-used in the rebuilding. The applicant agreed to provide a clock of more modern design.

Housing Hampton Court, Westwood centre car park. (16/02184/R4FUL)
Comment: The provision of a significant number of affordable housing by a local housing association is very welcome. Layout could be changed to improve urban form and sense of enclosure. **Decision awaited.**

Alterations to Shop Front and Signage, 29 Long Causeway. (16/01750/FUL).
Comment: The alterations proposed, to the ground and first floor parts of the elevation, are out of scale and character with the remainder of the elevation. The effect would be over dominance in the street scene. Alterations to the elevation should be confined to the ground floor. Illuminated fascia signs should be confined to the central bay. **Awaiting decision.**

68 Dwellings. Flaxland, Bretton Woods. (16/01796/R4FUL)
The residential development of this site is supported in principle and the inclusion of 40% affordable housing is especially welcomed. However the layout is uninspired and unattractive. **Awaiting decision.**

Res Dev. 190 Dwellings Wittering. (16/01361/FUL)
The Civic Society does not object in principle to this proposal but permission for the residential development should be conditional on providing a practical set of measures to improve safety at the A1 junction. We made suggestions to enhance the appearance and reduce visual impact of the new housing in views from the south-west of the site. **Awaiting decision.**



*Merry Christmas
and a Happy New Year
to all Peterborough Civic Society members*