

Cottenham Village Design Group

Planning application comments

S/0644/04/A

The Hopbind, High Street, Cottenham - Signs

The Design Group considers that the proposed level of illumination to the front of the building is excessive. We accept the need to provide some external lighting but feel that the combination of illuminated signage, lanterns and floodlights is both unnecessary and intrusive in this location. We suggest that this lighting is reviewed and significantly reduced.

'Restrict the brightness of external and internal lighting' (Cottenham Village Design Statement p.7)

'The muted levels of current lighting should be preserved.' (Design Statement p.25)

S/0676/04/F

49 Pelham Way, Cottenham - Extension

We have no comment on this application.

S/0689/04/CAC

172 High Street, Cottenham - Total Demolition of Outbuilding

In conjunction with application S/0462/04/F, the Design Group would support this application as the existing commercial use would be retained. However, we note that this application has recently been withdrawn and therefore we are unclear about the future plans for this site. We cannot support this demolition without a clear intention for re-use of the site.

'Small-scale enterprises will be welcomed within the village. Barns and yards provide scope to locate businesses within the village. Use high quality buildings and layouts.' (Cottenham Village Design Statement p.7)

S/0699/04/F

Setbroad Farm, Oakington Road, Cottenham - Shed/Greenhouse and Poultry Shed

and

S/0700/04/LDC

Setbroad Farm, Oakington Road, Cottenham - Certificate of Lawfulness (Annexe)

There have been a number of separate planning applications and recently some associated enforcement activities relating to this site. The Design Group would have preferred to see a more co-ordinated approach to the development. We have no comment on these individual applications but do feel that this piecemeal approach may soon result in this site becoming overdeveloped. However, we are pleased to see the retention of part of the site as an orchard.

'Orchards are part of the village heritage and should be retained.' (Cottenham Village Design Statement p.10)

S/0701/04/F

**Setbroad Farm, Oakington Road, Cottenham - Change of Use: Caravan Storage
(Retrospective)**

We have no comment on this application.

S/0727/04/F

9 Histon Road, Cottenham - Extensions

Although within the conservation area, these extensions will not be visible from the street, they are relatively minor and matching materials are proposed. The Design Group is therefore happy to support this application.

S/0761/04/F

Plots 1-11 Victoria View off Orchard Drive, Smithy Fen, Cottenham - Gypsy Caravan Site (11 Pitches) (Part Retrospective)

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/0802/04/F

Heatherlands, Long Drove, Cottenham - Extensions

We have no comment on this application.

S/0820/04/LB and S/0821/04/F

The John Morton Trust Almshouses, Cottenham - Alterations and Extensions

These are prominent listed buildings for which the Design Group would expect to see well-considered proposals backed-up by high quality plans. This application achieves these goals. The replacement extensions remain in-scale with the main buildings and alterations are limited to those required to support the revised accommodation. Plans are extensive and extremely detailed.

It is not clear whether any maintenance work is planned to the front elevations. If such work is planned, unnecessary cleaning and/or re-pointing should be avoided.

'Buildings should be maintained using original or sympathetic materials and details. Brickwork should be retained in its original state, characteristically unpainted: repointing should use appropriately coloured lime mortars: sandblasting is detrimental.' (Cottenham Village Design Statement p.22)

S/0830/04/F

Ladybird Pre-School, King George Playing Field, Cottenham - Extension

The Design Group supports the provision of community facilities and is pleased to see this proposal. The plans show an appropriate extension to this building, suitable for this location.

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

'Use high quality buildings and layouts' (Design Statement p.7)

Applications viewed by Steven Poole and Rob van der Linden, 27th April 2004.