

2nd December 2021
Our Ref: 21.8045

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Planning Department
East Devon District Council
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Dear Sir/Madam

Re: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) FULL PLANNING PERMISSION FOR THE PREVIOUSLY CONSENTED (REF: 17/2336/MFUL) RECONFIGURATION OF THE EXISTING PUBLIC HOUSE AND THE CONSTRUCTION OF A NEW TWO STOREY 33 No. BED HOTEL BUILDING TOGETHER WITH ASSOCIATED INFRASTRUCTURE CAT & FIDDLE INN, CLYST ST MARY, EXETER

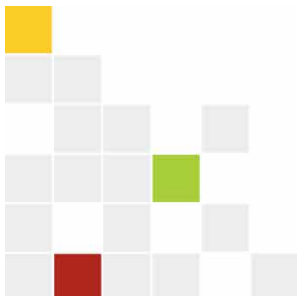
On behalf of our client, St Austell Brewery Limited, Boyer is pleased to submit a full planning application for the previously consented (Ref: 17/2336/MFUL) reconfiguration of the existing public house and the construction of a new two storey 33 No. bed hotel building together with associated infrastructure at the Cat & Fiddle Inn, Clyst St Mary, Exeter.

Rationale for Proposal

St Austell Brewery (SAB) is an independent and family-run brewery, which is one of the largest wholesale distributors of alcohol in the South West of England. The brewery also has a significant portfolio of pubs, inns and hotels that are renowned for their high quality.

SAB purchased the Cat & Fiddle pub with the intention of reconfiguring the existing pub and constructing a new 33 No. bed hotel. They identified a need for the hotel to serve the local attractions and the wider tourist market in East Devon. The pub and newly built hotel would be operated in conjunction with one another similarly to the County Arms Hotel, Truro. At this site, there is a separate reception area for the hotel but guests use the pub and restaurant facilities for breakfast and other meals. The proposed accommodation at the Cat & Fiddle is to be operated in the same way as the County Arms.

It is expected that the proposed development will generate significant economic benefits to the area in terms of the creation of jobs and investment. This will occur during both the construction and operational phases of the development



Proposed Development

As identified above, the proposed development comprises two elements.

The first element of the scheme includes the refurbishment and reconfiguration of the existing public house to enable it to meet modern customer expectations in the 21st century. This will be achieved by reducing the existing size and footprint of the building, and reconfiguring its layout to enable the creation of a new carvery, an indoor children's play area and a larger restaurant dining area. The floorspace will therefore be reduced from 974 sqm to 708 sqm.

The second part involves the construction of a new two storey hotel building, which would accommodate approximately 33 bedrooms arranged over two floors. It will be designed to be in keeping with the existing public house and surrounding residential properties. It will be of a scale and mass that will ensure the immediacy of the public house. The hotel is to be located on the western car park.

In terms of the access arrangements, the existing A3052 access is to be retained. Discussions with Devon County Council have confirmed that one access is deemed to be acceptable to service the site. The proposal will accommodate 154 car parking spaces including 5 disabled spaces.

Community Consultation

A number of activities were undertaken to inform the local community consultation prior to the submission of the original planning application in 2017 and the renewed application. This included a presentation to Members of the Parish Council in July 2017, a roundtable session with local residents and consultation with the neighbours which included hand delivered letters and a consultation webpage for public viewing which provided full detail of the proposal given the passage of time. Substantial feedback was given during each consultation, which has helped inform the development proposals.

Pre-Application Discussions

In addition, extensive pre-application discussions were held with East Devon District Council. Initially, a formal pre-application submission was made on 30th September 2016. Written pre-application advice was received from the Council in November 2016, outlining the prospects of securing planning permission at the site. The advice outlined the site's position relative to the planning policy context and highlighted technical issues at the site that required resolution such as flooding and highways.

Following the advice received from the Council, a series of technical advice notes were prepared (in terms of the proposal's economic benefits, planning policy interpretation, highways, design and drainage matters). These advice notes formed the basis of discussions at a series of meetings held with Councillors and Council Officers, which culminated in a presentation to the Members Advisory Panel at the end of July 2017.

Following the submission of the technical notes and the Members Advisory Panel presentation, the Council confirmed that they would be supportive of the scheme. This was on the basis that it would provide for and increase the wider tourist industry in the District, support the neighbouring uses on the A3052 (such as West point, Crealy Adventure Park and Hill Barton Business Park) and provide training opportunities for local apprenticeships. Additionally, it was felt that the proposal will create significant

employment opportunities and would result in having a positive impact on the economy with East Devon.

Application Submission

The planning application submission comprises the following information:

- Completed Planning Application Forms & Ownership Certificates;
- Site Location Plan (DWG Ref: 001);
- Block Plan (DWG Ref: 002);
- Suite of Application Drawings (see attached sheet);
- Design & Access Statement;
- Planning Statement (including Sustainability Statement and Arboricultural Assessment);
- Transport Statement;
- Ecological Appraisal;
- Noise Assessment;
- Flood Risk Assessment;
- Statement of Community Involvement; and
- Economic Benefits Statement.

In addition, a cheque will follow, which is to be sent directly to the Local Planning Authority, for the sum of £10,164.00 as payment of the planning application fee (Planning Portal Ref: PP-10386851). We would be grateful if you can forward a receipt for the application fee at your earliest convenience.

Post Submission Arrangements

It is considered that this application submission meets the requirements of East Devon District Council and that there is sufficient information to make a determination. However, we would be happy to continue the good working relationship that has been developed with Officers and welcome the opportunity to continue to meet to discuss the application.

Accordingly, we look forward to receiving notification that the application has been registered. However, if you have any immediate queries, please do not hesitate to contact me. Yours sincerely

Yours sincerely,

Lewis Taylor
Graduate Planner



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