

Cottenham Village Design Group

Planning application comments

S/0764/03/F

Twenty Pence Road, Cottenham

Removal of Condition 2 of Planning Permission S/0259/00/F

We have no comment on this application

S/0765/03/F

Beach Road, Cottenham

Machinery Store/Hay Barn

The Design Group is opposed to building on open land outside the village framework in principal, on the grounds that it is likely to be unsympathetic with the locally distinctive open fen edge landscape. However, we recognise that where a clear need can be demonstrated in relation to agricultural or related activities it is reasonable to permit limited development. Such development should be of good design, and we are pleased to see that a simple, traditional form and appropriate materials are proposed in this case.

'This is a landscape of wide views and open spaces'

Cottenham Village Design Statement p.10

'Refer to local building forms and proportions ... Use good quality materials appropriate to Cottenham'

Cottenham Village Design Statement p.23

S/0834/03/F

27 Lambs Lane, Cottenham

Extension

We have no comment on this application

S/0862/03/F

15 Crowlands, Cottenham

Extensions

Although we do not object to this application, which is outside the conservation area and not on a prominent site, we do feel that the proposed design is complicated and in places poorly articulated - it might benefit from some simplification.

We note that the plans for this application are poorly presented and lacking in orientation and other explanatory information.

'Do not alter existing building lines without considering the resulting spatial effect'

Cottenham Village Design Statement p.22

S/0871/03/F

Plot 16, Pineview, Smithy Fen, Cottenham
Siting of Travellers Mobile Home

S/0872/03/F

Plot 14, Pineview, Smithy Fen, Cottenham
Siting of Travellers Mobile Home

S/0873/03/F

Plot 15, Pineview, Smithy Fen, Cottenham
Siting of Travellers Mobile Home

The Design Group is concerned by the large number of applications for Smithy Fen, Setchel Fen and adjacent areas submitted recently. Despite some limited development, this area, which is outside the village framework, is still of essentially rural character with the locally distinctive open views of fen edge landscape. We consider that the cumulative effect of additions to the planning consents already granted would seriously threaten the character of this landscape in this area. We also note that developments in this area, other than those essential for agriculture-related activity, do not conform to the essentially nuclear settlement pattern established within the parish and are likely to integrate poorly with the village and its facilities. In addition, we do not believe that caravans and mobile homes fulfil the high architectural standards and respect for locally distinctive building forms and materials which the Design Statement promotes.

We therefore object to these developments.

'This is a landscape of wide views and open spaces'

Cottenham Village Design Statement p.10

'Settlement patterns are key to the distinctive nature of the village ... new developments need to be integrated with the village and form part of a linked overall pattern'

Cottenham Village Design Statement p.12

'Buildings ... should acknowledge their Cottenham context ... Refer to local settlement patterns in layout. Respect local characteristics and context of the particular site. Refer to local building forms and proportions ... Use good quality materials appropriate to Cottenham'

Cottenham Village Design Statement p.23

S/0876/03/F

Land R/O 3 Eversley Close, Cottenham
House & Garage (Amended Design)

We commented on the previous designs for this site, noting that while weatherboarding is traditionally found on outbuildings in Cottenham, it is not traditional for dwellings. In a more prominent part of the Conservation Area we might have objected to this design, but in a secluded backland location it is more acceptable.

These considerations still apply, and we are disappointed that the overall appearance of the building is still more reminiscent of the vernacular of the southern part of the county rather than the fen edge.

We would welcome the use of locally distinctive buff plain clay tiles.

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Cottenham Village Design Statement p.23

S/0879/03/F

**The Village College, Cottenham
Skateboard Area**

We would welcome this development, which would provide much needed additional recreational facilities in the village. We hope that the applicants will consider whether any planting or other landscaping is desirable to shelter the development and reduce its visual impact.

'It is important that village community facilities are retained and increased to maintain vitality ... additional health, sporting and cultural facilities are required, together with informal meeting places for different age groups.'

Cottenham Village Design Statement p.5

S/0958/03/F

**Land at Water Lane, Cottenham
Retention of Existing Caravan Site**

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Applications viewed by John Williams and Jennie Blood-Smyth