



# Statement of Community Involvement



Catt and Fiddle Inn, Clyst St Mary, Exeter



**Boyer**

Report Control

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Primary Author	Lewis Taylor
Checked By:	Simon Barry

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## **APPENDIX**

Appendix One – Council’s Response Following Members Advisory Panel

# 1. INTRODUCTION

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Boyer Limited on behalf of St Austell Brewery (the applicant). St Austell Brewery is a Cornwall based brewery that was founded in 1851. The company is renowned brewer of beers and ales and has a thriving estate of pubs, inns and hotels that stretches from the Isles of Scilly to Bristol. Local pubs include the Dolphin and Samuel Jones in Exeter as well as the Globe in Topsham.
- 1.2 The SCI supports an application that has been prepared in the context of the previously consented planning permission for the same works (Ref 17/2336/MFUL) as granted January 2018 and the subsequent Variation of Conditions approval (Ref 18/0223/VAR) granted March 2018.
- 1.3 The site currently comprises the Cat and Fiddle Inn together with associated parking and garden/outside play area. The total site area extends to around 0.77ha. It is located to the north of the A3052 approximately 1.2 km east of the village of Clyst St Mary.
- 1.4 Directly to the north and west of the site is a residential mobile home park, which is also known as the Cat & Fiddle comprises 155 units. There are also a small cluster of residential properties to the south of the A3052 together with the Exeter City Football Club Training Grounds. In the wider context, there is a significant level of development along A3052 including Hill Barton Business Park, Crealy Adventure Park and Westpoint Conference Centre.
- 1.5 The pub occupies a position immediately to the north of the pavement which extends along the frontage of the road. A considerable number of additions have been made to the rear of the original building including a restaurant area and skittle/games room. There is a large open car park to the north, east and west of the building,
- 1.6 The proposed development comprises two elements. The first involves the refurbishment and reconfiguration of the existing public house. This will be achieved by reducing the existing size and footprint of the building, and will involve the creation of a new carvery, an indoor children's play area and a larger restaurant dining area. In terms of existing floorspace, it is 974 sq. m. However, the proposals will reduce the size of the pub to 708 sq. m.
- 1.7 The second element of the scheme is 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. The new building is to be located on the western car park given the flooding constraints of the eastern part of the site.
- 1.8 The previously consented proposal was subject to extensive pre-applications discussions with the local community, Councillors and Planning Officers from East Devon District Council. As it will be set out in this SCI, these discussions have informed and guided the proposals for the refurbished pub and the new hotel, which it is hoped meets the requirements of both the District Council and the local community.

- 1.9 The accompanying supporting Planning Statement set outs the policy position. It notes that whilst the site is located outside of the settlement boundary and as a result there is a presumption against development, the benefits arising from the scheme and the lack of technical constraints have meant the District Council are supportive of the proposal.
- 1.10 In terms of this document, the SCI outlines the consultation that has been undertaken to inform the development proposals for the site and how the local community's response has been addressed by the proposals. It describes the format of the community involvement undertaken, the extent of engagement and the impact on the development proposals.
- 1.11 This Statement is structured as follows:
- Section 2: provides an outline of the consultation process that has been adopted;
  - Section 3: sets out the consultation process undertaken;
  - Section 4: examines the feedback received and how this has influenced the RM application; and
  - Section 5: concludes the SCI

## 2. POLICY CONTEXT

2.1 This SCI has been prepared in accordance with the provisions of the East Devon District Council (EDDC) Statement of Community Involvement (2020) and the National Planning Policy Framework (NPPF) (2021).

### **East Devon Statement of Community Involvement**

2.2 The Council's SCI sets out how they will engage with the local community when a planning application is made and the requirements placed on applicant when submitting an application for a complex proposal.

2.3 It states that in line with legislation, as a minimum planning applications will be advertised in one of the following ways:

- through an advertisement in the local newspaper;
- by posting a notice on the application site; or
- by a letter to immediate neighbours.

2.4 Additional consultation, using two or more of these methods and by writing to less immediate neighbours or other interested parties, will also be carried out depending on the circumstances.

2.5 In addition, the SCI identifies that minimum requirements are set for pre-submission consultation on major applications, for which the applicant is responsible. Where major development is proposed the applicant must consult the local community prior to submitting the planning application and demonstrate how the issues raised through the consultation have been addressed.

2.6 As a minimum, proposals should be sent to the relevant Parish Council, available to view online, a staffed public exhibition should be held and the local community should be notified in writing and by public notice. Responses should be recorded in writing and material should be available in a variety of formats to meet equalities legislation.

### **NPPF**

2.7 The NPPF presents the Government's planning policies for England and how these are expected to be applied. The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7).

2.8 At Paragraph 10, the NPPF states that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

- 2.9 Pre-application engagement and the 'front loading' of the process is also encouraged within the NPPF. Paragraph 39 qualifies that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It adds that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 2.10 Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot (Paragraph 132).
- 2.11 Furthermore, good quality pre-application discussion is seen as enabling better coordination between public and private resources and improved outcomes for the community.

### **Summary**

- 2.12 The guidance set out in both documents has been used to inform the community consultation exercise undertaken in relation to the proposed development, as will be explained in the following chapters

### 3. ENGAGEMENT PROCESS

- 3.1 In line with best practice, SAB previously undertook extensive pre-application discussions with East Devon District Council and Bishops Clyst Parish Council. These discussions are reflected in the approval of the previous schemes.
- 3.2 For reference, and by virtue of the fact that the scheme has not altered since the previous approvals, the following section provides a summary of the advice received from the Local Planning Authority and the subsequent steps undertaken prior to the submission of the previously consented planning application. Additional consultation has been undertaken as a refresh in relation to this current application and is detailed below.

#### **Initial Pre-Application Consultation with the Council**

- 3.3 An initial pre-application advice request was made to East Devon District Council in November 2016. This written submission sought the Council's advice on the acceptability of the proposed reconfiguration of the pub together with a new hotel to the west of the site. The request was accompanied by a set of drawings indicating the location of the new hotel.
- 3.4 The Council's response to the initial pre-application request suggested that further information was required to support the proposal in terms of its economic benefits, how the proposed development will be operated and whether it will address technical considerations such as highways, access and drainage successfully. Without this supplementary evidence, the Council advised in their response to St Austell Brewery that they would be unable to overcome the presumption against development that arises from the application site's location outside the settlement boundary, within the countryside.
- 3.5 Following the Council's advice, St Austell Brewery sought to address the concerns raised in the correspondence and appointed a series of consultants to prepare information relative to:
- Highway Generation and Access Arrangements;
  - Flood Risk and Drainage;
  - Ecology
  - Noise
  - Planning; and
  - Economic Analysis.
- 3.6 In addition to this technical work, St Austell Brewery engaged with members and officers at the Council in order to provide more background to the development proposal and why they were seeking to redevelop the site for a new hotel. In this regard, a meeting was held on 3rd May with Cllr Phillip Skinner and Richard Cohen (Deputy Chief Executive), where St Austell Brewery and their team set out the plans and the rationale for their proposals. Neither Cllr Skinner nor Richard Cohen offered any comment on proposals, but a general discussion was held on how St Austell could best engage with the local community and the Council to overcome the matters identified in the pre-application response.

#### **Further Pre-Application Consultation**



- 3.7 It was agreed that the next action would be to meet with the Council's Planning Department to discuss the scheme and the technical matters set out in the initial response. In light of this, the supporting notes outlined above were submitted in advance of the meeting with the Case Officer, Lynne Shwenn
- 3.8 At this meeting, the Council indicated that they were of the view that the proposed development raised no concerns in regard to traffic generation, access, drainage and design that would prevent an approval from being forthcoming. However, there was still the principle of development and the facts that the scheme was in location where there was a presumption against development. To overcome this and allow there to be a departure from the adopted Local Plan, there was a necessity to provide further justification of the economic benefits of the scheme and to demonstrate how the scheme would address representations from the local community.
- 3.9 This was noted and it was agreed that St Austell Brewery would arrange to meet with the local community, via Broad Clyst Parish Council, and that following this, a Members Advisory Panel would be arranged where St Austell's team would present to members and officers of the Council.

#### **Meeting with the Bishops Clyst Parish Council**

- 3.10 A presentation was made to local residents at Clyst St Mary Primary School on 19th July 2017. At this meeting, the consultant team for St Austell Brewery set out the background to the proposed development in terms of why St Austell wanted to undertake work to the existing pub and build the new hotel, the benefits that would arise from the development and how the scheme would impact on the neighbouring residents at the Park Home site.
- 3.11 It was an informal presentation, which led to a wider discussion amongst the attendees. The key matters that were raised by local residents related to the scale of the building, the relationship with the neighbouring properties and the proposed boundary treatments. In addition, concerns were raised regarding the existing speed of traffic on A3052 and the potential access options that were available to the Brewery in developing this site.
- 3.12 These matters were noted by St Austell's team with the intention that they would be addressed in the scheme's design, where possible.

#### **Presentation to the Members Advisory Panel**

- 3.13 On the 9<sup>th</sup> of January 2018, St Austell Brewery and members of their consultant team presented to the District Council's Members Advisory Panel. This presentation aimed to comprehensively outline to the Council the rationale for the project, the design approach and a consideration of the technical aspects relating to policy, economic benefits and infrastructure.

- 3.14 In these terms, St Austell Brewery outlined the assessment that they made when purchasing the application site and that - on the basis of their experience at similar location elsewhere – they felt that this would be a successful location for a new hotel. Further detail was provided to members and officers as to how the hotel and pub would be operated, the approach to the offer being provided and why it was necessary to provide accommodation on site.
- 3.15 This was followed by a description of the design approach to the site, which demonstrated how the site constraints had impacted on the approach, how the comments from local community had been accommodated through design alterations and the need for a symbiotic relationship between the pub and the hotel.
- 3.16 The Council's response following the presentation was supplied on 31st July and is attached at Appendix 1. It indicated that overall whilst it is appreciated that the proposed redevelopment of the site is not strictly policy compliant, Members considered that there would be significant economic gains locally by providing a reasonable alternative to accommodation within Exeter, particularly for visitors to the local business parks (Hill Barton and Greendale), and other nearby facilities such as Exeter City Football Club training ground, Westpoint and Crealy Adventure Park. The proposal would also generate additional local employment and training opportunities
- 3.17 On this basis of the above and given that no fundamental or apparently insurmountable objections were raised by any of the consultees during the initial consultations and subject to the resolution of any technical issues, appropriate final designs and suitable landscaping, the Panel were supportive of the previously consented development.

#### **Meeting with Local Residents**

- 3.18 It was on these grounds that the full application submission was prepared. As part of this process, and to continue the community engagement with this scheme, a further meeting was held with local residents at the Cat & Fiddle Inn on 18th September 2017. This was a more informal meeting where the St Austell team presented the changes to the scheme that had resulted from the initial community consultation.
- 3.19 These alterations included the location of the building relative to the existing properties, the proposed boundary treatments and the height and mass of the new hotel. The proposed changes to the pub were also outlined.

#### **Consultation Webpage**

- 3.20 Given the fact that the scheme has not altered from that approved, and the extensive consultation undertaken to reach that point, it was considered that a refresh for the local community would be beneficial and appropriate in this instance. Consequently, a consultation webpage was launched on the 29th of October 2021 for public viewing for a period of 14 days, with immediate neighbours and the Bishops Clyst Parish Council notified. The draft application documents were available for viewing using a web link, providing the opportunity to increase transparency levels by informing residents, and Bishops Clyst Parish Council of the proposal and raising any issues.

- 3.21 The main issue raised by the residents and at the Bishops Clyst Parish Council meeting on the 18<sup>th</sup> of November was the impact the proposed hotel and the influx of guests and staff will have on the adjacent A3052 highway.
- 3.22 These concerns included the lack of visibility from exiting the site and onto the fast moving traffic which travels east on the A3052. Bishops Clyst Parish Council communicated that they are currently actively engaged with the Highways Authority in an effort to reduce the speed limit from 50 to 40 mph, as well as campaigning to enforce a pedestrian controlled crossing at the Cat and Fiddle.
- 3.23 It has been established that the residents of the neighbouring residential park have great difficulty using the bus service as the speed limit and nature of the road makes it difficult to cross.
- 3.24 As noted above, this has been a previous issue raised, which sits outside of the scope of the application, though it should be noted that the Highways Authority is content with the proposed access arrangements as per the previous consented scheme.

### **Summary**

- 3.25 Accordingly, an extensive and lengthy pre-application process was been undertaken by St Austell Brewery that involved a series of pre-application consultations with the District Council and the local community for the previously consented scheme. The matters raised have addressed (where possible) to produce the scheme that maximised the benefits of the site and is also supported by local residents. Moreover, this section establishes that further community engagement was undertaken for the renewed scheme given the passage of time. The community feedback determines that there are no objections towards the renewed proposal.

## 4. CONSULTATION FEEDBACK AND RESPONSE

- 4.1 This section of the SCI provides an analysis of the responses received during the community consultation events with both Council Officers and local residents for the previously consented application, and the renewed application. A formal exhibition of the proposals was not held, rather a consultation webpage was provided as there has been no alteration from the previous scheme.
- 4.2 Given this, the following section will identify the key matters raised during the initial consultation and also the recent webpage consultation.

### **Location and Mass of the New Hotel**

- 4.3 From the previously consented application, local residents queried the location of the new hotel and its proximity to the park homes to the north west of the application site. Some were concerned that the size of the building would have an overbearing impact on their properties.
- 4.4 It was explained at the first consultation event with the local community (and in discussions with Officers) that the hotel had to be sited in this location due to the fact that the eastern part of the site is in a higher flood risk zone (Flood Zone 2). Development in such flood zones are resisted by the Environment Agency. This means that land to the west of the pub was the only feasible location for the hotel.
- However, it was noted by the applicant that the hotel would have an impact on the neighbouring properties even though the majority of the park homes had blank gable end facing the application (except for one property). On this basis, the applicant's team looked to mitigate the effect of the hotel on residents. This was achieved by the following means:
  - Relocation of the hotel – as far as practicable – away from the properties notwithstanding the available land and the fact that there should be sufficient space for access on to A3052;
  - The cutting the slab level into the site in order to reduce its height. Given the natural slope of the site from east to west, it was identified that there was an opportunity to cut the building into the site. This means that the height of the building will be reduced when viewed from neighbouring properties and will ensure it will be of similar height to a 1.5 storey building; and
  - The design of the hotel has attempted to soften the impact on neighbouring properties through the use of pitched and hipped roofs to reduce the mass of the building. Window will also be within the roof thereby decreasing the height of the building further.

## 5. CONCLUSIONS

- 5.1 This SCI has been prepared to demonstrate the extent of engagement that has taken place with the local community and the District Council in relation to the previously consented, and renewed full application for the reconfiguration of the existing pub and development of 33 No. bed hotel together with associated infrastructure at the Cat & Fiddle Inn, Clyst St Mary.
- The proposal has been subject to extensive pre-application discussions that have involved:
  - The submission of a pre-application request and further technical information;
  - A meeting with Councillors;
  - A presentation to the Council's Members Advisory Panel;
  - Two meetings with local community (one with the Parish Council and one with immediate residents); and
  - A consultation webpage for public viewing for the renewed scheme
- 5.2 This approach has been supported by EDDC and demonstrates St Austell Brewery's willingness to engage and involve interested parties in their proposals for the Cat & Fiddle Inn.
- 5.3 In terms of the proposed development, comments from the District Council focussed on the economic benefits of the scheme in terms jobs' comments created, investment in East Devon and the training opportunities created by the scheme. Questions were also raised in relation to the operation of the site and two different elements.
- 5.4 In this regard, an Economics Benefits Report has been prepared to support the application submission whilst St Austell Brewery can confirm that they will operate both the pub and the hotel and are happy to accept a condition to this effect.
- 5.5 Turning to the local community, their comments focussed on the relationship between the new hotel and the surrounding, existing development relative to scale, mass, landscaping and design. Highways was also raised as an issue in general terms and access into the site.
- 5.6 As it has been shown, the applicant has aimed to accommodate, where possible, the comments from the local community. The proposed hotel has been moved closer to the road and away from neighbouring properties whilst the height and mass of the building has been reduced. In terms of the latter, this is because the hotel will be cut into the site meaning that it will seem to be 1.5 storey in height to neighbouring properties rather than the 2 storeys as first envisaged. In addition, the proposal is to remove some of the existing poplar trees (which have been the subject of concern to residents) to be replaced with a robust boundary hedge treatment.

- 5.7 In terms of highways, a one access arrangement has been proposed, which is considered to be acceptable by Devon County Council whilst the concerns of the speed and level of traffic raised by local residents were noted by the applicant, these matters should be addressed in the first instance to the local highway authority.
- 5.8 Feedback received by St Austell Brewery would suggest – given the changes made to the scheme- that there is local community support for the proposal.
- 5.9 In this regard, they recognise the important role that community consultation has played in the development of the scheme and believe that the proposal reflects the local community's aspirations for the site. Moreover, St Austell Brewery looks forward to continuing engagement with the Council and local residents during the consideration of the planning application.

**APPENDIX ONE – COUNCIL’S RESPONSE  
FOLLOWING MEMBERS ADVISORY PANEL**

Date: 31 July 2017  
Contact number: 01395 571595  
E-mail: [planningwest@eastdevon.gov.uk](mailto:planningwest@eastdevon.gov.uk)  
Our Reference: 16/0314/PREAPP  
Your reference:

Mr E Jones  
Boyer Planning  
Third Floor, Park House  
Cardiff  
CF10 3AF



East Devon District Council  
Knowle  
Sidmouth  
Devon  
EX10 8HL  
DX 48705 Sidmouth  
Tel: 01395 516551

[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

Dear Mr Jones

**Members Advisory Panel Meeting 25 July 2017**  
**Pre-application enquiry 16/0314/PREAPP**  
**Proposed refurbishment of existing premises and construction of new 2 storey**  
**33 bedroom hotel**  
**Cat and Fiddle Public House, Sidmouth Road, Clyst St Mary**

I write following the Members Advisory Panel Meeting held on 25 July 2017 and thank you for your presentation and for answering questions from the panel regarding the refurbishment of the existing premises and the construction of a new 33 bedroom hotel on the site.

Your presentation, answers to the questions and submitted documents generated a good debate and discussion by the Panel and this letter summarises the key feedback from that discussion.

Obviously you already have the original pre-application response that was provided in November 2016 and it is considered that the consultation responses received at that time will remain pertinent.

It is noted that no fundamental or apparently insurmountable objections were raised by any of the consultees during the initial consultations, although there were some detailed reservations raised regarding highway arrangements and the proposed drainage details, including the closure of culverts in the car park which had been installed by the Environment Agency a number of years ago.

Members considered that the additional work and reports that have been undertaken in the form of the preparation of a Highway Access Statement; a Flooding, Drainage and Utilities Technical Note; and further information submitted in respect of the rationale behind the proposal; the proposed operational structure and the economic benefits of the scheme were useful and informative. The benefits of opening up and refurbishment of the closed culvert in the car park was important to ensure that appropriate drainage was in place to prevent localised flooding. It was also recognised that traffic arrangements suggested by DCC Highways had been

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considered in the revised highway statement and that further discussions had taken place between the parties.

Members considered that the design of the building is generally sympathetic to the existing public house with similar materials and finishes, and considered that similar developments undertaken elsewhere by your clients were finished to a high standard which would be expected here. The photomontages were considered to be useful to visualise the proposals and explain the context.

In terms of impact on residential amenity, some concern was expressed in respect of the scale of the building and impact which this would have on residents of the neighbouring mobile home park and further potential issues regarding the trees on the northern boundary. Whilst the potential impact of any development on the amenity of the neighbouring residents was appreciated, Members felt that these could be overcome, and it was suggested that the height of the building could be reduced which would help to ameliorate any impact. The consensus of opinion was that the location of the proposed hotel was preferable to that previously approved on the lower car park.

The refurbishment of the public house was welcomed and the suggested removal of part of the extensive flat roofed area and alterations to the fabric of the building, including the provision of pitched roofs and remodelling of the interior of the building were unanimously supported.

Members also considered that clarification that the refurbishment of the public house and the development and operation of the proposed hotel are not mutually exclusive was important and would seek to link the ownership and operation of both together. In this respect assurances were provided that the intention was that the public house was to be a managed operation rather than tenanted so the brewery would maintain control of the whole site.

Overall whilst it is appreciated that the proposed redevelopment of the site is not strictly policy compliant, Members considered that there would be significant economic gains locally by providing a reasonable alternative to accommodation within Exeter, particularly for visitors to the local business parks (Hill Barton and Greendale), and other nearby facilities such as Exeter City Football Club training ground, Westpoint and Crealy Adventure Park. The proposal would also generate additional local employment and training opportunities

On the basis of the above, and subject to the resolution of any technical issues, appropriate final designs and suitable landscaping, the Panel were supportive of the proposed development. Having said this it should be noted that any application submitted in respect of this proposal will have to be advertised as a departure from the local plan, and will have to be determined by the Councils Development Management Committee.

I believe I detailed the other general validation requirements in my previous pre-application response, so will not repeat these here, and all the validation requirements are available on the Councils website. I would, however advise you

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that the proposal will need to comply with the habitats regulations and that since my previous advice was provided and from 1 May 2017 the Council has introduced the requirement for all new dwellings to contribute towards non-infrastructure habitats mitigation which is not covered by the CIL charges. All applications received after this date will be liable for these payments. The contribution for each additional dwelling in this location will be £201.61. Whilst a hotel is not specifically a dwelling, the Council also seeks contributions on hotel rooms as the occupancy of these has a similar impact in terms of additional use of and pressure on the nearby protected habitats.

The payments can be made through the submission of a Unilateral Undertaking which will operate as before in terms of the need for a completed UU for validation accompanied by the £50 legal fee and where necessary signed by the mortgage company/all owners of the site.

However the Council is also introducing an alternative method of payment up-front. This will involve the owner completing the appropriate form (depending upon whether the contribution is for the Exe, Pebblebeds or combined area) and making the up-front payment via cheque or card payment. The forms secure the contribution under S.111 of the Local Government Act 1972 so it is not a S.106 agreement. The owner needs to complete the form and attach a plan of the site.

The S.111 up-front payment will be returned upon request if one of the following applies:

- Planning permission is refused for The Development and six months has elapsed from the date of that decision without a planning appeal having been made' or
- The Development has not been commenced and the planning permission is no longer capable of being implemented, or
- Any Planning Appeal submitted in respect of The Development has been dismissed.

I have appended the appropriate form to the covering email with this letter, and further information can be found on the Council's website.

Accordingly we would request that these comments are taken into account prior to formal submission of a planning application.

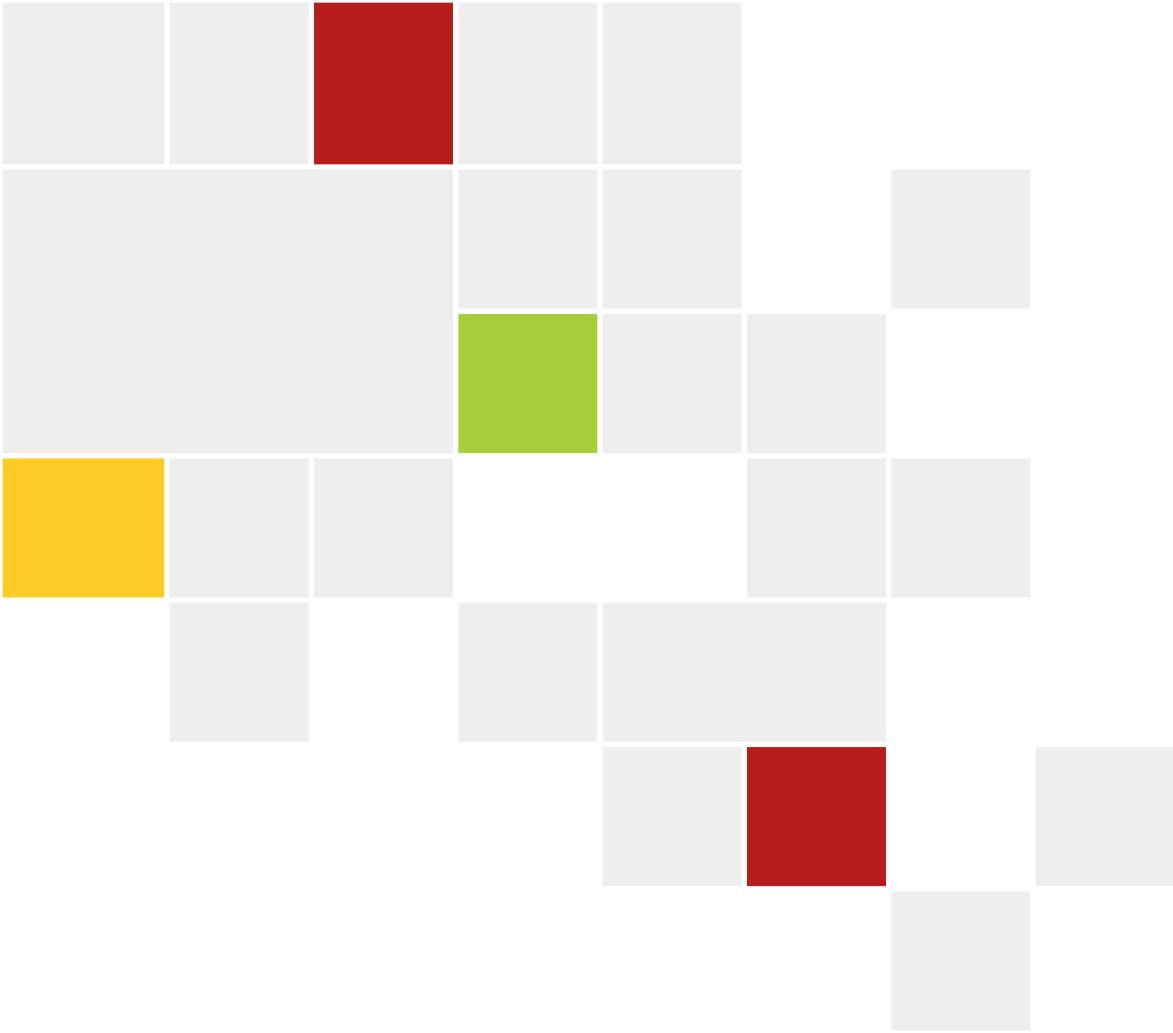
Yours sincerely

**Lynne Shwenn**  
**Senior Planning Officer (West Team)**  
**For Head of Planning and Countryside Services**

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# Boyer

Third Floor, Park House, Greyfriars Road, Cardiff, CF10 3AF | 02920 736747  
cardiff@boyerplanning.co.uk | boyerplanning.co.uk