

Cottenham Village Design Group

Planning application comments

S/1545/09/F

123 Coolidge Gardens, Cottenham – Porch

We have no comment on this application.

S/1548/09/F

2 Bramley Close, Cottenham – Extension, and Decking

We have no comment on this application.

S/1178/09/F

Plot 12 Victoria View, Smithy Fen, Cottenham – Temporary permission for chalet, touring caravan and wooden day room (Retrospective)

The Design Group is 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.

We object to this development.

The Design Group contributed to a planning inquiry following appeal against refusal of a previous application relating to this same site. This appeal was subsequently dismissed on 7th December 2005. We are disappointed that this plot is the subject of a new and almost identical application four years later.

'L/4: This is a landscape of wide views and open spaces. Efforts should be made to minimise impact of developments on the character of this landscape.' (Cottenham Village Design Statement p.6)

'S/1: Settlement patterns are a key to the distinctive nature of the village. S/2: New developments need to be integrated with the village and form part of a linked overall pattern.' (Design Statement p.7)

'B/8: The impact of mobile homes, whether sited individually or in small groups, should be minimized by landscaping or other mitigation measures.' (Design Statement p.19)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Steven Poole & John Williams, 6th December 2009 (S/1545/09/F & S/1548/09/F) and Steven Poole & Alexander Thoukydides, 29th December 2009 (S/1178/09/F). All quoted text is taken from the Cottenham Village Design Statement, Supplementary Planning Document: <http://www.cvdg.org/design-statement-2007.pdf>. Comments are based solely on the principles and guidelines set out in this document.