

Cottenham Village Design Group

Planning application comments

S/1279/11

9 Courtyard Way, Cottenham, Cambridge, CB4 8SF - Part garage conversion and two storey side extension

We have no comment on this proposal.

S/0010/11

Plot No 4 & 5 Pine Lane, Smithy Fen - Siting of two static caravans, two touring caravans, two utility blocks, one temporary

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.

'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)

S/1119/11

Cottenham Primary School, Lambs Lane - Erection of seven bay mobile classroom on existing primary school site until the end of August 2016

The Design Group supports necessary educational provision and would prefer to see in all cases suitably designed permanent structures, however it is understood that in this case the need is of a temporary nature.

'B/8: Mobile homes or other less permanent buildings are unlikely to acknowledge their Cottenham context.

• Temporary buildings are acceptable when there is a short-term agricultural or educational need. Where there is an associated long-term need, consideration should be given at that time to how this need can be met resulting in the eventual removal of any temporary buildings.' (Design Statement p.19)

S/1175/11

Ladybird Pre School, King Georges Playing Field, Lambs Lane - Installation of a Coniston Wall Mounted Canopy system with Side Fill

The Design Group is supportive of the intent to improve the educational provision available within this facility. The building itself is not especially attractive and the Design Group considers that these changes offer only minimal impact.

S/0329/11

Chear Fen Farm, Willow Grange, Ely Road, Chittering - Change to Access and Extension to Hours of Operation of Use of Land as Clay Shooting Ground, Change of Use of Agricultural Building to Clubhouse, Toilet Block, Storage Containers, Scaffolding Towers, Bunds, Fencing, and Pathways

The Cottenham Village Design Statement supports the provision of recreational activities. This development is on the edge of Cottenham Parish and may be better considered in the context of neighbouring Chittering. The application appears to be mainly concerned with extended opening hours however some further proposals are also mentioned but sufficient details to enable us to comment further do not seem to be included.

'E/4: Restrict the brightness of external and internal lighting to minimise light pollution and glare. Just as we value the 'green belt' by day, we should preserve the 'dark belt' by night.

'E/5: Building design, materials and site layout should be compatible with the surrounding area and, where appropriate, reflect their Cottenham context.

• Reduce the visual impact of new and existing sites by planting native broadleaf species and hedgerow shrubs.' (Design Statement p.3)

'L/2: Essential elements of the parish's distinctive Fen Edge landscape character should be protected.

• New developments should minimise the impact on existing landscape qualities and features.

• New developments should contribute positively to the quality of the landscape and enjoyment of the environment.

• There is considerable room for the improvement of wildlife habitat and protection. This creates opportunities for developers to address these aspects within their schemes and enhance the assets of the village.'

'L/3: New developments on the village edge should give high priority to landscape design and management of light pollution, to protect and enhance the external view of the village.

• Achieve well-designed compositions using hedge and woodland screens.

• Maintain dark skies in the countryside at night by minimising light spillage from new development.'

'L/4: Action by landowners, community groups and individuals.

• Plant native and/or locally typical species to retain landscape character and to benefit wildlife within the village.

• 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. (Design Statement p.6)

'B/6: Respect local characteristics and context of the particular site.

• Use good quality materials – whether modern or traditional – which are appropriate to Cottenham.

• Refer to locally distinctive details; accurately match these to the chosen building form and avoid mixing styles or historical references in the same building.

• Respond to typical settings and garden forms and avoid large areas of hard surfacing. (Design Statement p.19)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Steven Poole, 24th July 2011. 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.