

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

We supported plans for the phase 3 "Living Lab" building, which is currently under construction on the Embankment. We continue to have concerns regarding the adequacy of car parking for the University and believe that additional capacity to that provided by the recently constructed temporary car park will be required in the future.

Westgate area

We supported plans to redevelop the former Westgate House/Beales department store as many of the features of the original Victorian building are to be retained and restored. With some modification, and following a lengthy public consultation, the plans have now been approved by the City Council.

We have continued to press the developers, Hawksworth Ltd, and the Council on plans for North Westgate but the two organisations are in dispute about delays to progress and the area continues to decline.

Towns Fund projects

Funding from the government "Towns Fund" has been secured for eight of the original 10 projects. We have responded positively to several consultations regarding these projects but few have yet progressed to the stage of planning applications.

Proposals for "The Vine" culture hub have gone through several iterations which have been successively less ambitious because of funding limitations. We are pleased that the latest proposal involves location of the main activities in the current Central Library building in Broadway, and possibly location of food and beverage facilities in the old railway workshops on Fletton Quays.

Plans for the Ferry Meadows Activity Centre were approved by the City Council last year, but so far only the new car park has been constructed.

The Masterplan for the Embankment has some very positive aspects, including the University, enhancement of the riverside area (which has unfortunately been dropped as a Towns Fund Project) and the River Nene pedestrian bridge from the Embankment to Fletton Quays. We strongly support this and it is now in the late design phase with a planning application expected soon.

A plan for improvements to the shopping area in Lincoln Road is well advanced. We support the improvements for pedestrians although we have conveyed our reservations regarding the green planting. A planning application is expected next year.

We supported plans for a Green Technology Centre at Peterborough College. However, we raised concerns regarding traffic and vehicle parking and we objected because of these concerns. Plans were approved by the City Council.

Proposals to improve access from the railway station to the City centre do not appear to have progressed beyond the concept phase and will no doubt need to be linked to the much larger development of the Levelling Up Fund project for the station quarter.

Regrettably, the exciting proposal for a Peterborough Museum extension to create a new Bronze Age extension has been abandoned.

East of England showground

Two outline planning applications have been submitted. One is for 650 dwellings and the other for a further 850 dwellings with commercial, leisure and educational facilities. We are not averse to the development of 1500 homes together with leisure facilities and supporting infrastructure on the showground site. However, we have objected to the current proposals as there are significant concerns regarding several aspects and, in particular, it is very difficult to view the two applications separately. The application for up to 650 dwellings alone, with much infrastructure and community, leisure, and retail facilities excluded, is untenable and the two applications should be combined. Another major concern is transport and traffic to and from the site. City Council decision is awaited.

We have also objected to retrospective plans for a temporary change of use from showground and exhibition hall to a car storage and distribution facility. We are concerned about traffic and access issues. The application is awaiting decision by the City Council.

Applications for 73 and 20 houses on adjacent sites in Helpston

We objected to the developments because they fail to meet multiple requirements of the Local Plan, largely as a consequence of the over-dense housing plan. City Council decision is awaited.

Industrial units in Oxney Road

We do not object to the land being developed for industrial use but we raised concerns about inadequate perimeter landscaping, access arrangements, possible impact on Flag Fen and the need for archaeological investigations. City Council decision is awaited.

Industrial units at Lynch Wood Business Park

We objected to this proposed development as it is markedly out of character with the area and would have a negative impact on the amenity of neighbouring residents and office staff. City Council decision is awaited.

Holywell ponds

We objected to plans to install a shipping container for storage on the site and the application was subsequently withdrawn.

Sixteen dwellings on site of the former John Clare pub in Gunthorpe

We objected to the proposals because of the overbearing scale of the development and inadequacy of parking arrangements. Application refused by City Council.

Conversion of office into 10 apartments at 18 Priestgate

Conversion to apartments is not inappropriate but we noted that the development is over-intensive and the amenity of residents in the proposed apartments would be poor. City Council decision is awaited.

Garden pavilion at the Grandstand, Wothorpe

We supported the application for extension to this Grade II* listed building as the proposed pavilion is distinct from the original structure and does not impose on the setting of the Grandstand.

Application was approved by City Council.

Commercial and six residential units at 52 Broadway

We had no objection in principle to the development but noted problems with the submitted design. City Council decision is awaited.

Demolition of Woodlands sports complex and redevelopment with 54 unit assisted living building at Splash Lane, Castor

We objected as the development would entail total loss of a non-designated heritage asset. The application has been withdrawn.

Coffee kiosk at Stanley Park

We supported the application subject to practical considerations. The application has been withdrawn.

“Coach House” at Peakirk House

We are not opposed but raised points regarding design details. City Council decision is awaited.

Conversion of Whitworth Mill to commercial units and 18 flats, and erection of 44 flats in three blocks at Fletton Quays

We supported the proposed development as it retains the essential appearance of the mill building. Also, the three blocks of flats are of a reasonable scale and the warehouse style is in tune with the appearance of the mill. City Council decision is awaited.

Three separate applications to demolish the house, widen the entrance, and demolition of outbuildings and construction of an annex at 1073 Lincoln Road

We objected to the demolition of this Locally Listed Heritage Asset. We objected to widening the entrance as there is no justification for a 5.5m width entrance. We objected to the demolition of outbuildings and construction of an annex because of impact on the structure and setting of the house and loss of a possibly historic barn. The first two applications were refused by the City Council and the third withdrawn.

Demolition of existing buildings and construction of eight dwellings in Minster precincts

We support the proposal for demolition of the Garden House, which is of little consequence, and the construction of eight terraced houses as long as the impact on cathedral views is shown to be minimal. City Council decision is awaited.

Underpinning of gateway at Thorpe Hall

We supported this restorative proposal. City Council decision is awaited.

Digital advertising screens on City Centre pavements

We objected to plans for another seven digital advertising screens in the City Centre because they would be detrimental to the City Centre Conservation area and would add to street clutter. City Council has only approved two.

We would like to thank all members of the Plans Group. These include Chris Ash, Derek Brown, Peter Lee, Keith Lievesley, Henry Mansell Duckett, Kem Mehmed, Peter Sargent and David Turnock. New volunteers would be welcome to join us. If you are interested please contact Derek for more information.

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