

PLANS GROUP REPORT



Derek Brown

Our Plans Group monitors all Peterborough planning applications. 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

The first phase of Peterborough University on the site of the old Wirrina car park is now open and phase 2 will be open within a few months. There will be multiple planning applications in the future as the University develops and plans for phase 3 have recently been submitted.



ARU Peterborough



Our views on phase 3 are generally positive and we shall be submitting comments shortly. As noted previously, we would like to see an integrated plan for the future development of the University and hope that will be released soon.

Northminster area

We opposed plans to demolish the market and build a 10 storey double tower of apartments because of concerns regarding the future of the market, the scale of the scheme, the impact on the Cathedral setting and the inadequacy of car parking. With some positive modifications the scheme was approved by the City Council and we have contributed to discussions on details of the scheme.

Following approval of the 10 storey Northminster scheme, revised plans increasing the height of the approved apartment block on the site of the former Solstice nightclub on the corner of Northminster Road and Brook Street from eight to 10 storeys were submitted. We opposed the development, particularly for its impact on Cathedral views from Stanley Recreation Ground and uninspiring design. Approved by the City Council.



Northminster: an artist's impression

North Westgate area

We have been in communication with the developers, Hawksworth Ltd, on plans for North Westgate but it appears that progress has again stalled and expected revised plans are yet to be published.

Towns Fund projects

PCC has been successful in attracting funding towards a series of projects which could have a significant impact on Peterborough. We are yet to see any planning applications other than for the Ferry Meadows Activity Centre approved by the City Council last year, but we have responded to several consultations regarding these projects.

We submitted detailed comments as part of the process of development of a Masterplan for the Embankment and Middleholme (published in March 2022). We are very positive about some aspects including the University, 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 the possible option of a stadium on the Embankment. While a new arena for Peterborough would be a great asset and is supported by the Civic Society, the proposed option including an arena would severely damage the new University, seriously degrade the outstanding historic views and setting of the Cathedral and concrete over large areas of the riverside green space that will become increasingly important, particularly as City centre housing and the University expand.

Artist's impression – river Nene pedestrian bridge



The hugely negative impact of a stadium on the Embankment on the City cannot be ignored and an alternative solution must be found.

We commented on two potential options for improvements to the shopping area in Lincoln Road. While improvements for pedestrians are positive we expressed concerns that the improvements relate to only a 200m section of Lincoln Road, green planting is very limited and there are clear problems with proposed cycling provision.



Lincoln Road, Millfield

Other planning applications

Digital advertising screens in the City Centre: We objected to plans for 15 digital advertising screens, mainly in the City Centre, because they would be detrimental to the City Centre Conservation area and would add to street clutter. Six of the screens were approved and nine refused by the City Council.

Twenty-five houses in Glington: We objected because the development was on agricultural land outside the village, was contrary to the neighbourhood plan and would be a traffic hazard. Refused by the City Council.

Bridge Street gondolas: We objected to proposed market “gondolas” on the grounds that they were an inadequate replacement for the old market, their visual appearance was negative and there are servicing issues. Approved by the City Council.



New market gondola, Bridge Street

Takeaway kiosk at Stanley Park: We objected because the proposed shipping container would be of unacceptable appearance, there was inadequate vehicle access, there would be negative impact on the area and no required services are available. Withdrawn by the applicant.

Industrial distribution warehouse units to the west of A1, north of Peterborough Services: This application relates principally to Huntingdonshire District Council but has implications for Peterborough. We objected because of the negative visual impact and it is contrary to the Huntingdonshire District Council Local Plan. Awaiting decision by the City Council and Huntingdon District Council.

Thorpe Hall: We objected to replacement of a significant area of granite setts in the courtyard with a patterned concrete finish because this would be inappropriate for the Grade 1 listed building. Awaiting decision by the City Council.

11 Park Crescent: We objected to planning in principle for two new dwellings and conversion of a coach house to residential use because of negative impact on the character of the Park Conservation Area, and outline plans would seriously degrade the historic character of the coach house and would result in possible loss or damage to multiple mature, protected trees. Approved by the City Council.

Burghley Mansions, Broadway: We commented on conversion of a coach house and garages to apartments as some details needed clarification. Approved by the City Council.

5 Fortune Buildings, Cowgate (retrospective application): We objected to a fixed canopy because the structure is unattractive and out of character with Cowgate and the Conservation Area as there are no other fixed canopies and it is contrary to shop front design guidance. Awaiting decision by the City Council.

We would like to thank all our members on the Plans Groups. These include Chris Ash, Peter Beasley, Derek Brown, Peter Lee, Keith Lievesey (non-committee member volunteer), Henry Mansell Duckett, Kem Mehmed and Peter Sargent. One or two new volunteers would be welcome to join us. If you are interested please contact Derek for more information on what is involved.

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