

Cottenham Village Design Group

Planning application comments

S/0882/06/F

5 Corbett Street, Cottenham – Carport and Workshop / Garden Store

Although this is a straightforward development, we feel that the supplied documents and plans are missing important details. For example, it is not stated whether the 'reclaimed bricks' match those used on the existing house and extension/annex nor what material is specified for the window frames. As this is a Conservation Area location, we would wish all brickwork to match existing and all joinery to be painted wood.

'Use good quality materials appropriate to Cottenham.' (Cottenham Village Design Statement p.23)

S/0883/06/F

35 Histon Road, Cottenham – Extension and Detached Garage

The Design Group considers this to be an appropriate development for this building in this location.

S/1027/06/CM

Cottenham Village College, High Street, Cottenham – Retention of 2 x 5-Bay Mobile Classrooms Until 31 July 2009

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. We do not object to the renewal of this permission as a short-term measure but do suggest that consideration be given to replacement with a more permanent structure once capital budgets allow.

'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)

S/1034/06/F

Land at Broad Lane Stables, Cottenham – Floodlit Manege and Parking

This proposed development is in a sensitive location close to the village edge, yet in the open countryside and adjacent to a lane used to provide pedestrian access to Cottenham's footpath network. The Design Group would therefore expect to see a high quality application with extensive consideration given to site layout, materials and landscaping. We are therefore disappointed to see this rather bland application that specifies pattern-book buildings, provides only crude drawings/plans and includes absolutely no landscaping proposal.

We also have some concern regarding the proposal to floodlight the manege. We would want to be satisfied that the lighting was specified and erected such that light spillage into the village and into the open countryside was minimised. Further details are needed on this scheme.

We therefore strongly object to this development in this form. However, we do support the development of small local businesses and therefore would be happy to see a higher quality application of this type for this site.

'New developments on the village edge should give high priority to landscape design, to protect and enhance the external view of the village. Shelter and contain the edge using appropriate native broadleaf species. This is a landscape of wide views and open spaces. Plant native species to retain landscape character and to benefit wildlife.' (Cottenham Village Design Statement p.9 and p.10)

'Small-scale enterprises will be welcomed within the village.' (Village Design Statement p.7)

'Reduce the visual impact of business parking by planting.' (Village Design Statement p.7)

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

'Use good quality materials appropriate to Cottenham.' (Village Design Statement p.23)

Applications viewed by Steven Poole and Alex Darby, 31st May 2006.