

PLANS GROUP REPORT

Our two Plans Groups continue to share fortnightly monitoring of planning applications, although no face-to-face meetings have been held since March 2020. On the City Council Planning website the Civic Society's comments should appear under the name "Peterborough Civic Society" in the list of Planning Application Documents.

Peterborough University

Plans for the first two phases of Peterborough University on the site of the old Wirrina car park have been approved and building of phase 1 is now well under way. We supported the phase 1 plans but objected to phase 2 mainly because of the absence of an integrated plan for the university and unacceptable design and location for a decked car park.

Northminster

We opposed plans to demolish the market and build a double tower of 335 apartments in 12 and 10 storeys blocks. Revised plans reduce the number of storeys to 10 but our major concerns remain unresolved and are focussed around the future of the market, the



A visualisation from the Peterborough Telegraph for the proposed apartment scheme in Northminster

scale of the scheme, the impact on the Cathedral setting and the inadequacy of car parking. Decision is awaited.

We opposed plans for an eight-storey development of student accommodation on the site of the former Solstice nightclub on the corner of Northminster Road and Brook Street, particularly for its impact on cathedral views from Stanley Recreation Ground. Approved by the City Council.

Embankment/Middleholme

With funding from the national Towns Fund and Cambridgeshire and Peterborough Combined Authority, a Masterplan for the Embankment and Middleholme (land east of the Parkway) was commissioned from consultants Barton Willmore in September 2021. The PCC brief for the Masterplan includes consideration of how the whole area might be developed, including the University, a possible football stadium with provision for other events and facilities, enhancement of the riverside area, a pedestrian/cycle bridge from the Embankment to Fletton Quays and a wider range of activities to attract more visitors.

We are very strongly opposed to a stadium on the Embankment for multiple reasons. A stadium on Middleholme would not have such a negative impact and we think this option should be kept open, although it is not ideal. We have given detailed comments in response to the first Masterplan public consultation (October 2021).

The consultants will prepare detailed options for further public consultation later this year and the Masterplan report is expected around the end of January 2022.

Ferry Meadows Activity Centre

We objected to a climbing activity centre on a lakeside site at Ferry Meadows on the basis that the location is inappropriate for a building of the proposed scale and because of traffic and access issues. Approved by the City Council.



Proposed design for climbing wall

North Westgate update

The developers, Hawksworth Ltd, met with representatives of the Civic Society in July 2021 to update us on plans for North Westgate. The scheme approved in 2018 will not be implemented because demand for office and retail space has slumped. Towards the end of 2021 Hawksworth hope to submit a revised plan with more residential provision and a larger square around the church than in the previous plans, with retail space, bars, cafes and restaurants around the square and with space for events. If all goes to plan it will be completed in 2027-8.



An artist's impression of the North Westgate regeneration project

Other planning applications

Amongst others, we objected to plans for 34 homes in Glington (refused by the City Council), a business park at Horsey Bridge (awaiting decision), an additional storey at 61 Bridge Street - former Pound Shop - (approved), conversion of a doctors' surgery at 14 Church Walk to a house in multiple occupation (approved) and a fixed canopy for a restaurant in Cowgate (refused).

We supported plans for a cycle/pedestrian path from Sutton to Stibbington (refused by the City Council) and demolition of Garden House in Minster Precincts for the construction of seven houses (awaiting decision).

We commented on plans for use of two unused courts for additional outside seating for the Willow Café in Central Park (awaiting decision by the City Council), plans for 57 flats at the Cherry Tree public house in Oundle Road (also awaiting decision).



Cherry Tree public house prior to demolition

We would like to thank all our members on the Plans Groups. These include Keith Lievesey (non-committee member volunteer), Henry Mansell Duckett, Peter Lee, Peter Sargent, Peter Beasley and ourselves. One or two new volunteers would be welcome to join us. Please contact either of us for more information on what is involved.

Derek Brown and Kem Mehmed