

Cottenham Village Design Group

Planning application comments

S/1467/06/F

7 Church Lane, Cottenham – Extensions

We assume that in this Conservation Area location, appropriate materials will be specified – including painted wood for all joinery and areas of ‘boarding’.

‘Buildings should be maintained using original or sympathetic materials and details. The style and materials used for replacement doors and windows should match those of the original building.’ (Cottenham Village Design Statement p.22)

‘Use good quality materials appropriate to Cottenham.’ (Design Statement p.23)

S/1534/06/F

The Lakes, Twenty Pence Road, Cottenham – Relocation of Highway Access

S/1535/06/O

The Lakes, Twenty Pence Road, Cottenham – 3 x Residential Building Plots

S/1536/06/O

The Lakes, Twenty Pence Road, Cottenham – 3 x Residential Building Plots

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. Although this location is more screened than most, we consider this to be an inappropriate location for new development of this sort.

We therefore object to any new residential development in this location.

Regarding highway access, the Design Group would normally support any proposal that might improve road safety. In this case, we recognise that existing site access arrangements are said to be inadequate and that safe access is desirable. However, the proposed changes appear to give more consideration to providing access for possible future developments than to optimising safety. We would prefer to see a solution that merged ALL access points into one location – with this chosen on the basis of safest access to the road.

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

‘Road safety needs to be improved...’ (Design Statement p.24)

S/1543/06/F

215 High Street, Cottenham – Extension and First Floor Self Contained Flat

The Design Group supports this application as it allows development of a local business and proposes an extension which is in-keeping with the current building and its location. We would expect that appropriate and high quality materials would be specified in this central Conservation Area location.

Re-location of the restaurant kitchen and provision of the 2nd flat above this may introduce additional fire safety issues; we assume that this will be assessed by the fire authority and any necessary precautions taken.

'It is important to retain and develop Cottenham's character as a working village offering a variety of employment. Small-scale enterprises will be welcomed within the village.'

(Cottenham Village Design Statement p.7)

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

S/1565/06/F

10 Dunstal Fields, Cottenham – Single Storey Front Extension

We have no comment on this application.

S/1631/06/F

Plots 5, 5A, 6, 10 & 11 Orchard Drive Smithy Fen, Cottenham – Use of Land as Gypsy Caravan Site (5 Pitches) (Retrospective Application)

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 do not consider that these concerns are lessened at all by the temporary nature of this application. 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 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)

Applications viewed by Steven Poole and Michael Smith, 30th August 2006.