

Cottenham Village Design Group

Planning application comments

S/1020/03/F

2 Setchell Drive, Cottenham

Siting of 2 Gypsy Caravans and Shower Block

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 this development.

'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/1074/03/CM

Cottenham Primary School, Lamb's Lane, Cottenham

Erection of 1 x 3 Bay Mobile Classroom for Educational Purposes

It is important to provide adequate facilities for education within the village. However, these facilities should be built to the same high standards of design and construction that we expect for residential and commercial developments. However, we do not object to this development as a short term measure.

'The infrastructure, including education and sewerage, must be improved to keep pace with an expanding population' Cottenham Village Design Statement p.5

'Use high quality buildings and layouts' Cottenham Village Design Statement p.7

S/1091/03/F

Rear Unit, Shortacre Works, Beach Road, Cottenham

Use of Premises for B1, B2 and B8 Use Including MOT Centre and Motor Vehicle Repair Workshop

We have no comment on this application

S/1101/03/CM

Cottenham Village College, High Street, Cottenham - Retention of 2 x 5 Bay Mobile Classrooms

It is important to provide adequate facilities for education within the village. However, these facilities should be built to the same high standards of design and construction that we expect for residential and commercial developments.

In this case, we are disappointed that it has proved necessary to retain these temporary structures. While we will not object to this application, it is apparent that there is now a permanent need for additional facilities at the Village College and we hope that funding will be forthcoming to allow for their replacement with more acceptable buildings at the earliest opportunity.

'The infrastructure, including education and sewerage, must be improved to keep pace with an expanding population' Cottenham Village Design Statement p.5

'Use high quality buildings and layouts' Cottenham Village Design Statement p.7

S/1104/03/F

Fen Bridge Farm, Broad Lane, Cottenham

Change of Use of Part of an Agricultural Building to Storage for Scaffolding Contractor

Provided the storage is restricted to the interior of the buildings and does not significantly affect the external character and appearance of the site we would have no objection to this development.

S/1115/03/F

155 & 157 Rampton Road, Cottenham - Alterations to Vehicular Accesses

We have no comment on this application

S/1120/03/F

Barn at 300 High Street, Cottenham

Conversion of Barn into Dwelling

The proposed conversion is of high architectural quality, faithful to local architectural traditions and materials, and sympathetic to much of the original structure of the barn.

The existing structure features a barrel-vaulted polycarbonate roof and external walkway, dating from a relatively recent conversion to use as a hot house, which would not be retained. Although not an original feature, and not characteristic of the village as a whole, this is an interesting, imaginative, distinctive and well-designed structure which is something of a landmark in the area.

A good case could certainly be made that the existing structure enhances the Conservation Area in a way that the replacement will not. However, this must be weighed against the undoubted architectural merit of the proposal and the present state of the building.

'The village is recognised and enjoyed not just for its typical buildings. Certain non-typical buildings contribute by their individuality to its character and are valued as local landmarks ...'

Cottenham Village Design Statement p.19

S/1158/03/F

Causeway House, Smithy Fen, Cottenham - Extensions

We have no comment on this application

Applications viewed by John Williams and Robin Heydon