

Cottenham Village Design Group

Planning application comments

S/1481/04/F

101 High Street, Cottenham – Double Garage with Study / Hobbies Room Above

The Design Group supports the location of this building at the rear of the site and we are pleased to see the reduction in scale proposed by this new application.

'Respect local characteristics and context of the particular site. Refer to local building forms and proportion. Use good quality materials appropriate to Cottenham.' (Cottenham Village Design Statement p.23)

S/1488/04/F

13 Lyles Road, Cottenham – Conservatory

We have no comment on this application.

S/1494/04/F

Co-operative Store, High Street, Cottenham – Fencing and Cage to Accommodate New Attenuation Units to Air Conditioning Units

We have no comment on this application.

S/1503/04/CAC

Units 7, 8 & 10 Watsons Yard, High Street, Cottenham – Demolition of Outbuildings

and

S/1504/04/F

Units 7, 8 & 10 Watsons Yard, High Street, Cottenham – Erection of Office Building Following Demolition of Existing

This development will significantly enhance this location whilst retaining the existing commercial use; the current collection of low quality and temporary buildings will be brought together into one purpose designed structure making good use of locally appropriate materials – brick, weatherboarding and pantiles. The Design Group therefore supports this redevelopment.

We note that some of the allocated car parking spaces are located to the front of the building where they will be very visible when entering the site and also from the High Street. It would be preferred if an alternative location could be identified for this parking.

'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/1515/04/F

R/O 151 High Street (Access From Rooks Street), Cottenham – Bungalow

This development is located in the Conservation Area where we would look for careful specification of materials. In this case we would wish to see a buff colour brick, natural slate and wooden joinery. It is not completely clear that such materials are proposed.

'Respect local characteristics and context of the particular site. Refer to local building forms and proportion. Use good quality materials appropriate to Cottenham.' (Cottenham Village Design Statement p.23)

S/1531/04/F

Land R/O 2 Bramley Close, Cottenham – Change of Use: Agricultural to Garden Land (Retrospective)

This proposal appears to involve land currently designated as part of the Cambridge Green Belt. The Design Group has some concern about this change of use and would wish to ensure that restrictions are maintained to prevent the erection of any building on this land.

'The village framework at the southern edge is defined by the Cambridge Green Belt (1992) which is important for maintaining the separation of Histon from Cottenham.' (Cottenham Village Design Statement p.8)

S/1569/04/F

Land off Victoria View, Smithy Fen, Cottenham – Siting of 4 Gypsy Caravans

The Design Group is seriously concerned by the continuing applications of this type in Smithy Fen. Despite some development, this area, which is outside the village framework, is still of essentially rural character with 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.

We also note that access to this development is via Victoria View, the subject of another recent planning application, reference S/0761/04/F. This earlier application does not make any provision for this access.

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

'Settlement patterns are a 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/1589/04/F

Water Lane, Smithy Fen, Cottenham – Siting of 2 Gypsy Caravans

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S/1590/04/F

North Fen Farm, Cottenham – 17.5 Metre High Telecommunications Monopole and Associated Development

This application does not include a complete justification for the additional coverage provided by this development. The Design Group would wish to be absolutely satisfied that existing provision was insufficient before supporting a development of this type. We also question whether the proposed height is really necessary.

Given a proven need, and that that need could not be fulfilled by further sharing of the Orange/T-Mobile mast at Clarkes' Orchard, the site chosen is apparently suitable in that it is located well away from residential development and provides partial screening. However, it will still have an impact on the valued characteristic open landscape surrounding Cottenham.

'There are long views over flat, open countryside ... with few farmsteads, trees or other landmarks' (Cottenham Village Design Statement p.8)

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

Applications viewed by Steven Poole and Mike Smith, 17th August 2004.