

# Cottenham Village Design Group

## Planning application comments

### **S/2505/03/F**

#### **Plots 1-6 Pineview, off Water Lane, Smithy Fen - Use of Land as Gypsy Caravan Site**

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. We also note that developments in this area 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 that 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.'* (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 proportion. Use good quality materials appropriate to Cottenham.'* (Design Statement p.23)

### **S/2512/03/F**

#### **10 Kingfisher Way, Cottenham - Extension**

We have no comment on this application.

### **S/2558/03/F**

#### **16 Leopold Walk, Cottenham - Extension**

We have no comment on this application.

### **S/2591/03/F**

#### **Setbroad Farm, Oakington Road - Agricultural Dwelling**

The Design Group is in general opposed to new building on open land outside the village framework on the grounds that it is likely to disrupt the locally distinctive open character of the landscape. The present proposal would introduce a dwelling into an area that currently has few buildings. However, we do recognise that where a very strong 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 using locally appropriate forms and materials.

We have no comment on the proposed revisions to the building elevations.

*'This is a landscape of wide views and open spaces.'* (Cottenham Village Design Statement p.10)

*'Refer to local building forms and proportion. Use good quality materials appropriate to Cottenham.'* (Design Statement p.23)

## **S/2626/03/F**

### **129 High Street, Cottenham - Variation condition 1 of permission C/68/806 to allow use of garage as music room**

We assume that this development is intended for small-scale commercial use.

The Design Group supports the re-use of existing buildings for this purpose and therefore we endorse this development. We feel that the modest changes proposed to the building do, if anything, improve its appearance.

*'Small scale enterprises will be welcomed within the village ... encourage applications for their conversion to sympathetic business use.'* (Cottenham Village Design Statement p.7)

*'conversions where appropriate: this form of backland development can integrate well with the existing village character.'* (Design Statement p.23)

Applications viewed by Steven Poole and Robin Heydon, 14th January 2004.