

Cottenham Village Design Group

Planning application comments

S/0460/14/FL

Chear Fen Farm Long Drove Cottenham - Temporary Positioning of Porta-Cabin

The Design Group are not in favour of the use of temporary buildings but can understand how a short term need can arise. In this location and situated between existing buildings, we consider this proposal for a temporary building to be acceptable.

'E/5: Commercial and industrial developments should be designed to high architectural standards.

- 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)

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

- The impact of mobile homes, whether sited individually or in small groups, should be minimized by landscaping or other mitigation measures.*
- 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/0638/14/FL

1-5 Pine Lane Smithy Fen Cottenham - Use of land for three Gypsy and Traveller residential pitches comprising double pitch with four caravans, of which no more than two would be static caravans, and two dayrooms (Plot 1&2); single pitch with two caravans, of which no more than one would be a static caravan, and dayroom (Plot 3); and double pitch site with four caravans, of which no more than two would be static caravans, and amenity building (Plot 4&5)

The history of the plots here is complex and there has been a long history with the Design Group having previously objected to similar development of this site - our views here are unchanged.

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.

'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.' (Design Statement p.6)

'S/1: Settlement patterns are a key to the distinctive nature of the village.' (Design Statement p.7)

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

- 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/0202/14/FL

88 Rampton Road Cottenham - Erection of a detached 3-bedroom dwelling following demolition of existing garage

The Design Group has previously commented on a number of proposals for this site. This application is for a more contemporary design which the design group are supportive of.

The building is appropriate in scale and well-placed on the plot. Although atypical for Cottenham, the specification of red bricks to match the adjacent dwellings is appropriate.

'B/6: New developments should acknowledge their Cottenham context and avoid patternbook designs. Respect local characteristics and context of the particular site. Refer to local building forms and proportion. There is a variety of proportions throughout the village: developments can reflect those which are adjacent. 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.' (Cottenham Village Design Statement p.19)

Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby and Steve Poole April 30th 2014. 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.