



Cat & Fiddle Inn

Planning Statement



Boyer

Report Control

Project:	Cat & Fiddle Inn
Client:	St Austell Brewery
Reference:	21.8045
File Origin:	Document1
Primary Author	LT
Checked By:	SB

<i>Issue</i>	<i>Date</i>	<i>Status</i>	<i>Checked By</i>

TABLE OF CONTENTS

1. INTRODUCTION	2
2. BACKGROUND INFORMATION	4
3. PROPOSED DEVELOPMENT	10
4. PRE-APPLICATION DISCUSSIONS	13
5. PRINCIPLE OF DEVELOPMENT	16
6. SUSTAINABLE IMPACT ASSESSMENT	19
7. ARBORICULTURAL ASSESSMENT	23
8. SUMMARY AND CONCLUSIONS	25

APPENDIX

APPENDIX ONE – SITE LOCATION PLAN

APPENDIX TWO – LANDSCAPING PLAN

1. INTRODUCTION

- 1.1 This Planning Statement (including Sustainability and Arboricultural Impact Assessment) has been prepared on behalf of St Austell Brewery (SAB) Limited in support of a full planning application that has been submitted to East Devon District Council.
- 1.2 The statement 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 This Planning Statement describes the application site and its surroundings, explains development proposal and sets out the decision-making framework. It also demonstrates how the technical aspects of the proposal have been addressed including how it is considered a sustainable development whilst assessing the arboricultural impact of the development proposal. It concludes by demonstrating how the positive social, economic and environmental benefits of the proposal justify the permitting of full planning permission as previously granted.

Rationale for the Development Proposal

- 1.4 SAB are 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 whilst having a track record in producing high quality development.
- 1.5 SAB purchased the Cat & Fiddle pub with the intention of reconfiguring the existing pub and constructing a new 33 No. bed hotel. As per the previously consented applications (Ref 17/2336/MFUL and Ref 18/0223/VAR) SAB had identified a need for a small hotel at this location. It was their view that such a development would help serve nearby attractions such as Westpoint and Crealy Adventure Park as well as the wider tourism market in East Devon and the business traveller market in Exeter. Their experience of operating similar developments and market research indicated that there would be a high level of occupancy, which would not only support the hotel but also the pub.
- 1.6 To ensure a successful operation of the development, it is proposed that both the pub and newly built hotel will operate in conjunction with one another. Both elements functioning together (hotel/pub) has been successfully utilised within the SAB estate at the County Arms Hotel, Truro. In this regard, the County Arms comprises a separate pub and restaurant. The accommodation at the County Arms is arranged over two floors with a separate reception area away from the pub and restaurant facilities. Hotel guests use the pub and restaurant facilities for breakfast and other meals.
- 1.7 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. All of the above was considered and found acceptable by virtue of the previously consented applications (Ref 17/2336/MFUL and Ref 18/0223/VAR), and the current scheme would be no different.

Application Submission

- 1.8 To support this full planning application, the following documents have been provided:
- 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 Impact Assessment);
 - Transport Statement;
 - Updated Ecological Appraisal;
 - Noise Assessment;
 - Flood Risk Assessment;
 - Statement of Community Involvement; and
 - Economic Benefits Report.
- 1.9 An updated Ecological Appraisal was recommended, given the passage of time since the previously consented application. In terms of the additional technical reports, discussions with the previously assigned consultants suggested that the main principles and outcomes are unlikely to have altered. Owing to this, the original technical reports will be provided with this application.

Statement Structure

- 1.10 This document provides an evaluation of the planning considerations of the proposal and is structured as follows:
- Section 2 – provides the background information to the site;
 - Section 3 – sets out the proposed development;
 - Section 4 – describes the pre-application discussions to date;
 - Section 5 – outlines the principle of development;
 - Section 6 – summarises the sustainability measures of the development proposal;
 - Section 7 – sets out the arboricultural assessment; and
 - Section 8 – summarises and concludes this statement.

2. BACKGROUND INFORMATION

Site and Surroundings

- 2.1 The application site currently comprises the Cat & Fiddle Inn together with associated parking and garden/outside play area. The total site area extends to around 0.77ha (see Site Location Plan attached at Appendix 1).
- 2.2 The site is located to the north of the A3052 approximately 1.2 km east of the village of Clyst St Mary. Directly to the north and west of the site is a residential mobile home park, which is also known as the Cat & Fiddle. It comprises 155 units. The eastern boundary is formed by Valley Road, which provides access to the mobile home park. There are also a small cluster of residential properties to the south of the A3052 together with the Exeter City Football Club Training Grounds.
- 2.3 In the wider context, there is a significant level of development along the A3052 including Hill Barton Business Park, Crealy Adventure Park and Westpoint Conference Centre. Given this, it is considered that the site has a semi-rural or urban feel rather than an open countryside character.
- 2.4 The pub occupies a position immediately to the north of the pavement. A considerable number of additions have been made to the rear of the original building including a restaurant area and skittle/games room. The building now spreads over an extensive area of the site.
- 2.5 The site is served by an access onto the A3052. There is a large open car park to the north and east of the building. To the west, there is an additional parking area beyond which lies the children's play area.

Planning History

- 2.6 A review of the planning history of the application site has been undertaken and a summary is set out below.
- 2.7 The planning history relating to the site is varied. It predominantly relates to the previous approval for the hotel scheme, and variation of conditions, which establish the principal of the development extending the premises and minor amendments to the accommodation. However, there are two submissions of note:
 - Consent No: 18/0223/VAR - Variation of condition 3 (materials), 6 (landscaping), 7 (surface water drainage), 10 and 11 (tree details) of application 17/2336/MFUL (construction of 33 no. bed hotel, alterations to public house and re-configuration of parking) to allow details to be submitted once slab (or above ground level) has been reached
 - Consent No: 17/2336/MFUL - Construction of two storey 33 no. bed hotel, alterations to public house and re-configuration of car parking;
 - Consent No: 99/P0877 – Outline Application for erection of 33 bedroom motel with associated car parking; and
 - Consent No: 04/P2090 - Extension of time to allow submission of Reserved Matters re. Condition 1 On Approval 99/P0877

- 2.8 In terms of application 17/2336/MFUL, the Committee Report recognises that although the application represents a departure from adopted Local Plan policy due to its location within the countryside with no supporting local plan policy, significant benefits have been identified that weigh heavily in favour of the proposal. These include economic benefits from the improvements to the public house and facilities, increased employment opportunities, increased local investment and spend, boost to the local economy and tourism in the area, help to address an under provision of hotels in the district, and diversification of the existing hotel offer in the district.
- 2.9 Moreover, the Committee Report considered the site to be well located for public house and hotel provision and there are no identified visual, ecological, arboricultural or highway safety concerns with the proposal with the proposal being able to improve the appearance of a highly visible brownfield site on a key arterial route within the district resulting in some environmental benefits.
- 2.10 In terms of the first application, the Council's records are limited but it is noted that the motel was to be located in the eastern part of the site along Valley Road. The outline permission was granted without any onerous conditions, although Condition No.10 states that the appearance should reflect local tradition.
- 2.11 The extension of time in relation to the submission of Reserved Matters was approved in November 2004. However, no Reserved Matters submission was made and the permission has now lapsed.

Planning Policy Review

- 2.12 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.13 The Development Plan, for the purpose of this planning application, is formed by the adopted East Devon Local Plan (January 2016). In terms of other material considerations, there is the revised National Planning Policy Framework (NPPF) (July 2021), which sets out the government's policies for ensuring that the planning system helps to achieve sustainable development.

Development Plan

- 2.14 Strategy 3 (Sustainable Development) in the adopted Local Plan seeks to promote sustainable development and outlines what this means in relation to East Devon, that is, conserving and enhancing the environment; prudent use of natural resources; the promotion of social wellbeing; encouragement of sustainable economic development and taking a long term view of our actions.
- 2.15 There is also Strategy 5 (Environment), which requires all development proposals to contribute to the delivery of sustainable development, ensuring conservation and enhancement of the natural historic and built environmental assets.

- 2.16 Policy 5B (Sustainable Transport) emphasises that all new development proposals should contribute to the objectives of promoting and securing sustainable modes of travel and transport. In addition, development will need to be of a form that will incorporate proposals for, and be at, locations where it will encourage and allow for efficient, safe and accessible means of transport.
- 2.17 Strategy 7 (Development in the Countryside) highlights that development in the countryside will only be permitted where it is in accordance with specific local or neighbourhood plan policy that explicitly permits development and that it would not harm the distinctive landscape, amenity and environmental qualities of the District. This is expanded to include harm to:
- Land form and patterns of settlement;
 - Important natural and manmade features which contribute to the local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings; and
 - The adverse disruption of a view from a public place which forms part of the distinctive character of the area or otherwise causes significant visual intrusions.
- 2.18 Reference must also be had to Strategy 33 (Promotion of Tourism in East Devon). This policy specifies that the Council will support and facilitate high quality tourism in East Devon that promotes a year round industry that is responsive to changing visitor demands. Furthermore, the policy emphasises that growth should be sustainable and should not damage the natural assets of the District but aim to attract new tourism related businesses that can complement the high quality environment of East Devon.
- 2.19 Strategy 38 (Sustainable Design and Construction) requires proposals for new development and for the refurbishment of, conversion or extension to, existing buildings to demonstrate how sustainable design and construction methods will be incorporated. Furthermore, the policy also requires all new development to be resilient to the impacts of climate change and for biodiversity improvements to be incorporated.
- 2.20 In terms of development management orientated policies, proposals will only be permitted where they respect the key characteristics and special qualities of the area in which the development is proposed. In line with this, proposals must ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context (Policy D1).
- 2.21 Policy D2 requires all existing landscape features to be incorporated into landscaping proposals while Policy D3 emphasises that permission will only be granted where appropriate tree retention/planting is proposed.
- 2.22 Policy EN8 states that when considering development proposals the significance of any heritage assets and their settings should first be established by the applicant through proportionate but systemic assessment.
- 2.23 Policy E16 refers to proposals for hotel development. The policy specifies that proposals for holiday or overnight accommodation will be permitted within the built-up area boundaries of towns and villages provided the following criteria is met in full:

- The scale, level and intensity of development is compatible with the character of the surrounding area, including adjoining and nearby settlements;
- The proposal does not harm the amenities enjoyed by the occupiers of neighbouring properties;
- On-site servicing and parking facilities are provided commensurate with the level of intensity of the proposed use.
- The proposal is accessible on foot, by bicycle and public transport and will not impair road safety or the free flow of traffic.

2.24 Policy TC2 requires new development to be located within a sustainable location where it is highly accessible by pedestrians, cyclists and public transport and also to be well related to compatible land uses, to minimise the need to travel by car while planning permission for new development not be granted if the proposed access, or traffic generated by the development, would be detrimental to the safe and satisfactory operation of the local, or wider, highway network.

2.25 TC9 Parking Provision in New Development requires that spaces will need to be provided for parking of cars and bicycles in new developments.

Revised National Planning Policy Framework (July 2021)

2.26 NPPF Paragraph 7 sets out the three dimensions of sustainable development. That is the social, economic and environmental dimensions, which give rise to the need for the planning system to perform a number of roles. This includes the following:

- *Economic Objective* – building a strong and competitive economy, supporting growth and coordinating development and infrastructure requirements.
- *Social Objective* – supporting strong, vibrant and healthy communities through the provision of a mix and type of new housing to meet objectively assessed need and creating high quality inclusive environments in sustainable communities.
- *Environmental Objective* – protecting and enhancing the natural, built and historic environment, improving biodiversity and adapting to climate change

2.27 Paragraph 12 places a presumption in favour of sustainable development at the heart of the planning system. It states that for decision taking this means approving development proposals that accord with the development plan without delay.

2.28 Paragraph 17 states the development plan must include strategic policies that can be produced in different ways, to address each local planning authority's priorities for the development and use of land in its area. They can be contained in

- Joint or individual local plans, produced by authorities working together or independently (and which may also contain non-strategic policies); and/or
- A spatial development strategy produced by an elected Mayor or combined authority, where plan-making powers have been conferred.

2.29 Paragraph 20 ensures polices should set an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:

- a) Housing (including affordable housing), employment, retail, leisure and other commercial development; .
- b) Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- c) Community facilities (such as health, education and cultural infrastructure); and
- d) Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

2.30 Also in general terms, paragraph 81 outlines that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

2.31 The importance of planning polices valuing and encouraging sustainable economic growth is emphasised in paragraph 82, whilst simultaneously set out a clear economic vision and strategy, and having regard to Local Industrial Strategies and other local policies for economic development and regeneration.

2.32 Moreover, paragraphs 84 – 85 states that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas. In addition, they highlight that development should be sensitive to its surroundings and not have an unacceptable impact or exploit the land. The use of previously developed land is to be encouraged.

Summary

2.33 The application site currently comprises the Cat & Fiddle Inn, together with associated parking and garden outdoor space. The site is located to the north of the A3052 which is 1.2km east of the village of Clyst St Mary. It is located within a sustainable location which is connected by a variety of means of transport and, surrounding the site, there is a variety of uses within close proximity to the site that would welcome additional visitor accommodation.

2.34 The site is located outside of the settlement boundary and is thus considered as development within the countryside. However, the planning history at the site demonstrates that the principles of development from the previous application for a new hotel development was granted due to its potential of introducing significant economic benefits and opportunities without introducing further ramifications.

2.35 In planning policy terms, it is acknowledged that there is a conflict with Strategy 7 – Development in the Countryside but that the proposal meets all of the criteria attached to the policy. Furthermore, it is considered that the application in all other instance is supported by policy, as will be demonstrated in Section 5, for example, the proposal complies with Policies D1, D2, and strategies 3, 5 and 5b. There is also the NPPF is a material consideration, where there is clear accordance with the aims, inter alia, of paragraphs 7, 14 and 18.

3. PROPOSED DEVELOPMENT

3.1 This section describes the development proposal.

Development Proposal

3.2 Full planning permission is sought for:

'The reconfiguration of the existing public house and construction of a new two storey 33 bed hotel together with associated infrastructure'.

3.3 The proposed development comprises two elements.

3.4 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 sq. m to 708 sq. m. The refurbished pub will have 240 restaurant covers.

3.5 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

Design

3.6 The design and appearance of the hotel will be sympathetic to the application site and the existing public house. It will have high quality materials and finishes in line with similar developments undertaken by SAB elsewhere. This will result in a development proposal that uplifts the built environment in this area and complement the setting of the application site.

3.7 The hotel has been placed on the southerly boundary of the existing western car park and will front onto the A3052. This has been arranged to ensure that the hotel has a less impact on the surrounding neighbouring residential area.

3.8 The new hotel will make use of the existing topography within the car park. The application site has a natural gradient that falls from west to east. As a result, it is proposed that the hotel will be cut into the slope thereby reducing its height and mass to neighbouring properties resulting in a less visually dominant impact.

3.9 Furthermore, the refurbishment of the pub will ensure the removal of part of the extensive flat roofed area, alterations to the fabric of the building such as the introduction of pitched roofs and the remodelling of the interior of the building to meet modern customer requirements.

3.10 With regards to the previously consented application, the Committee Report recognised that the proposed hotel and refurbishment to the public house are considered to be of a design, size and scale that would enhance the appearance of the site.

- 3.11 Minor alterations were made to the design during the application determination. Due to the proposed hotel introducing a degree impact on the occupiers of surrounding residential properties on the adjacent park home site, the scheme was re-designed to be cut into the site to reduce its height and therefore its overall physical impact. The first floor hotel room windows on the western side of the building have been re-designed to be angled such that views from the window would be deflected away from no 5 Poplars Walk whose property has a number of primary windows facing towards the site. Landscaping can also be used to further reduce any impact to acceptable levels. These previous amendments have been retained in this current application, and therefore are considered acceptable.

Operation

- 3.12 Clarification was also sought on the operation of the hotel and the pub, and the fact that SAB would own and operate both together was considered to be important, and welcomed, by the Council. In this respect, assurances were also 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.

Means of Access and Car Parking

- 3.13 Access arrangements to the site will be via the A3052. It is proposed that this access is retained and will serve both elements of the development proposal.
- 3.14 Discussions were held and options were provided to Devon County Council (the Highways Authority) in terms of the access arrangements. These discussions confirmed that retaining the existing A3052 to serve the proposed development would be acceptable.
- 3.15 The development proposal will also provide for 154 car parking spaces. Of those, 5 will be allocated for disabled parking. 13 car parking spaces are proposed in close proximity to the new hotel with the remainder to the east of the pub.

Landscaping

- 3.16 As part of the landscaping scheme to support the wider development it is proposed to fell the existing poplar trees along the northern and western boundary of the site that fall within the demise of the application site. This proposal is a result of feedback from local residents. These trees will be replaced by fencing and a native evergreen hedge at 1.8 metres in height along the entire western boundary and parts of the northern boundary. It is also proposed that the ground between the hotel and the site boundary will be grassed. With hedges and grass, it is considered that this will soften and diffuse the boundaries between the hotel and existing mobile homes.
- 3.17 Furthermore, to the south east, it is proposed to retain existing hedges and place low shrub / groundcover planting along the boundaries whilst a number of existing trees are to be retained, and new planting to be introduced, within the car parking area. This will help provide a greener edge to the application site when coming from the east.
- 3.18 Finally, at the entrance to the site, the front boundary will encompass of a proposed mixed low hedge and herbaceous planting in order to aid visibility around the site access.

Drainage and Flooding

- 3.19 The new hotel will be constructed in the part of the site that is in Flood Zone 1.
- 3.20 To address surface water runoff from the site, a combination of underground attenuation storage will be provided under the eastern section of the car park together with permeable green car parking spaces. The Flood Risk Assessment concludes that the proposed new hotel will be safe from flooding for its design life and the overall development will reduce flood risk to the downstream catchment.
- 3.21 The opportunity will also be taken to re-open the sealed off entrance into the culvert under the A3052 to address the localised flooding experienced on site. This approach has been agreed in principle with the Environment Agency and Devon County Council.
- 3.22 In terms of foul drainage, it is proposed to appraise and upgrade the existing Klargestert treatment plant or replace the plant to serve both the existing pub and new hotel. Either way, foul drainage will be disposed of through a cesspit.

Economic Benefit

- 3.23 The refurbishment and hotel development will generate significant economic benefits to Clyst St Mary and the wider area directly through the investment in the site, through job creation and as a result of spin-off benefits to businesses, services and suppliers in the supply chain.
- 3.24 The construction phase will create an estimated 24 direct jobs, 14.4 indirect jobs and 7.2 induced jobs, resulting in an overall 46 construction jobs on site over the 10 month build period. These construction jobs will also bring some day-time spending into the local area which we have estimated will be in excess of £51,000 (from direct construction employment on site).
- 3.25 When operational the hotel and pub will support 60 hospitality and catering sector jobs comprising a mix of full and part time opportunities.
- 3.26 Moreover, the hotel and public house/ restaurant will operate in tandem producing approximately £1.48 million in visitor spending in Clyst St Mary and the wider area. Based upon the Brewery's predicted occupancy levels the hotel will have around 16,000 visitors per year and their spending will be available to the local economy.

4. PRE-APPLICATION DISCUSSIONS

- 4.1 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.
- 4.2 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. This section should be read in conjunction with the accompanying Statement of Community Involvement (SCI).

Pre-Application Submission East Devon Council

- 4.3 As the Council will be aware, pre-application advice was requested in autumn 2016.
- 4.4 The Local Planning Authority responded to the applicant in November 2016. The advice outlined the site's position within a planning policy context, amongst other matters, highlighting the technical issues at the site in terms of flooding and highways issues.
- 4.5 Accordingly, SAB sought to undertake survey and technical work to support the development proposal and to demonstrate that the technical matters related to the scheme could be overcome. In this regard, a series of technical advice notes were produced that covered economic impact, planning policy, highways, design and drainage matters.
- 4.6 These advice notes formed the basis of subsequent discussions with Councillors and Council Officers during late spring and early summer 2017 including a formal pre-application meeting with Officers.

Initial Community Consultation

- 4.7 Community consultation took place in June 2017. This consultation was organised via Bishops Clyst Parish Council and was open to all interested members of the public. The applicant presented initial drawings to members of the public that had been prepared for the pre-application discussions with Officers together with an outline of how the proposed development would operate, explanation of the design approach and how they would look to resolve the relationship between the new development and the existing Park Homes.
- 4.8 A wider discussion was then held with the community raising a series of matters related to highways, drainage and attenuation within the local area and the design of the proposed development.

Members Advisory Panel Meeting July 2017 / Local Planning Authority Pre-Application Advice Letter

- 4.9 Following the submission of the further technical work and the consultation with local residents, a presentation was made to the Council's Members Advisory Panel at the end of July 2017.
- 4.10 In response to the presentation, the Council confirmed that they would now be supportive of the scheme.
- 4.11 Members considered that there would be significant economic gains by providing a reasonable alternative to tourism accommodation within Exeter, particularly for visitors to the local business parks (Hill Barton and Greendale), and other nearby facilities such as Westpoint and Crealy Adventure Park and that the proposal would also generate additional local employment and training opportunities.
- 4.12 It was also noted by the Council that no fundamental or apparently insurmountable objections were raised by any of the consultees during the initial consultations. Both the EA and the Local Highway's authority raised no concerns.
- 4.13 As such, it was the Local Planning Authority's view point that the development proposal is acceptable in this location subject to addressing all matters relative to design, scale, highways and drainage. Although the site proposal is a departure from the Local Plan, the Council and Members were supportive and welcomed the scheme.

Further Community Consultation

- 4.14 Further community consultation was held at the application site in September 2017. Approximately 30 local residents attended the round table discussion. The purpose of this meeting was to demonstrate how the applicant had taken into consideration comments from the local community at the previous consultation. Additionally, local residents were informed of the extensive discussions that had taken place with the Council.
- 4.15 Local residents welcomed the changes to the proposals, which included the reduction in height of the new hotel, it relocated further away from the mobile homes and introduction of a substantial boundary treatment (while also removing the existing poplar trees where possible). That said highways safety on A3052 was still raised as an issue but it should be noted that the Highways Authority is content with the proposed access arrangements.

Consultation Webpage

- 4.16 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.

- 4.17 The main issue raised by the residents and at the Bishops Clyst Parish Council meeting on the 18th of November was the impact the proposed hotel and the influx of guests and staff will have on the adjacent A3052 highway.
- 4.18 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.
- 4.19 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.
- 4.20 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

- 4.21 This section demonstrates that extensive pre-application and community consultation has been undertaken prior to the submission of the planning application to inform the development proposal. It indicates that a significant supporting information has been prepared in response to the initial feedback received from the Local Planning Authority while changes to the design of the scheme have been implemented following comments from the local community. 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. This is set out in more detail in the accompanying SCI.

5. PRINCIPLE OF DEVELOPMENT

- 5.1 This section considers 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. Moreover, it covers the principle of the scheme through identifying the key planning considerations arising from the proposal, and draws upon the site context, the planning history and policy review, together with the analysis of the proposal. The proposals economic property will also be discussed, and how it will align with the requirements of national planning policy.
- 5.2 The proposed development seeks to construct a new 33No. bed hotel and reconfigure the existing pub. The proposal will generate significant investment to the area, which will be a direct and positive benefit to the local area.
- 5.3 The application site is previously developed land and does not require further extension into surrounding fields or land. All aspects of the proposal have been kept within the applicant's ownership. The site is located in a wider semi-urban environment, as a result, its development would not cause harm to the natural environment whilst it would promote social wellbeing through a new and improved facility that will benefit both the local population and visitors. Furthermore, the supporting Transport Statement considers that the site's location is sustainable in relation to bus routes and pedestrian access (Policy TC2).
- 5.4 The proposal will also encourage sustainable economic development and, will secure jobs and provide additional employment. It will serve and complement the neighbouring employment, leisure and conference uses that are in close proximity to the site. This accords with the local planning policy requirements as set out in Strategy 3 in the adopted Local Plan.
- 5.5 Notwithstanding the above, it is acknowledged that the site is located outside the settlement boundary and is within the countryside, as such, there is a presumption against development as set out in Strategy 7. This policy states development in the countryside will only be permitted where it is in accordance with specific local or neighbourhood plan policy that explicitly permits development and that it would not harm the distinctive landscape, amenity and environmental qualities of the District. This is expanded to include harm to:
- Land form and patterns of settlement;
 - Important natural and manmade features which contribute to the local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings; and
 - The adverse disruption of a view from a public place which forms part of the distinctive character of the area or otherwise causes significant visual intrusions.
- 5.6 It is noted that this policy context existed when the previous development proposal for a motel was approved by the Council in both 1999 and 2004. Moreover, it is considered that the application proposal would not adversely impact on the central tenements of the policy in terms harm to the landscape, amenity and environmental qualities of the district.

- 5.7 In these terms, the site is brownfield in nature, has a semi-urban character whilst there is a high level of existing development along the A3052. As a consequence, it is considered that it would not have a negative effect on land form, impact on important natural features or disrupt views that form the distinctive character of the area.
- 5.8 Thus, the only non-compliance with the policy is the fact that it is in the countryside where there is a wider presumption against development. However, this does not recognise the site-specific considerations (stated above) that are relevant in this instance or that it will result in the refurbishment of an existing community facility.
- 5.9 Moreover, reference is made to Strategy 33, as the creation of a new hotel would support and facilitate high quality tourism in East Devon thereby promoting a year round industry that is responsive to changing visitor demands. This is particularly important given the site's location. The policy also requires that tourism growth should be sustainable and should not damage the natural assets of the District but aim to attract new tourism related businesses that can complement the high quality environment of East Devon.
- 5.10 The proposed development, in combination with the refurbished public house, will provide support for a year round tourism industry (and, in particular, the nearby attraction) whilst also providing large scale employment opportunities. It will also accommodate visitor demands and will not damage the natural assets of the District thereby complementing the high quality environment of East Devon.
- 5.11 There is also specific guidance on proposals for holiday or overnight accommodation in Policy E16, which outlines that proposals for hotel development will be permitted within the built-up area boundaries of towns and villages provided that the proposal:
- Is compatible with the character of the surrounding area;
 - Does not harm the amenities of neighbouring properties;
 - Creates sufficient on-site servicing and parking facilities; and
 - Is accessible on foot, by bicycle and public transport and will not impair road safety.
- 5.12 In terms of the above criteria, whilst the proposed hotel will inevitably increase built development on the site, it will not have a negative impact upon the character and appearance of the surrounding area. Rather, with the appropriate and carefully considered design, the proposed hotel would assist in providing an attractive development fronting the main road.
- 5.13 The new hotel will also minimise impact on the neighbouring Park Homes. This has been achieved through reducing the height of the hotel by cutting into the site and using the natural topography, locating the building away from the existing homes as far as possible within the western part of the site and removing the poplar trees within the site's site (given the feedback received from local residents) and replacing with a native hedge and fence. Furthermore, there would continue to be a provision of on-site servicing and parking facilities to meet the new development proposal whilst issues relating to deliveries can be appropriately controlled.

- 5.14 Accordingly, through providing a high quality design the proposal will improve the appearance of the surrounding area and enhance the street scene. Furthermore, it is proposed to use a mix of high quality materials for the new hotel that will help link the building to the Cat and Fiddle Inn. It will be designed to be in keeping with the existing public house and surrounding residential properties. This is in accordance with local plan policies D1, D2 and D3.
- 5.15 The site is also in an accessible location, where the proposed site can be accessed by all modes of transport including walking, cycling, car and public modes of transport and thus accords with policies TC2, TC7 and TC9.
- 5.16 In terms of the NPPF, the proposal will make effective use of the land by using a previously development site, retain an important community facility but also supports sustainable economic development through the delivery of jobs within East Devon.

Summary

- 5.17 Overall, it is considered that the proposal is policy compliant albeit that the site is not located within a settlement boundary and is in the countryside where there is a presumption against development. This is because the site:
- Supports and facilitates high quality tourism;
 - Is highly accessible by all modes of transport, as the site can be reached by foot, bike and is adjacent to a bus stop;
 - Will promote social wellbeing through a new and improved facility that will benefit both the local population and visitors;
 - Will secure jobs in the local economy and provide employment for future generations;
 - Optimises the use of vacant brownfield land through building a 33 bedroom hotel;
 - Is of an appropriate and carefully considered sensitive design, where the proposed hotel would assist in providing an attractive development fronting the main road; and
 - Will be of a high quality design that is in keeping with the surrounding area through the use of high quality materials.
- 5.18 Therefore, whilst the approach of the proposal would be a departure from the LP, it is considered that the only element of the scheme which is non-compliant with policy relates to the site's location outside the defined settlement and countryside. While it is acknowledged that this is an important factor, it is viewed that material considerations – in terms of economic benefits, provision of tourism development and sensitive design – outweigh the site's designation and, as such, should inform the decision making process. The Council has confirmed they agree with this approach.

6. SUSTAINABLE IMPACT ASSESSMENT

6.1 This section sets out the sustainability aspects of the development proposal, the application site and how the proposal meets the requirements set by national and local planning policy.

Planning Policy Requirements

Development Plan Policy

6.2 Strategy 3 emphasises the importance of sustainable development and states that when considering new development, the following criteria must be taken fully into account:

- Conserving and enhancing the natural environment through ensuring development is undertaken in a way that minimises harm and enhances the biodiversity and the quality and character of the landscape;
- Prudent natural resource use which includes minimising the use of fossil fuels and reducing carbon dioxide emissions through reusing materials and recycling;
- Promoting social wellbeing which included facilitating people's needs such as health care, affordable housing, recreation space and village halls;
- Encouraging sustainable economic development through securing jobs; and
- Taking a long term view of our actions, by ensuring that future generations live in a high quality environment where jobs, facilities and education training facilities are readily available.

6.3 In line with local planning policy requirements, it is important to also consider national planning policy requirements and how new development proposals should achieve / consider aspects of sustainable development.

National Planning Policy Framework

6.4 Paragraph 8 of the NPPF sets out the three dimensions of achieving sustainable development:

- *Economic – building a strong and competitive economy, supporting growth and coordinating development and infrastructure requirements.*
- *Social – supporting strong, vibrant and healthy communities through the provision of a mix and type of new housing to meet objectively assessed need and creating high quality inclusive environments in sustainable communities.*
- *Environmental – protecting and enhancing the natural, built and historic environment, improving biodiversity and adapting to climate change.*

6.5 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development.

6.6 For plan-making, this means that:

- a) *All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b) *strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
 - i. *The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
 - ii. *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

6.7 For decision-taking, this means:

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*

Analysis

6.8 The proposals at the Cat & Fiddle Inn aim to make a positive contribution economically, socially and environmentally. This will be achieved through economic prosperity, meeting community and social needs and delivering a high quality development proposal.

Economic Prosperity

6.9 The proposed development will deliver economic prosperity by helping to build a strong and competitive economy through the creation of new jobs during both construction and operational phases, with the hotel guests increasing the amount of expenditure within the local area. Subsequently, it is proposed that the construction phase will create an estimated 24 direct jobs, 14.4 indirect jobs and 7.2 induced jobs, resulting in an overall 46 construction jobs on the site over a 10 month build period.

6.10 During the operational phase, the proposed development will create a total of 60 jobs on site across the range of different job roles, both full and part time. Therefore, in light of taking into account existing employment levels on site, the development would uplift FTE jobs by 32.5 to 42.5 persons employed.

- 6.11 In addition to this, and based upon the Brewery's predicted occupancy levels, the hotel will have around 16,000 visitors per year and their spending will be available to the local economy. Per annum, combining daily spending of the business and tourist purpose guests, the hotel would through occupancy of the hotel rooms generate a spend potential of £1.481m.
- 6.12 The refurbished pub will have 240 restaurant covers and the Brewery anticipate they would provide approximately 2,000 meals per week. Customers of the pub / restaurant will be a mix of local residents, hotel guests, day visitors to the area and passing trade. It is considered that both the visitor accommodation and pub will bring significant economic expenditure to the local area.
- 6.13 Accordingly, the proposal will support sustainable rural tourism, as it provides a tourist facility, within the appropriate location, that meets an identified need. The promotion of tourism aligns, with not only the requirements of national planning policy, but also the local planning context (Strategy 33), where the policy requests that growth should be sustainable and should not damage the natural assets of the District but aim to attract new tourism related businesses that can complement the high quality environment of East Devon.
- 6.14 It has been demonstrated that the proposal will deliver economic prosperity and aligns with the requirements of national planning policy. This is through delivering significant economic gains that has been achieved through securing jobs for those at the pub and most importantly created jobs from the construction and operation of the new hotel. As demonstrated, the proposal brings significant investment to the area, promoting the vitality, which encourages sustainable economic growth and meets the economic principles of sustainable development

Social

- 6.15 Following extensive consultation, the existing public house is considered to be an important local pub that serves the local area. The refurbishment and reconfiguration will have a direct positive impact as it would promote social wellbeing through a new and improved facility that will benefit both the local population and visitors of the proposed tourist accommodation.
- 6.16 The sympathetic scale, design detail, character and mix of materials in the proposed new build elements of the scheme are an appropriate response to the surrounding area. When combined, they result in a design approach that ensures a coherent and high-quality new building that continues to respond well to the local context.
- 6.17 Furthermore, the applicant worked closely with the local community in terms of preparing the scheme to accommodate and suit their required needs. This is wholly in accordance with the requirements of Strategy 3 and the core principles of sustainable development as set out in the NPPF, where it is required to promote social wellbeing which includes facilitating people's needs.

- 6.18 Notwithstanding the above, the importance of the new hotel is needed to maintain the operation and functioning of the existing pub whilst it will also meet a need for tourist accommodation in local area thereby supporting those employment, conference and leisure facilities in the vicinity of the site. This aligns with the social pillar of sustainable development.

Environmental

- 6.19 With regards to the environment, it is considered that the site maximises the use of underutilised brownfield land in a semi-urban area. The site is not considered to be of any high environmental value given its current use.
- 6.20 The proposal will also introduce new, appropriate landscaping through the through the planting a native hedge around the site, the retention of existing trees (where supported by local residents) and the implementation of new planting in the car park. In this circumstance, the proposal enhances the natural environment and improves biodiversity within the area from the creation of new grassed areas, native hedgerows and trees.
- 6.21 The development also takes account of flood risk where to use of underground attenuation storage, permeable car parking spaces and re-opening of the sealed off culvert will ensure that there is a 'betterment' in relation to discharge of surface water thereby reducing the potential for localised flooding above the existing position. This is accordance with the requirements of the NPPF where it is encouraged to reuse existing resources, where possible and this is what the proposal achieves.
- 6.22 Finally, the site is in a highly accessible, sustainable location, where it can be accessed by all modes of transport, including walking, cycling, car and public modes of transport.
- 6.23 The environmental policy requirements of sustainable development have been fully met.

Summary

- 6.24 Planning policy guidance places a premium on sustainable development. It is considered that the development proposal meets all three limbs of sustainable development as set out in the NPPF. It will create jobs and have a positive economic impact; it will maintain an important local community facility and it will be developed on land that is brownfield which will have minimal environmental impact.

7. ARBORICULTURAL ASSESSMENT

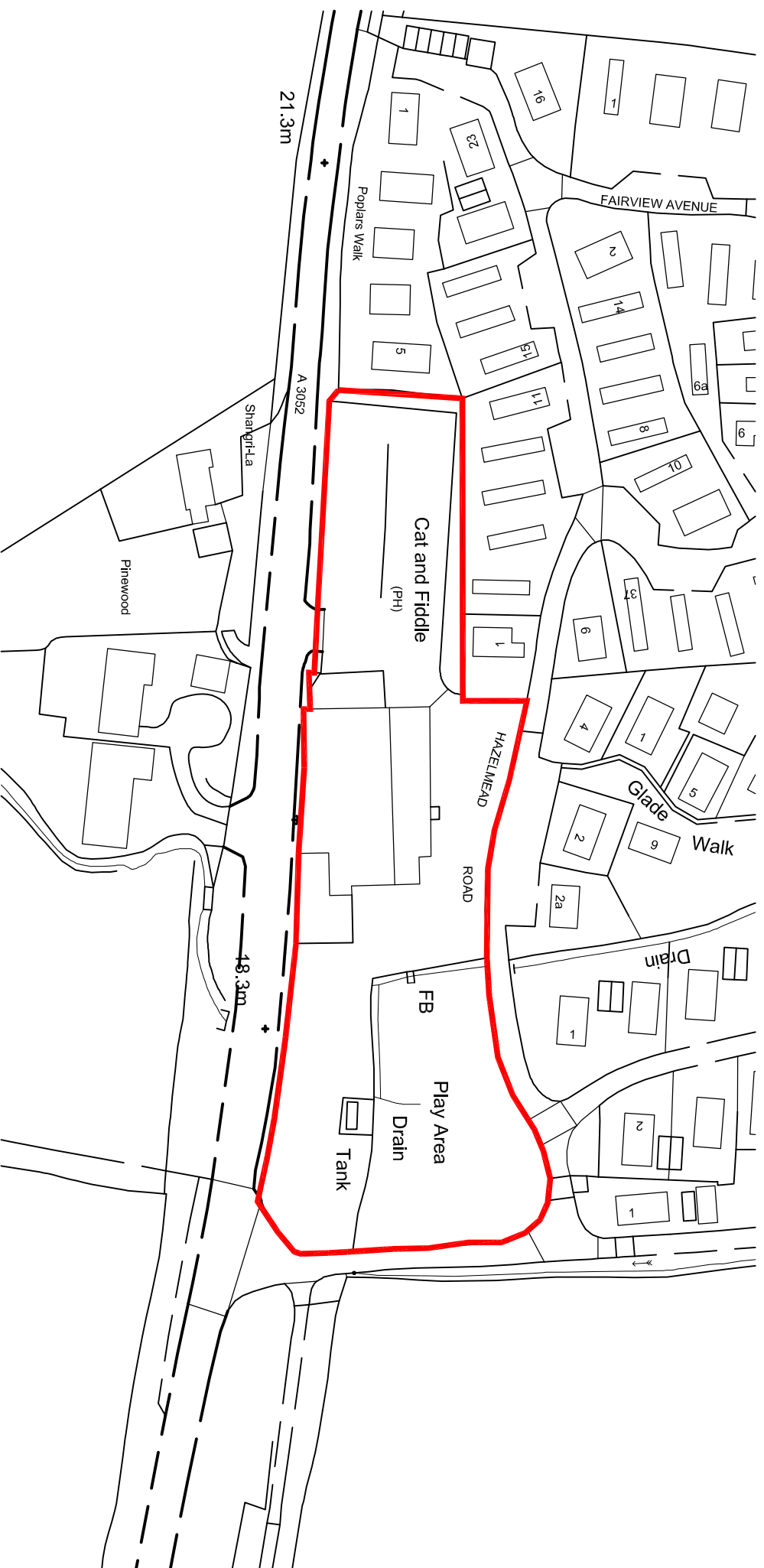
- 7.1 This Statement has clearly set out that the application site is previously developed land and is currently occupied by an existing pub, which is surrounded by an extensive area of car parking to the east and west of the property. In addition to the car park, there is a children play area, which consists of a large, grassed area surrounded by a well maintained hedge.
- 7.2 In terms of the boundary treatment, this is limited on much of the site and consists of a series of poplar trees along the boundary between the site and neighbouring Park Homes. In addition, there is some intermittent low level, hedge planting to the front while there are a series of prominent trees immediately to the rear of the pub near to the existing skittle alley.
- 7.3 The proposals for the site's redevelopment include alterations to the existing arboriculture, albeit any changes have been kept to a minimum or reflect feedback from community consultation.
- 7.4 The most significant change to the site's arboriculture will be the removal of the popular trees that line the boundary with the neighbouring Park Home. Please note that only those trees within the site's demise are to be removed as part of this proposal. This change is a direct result of feedback from local residents, who expressed safety concerns regarding these trees in high winds. The trees are also considered to require a high level of maintenance and are the cause of complaints from residents.
- 7.5 In light of this, it is proposed to remove the poplar trees (where possible) and to replace with an evergreen viburnum 'eve price' hedge, which would be 1.7m high at the key north-western boundary and fencing. This is supported by local residents, who will have a lower, more substantial boundary treatment than will require less maintenance. Further, together with an area of grass to be introduced between the hotel and the Park Homes, there will be a prominent buffer between the new building and the existing dwellings. As the new building will be 'cut' into the slope, it will effectively mean that a reduced area of the new hotel will be seen by residents above the hedgerow.
- 7.6 In addition, the other change of note to the site's arboriculture is the loss of the existing children's play area although it predominantly consists of a grassed area, which is regularly mown and is not of a high environmental value. The children's play area is to be replaced by an indoor facility and a smaller play area immediately to the north east of the building. In operational terms, this will be more efficient and safer as it will mean that children will not have to cross the car park to access the play area. In terms of the boundary treatment, the existing hedgerow will be maintained where possible.
- 7.7 Finally, it is recognised that there is a large car parking in the eastern part of the site and that this would benefit from being punctuated by the introduction of new planting and trees. The Landscaping Plan attached in **Appendix 2** demonstrates that existing trees will be retained (such as the large Willow tree to the rear of the property) as well as new trees and grassed area introduced along the site's boundary and interspersed within the car park spaces.

- 7.8 In summary, it can be seen that the existing level of green infrastructure on site is of low value or causes difficulties to local residents. In this regard, SAB has listened to the local community and attempted to address their concerns. Accordingly, the existing poplar trees are to be removed and replaced with an evergreen hedge.
- 7.9 In regard to other changes, the grassed, outside children's play area is to be relocated and reduced in size (albeit it will be supported by an indoor facility) whilst there will be introduction of a significant level of new planting and trees within the parking area. Where possible, existing arboriculture will be retained. It is considered that there will be a net gain in green infrastructure on site while the areas lost will be due to local community's concerns and operational reasons.

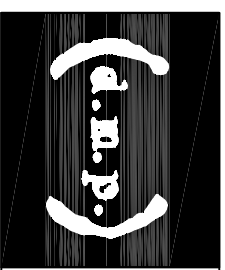
8. SUMMARY AND CONCLUSIONS

- 8.1 Planning legislation requires that planning applications are determined in accordance with the Development Plan unless material consideration indicate otherwise.
- 8.2 The development proposal is for the reconfiguration of the existing public house and construction of a new two storey 33 bed hotel together with associated infrastructure at the Cat & Fiddle Inn, Clyst St Mary. It is submitted on behalf of St Austell Brewery Limited.
- 8.3 The proposal has a positive planning history clearly establishing the principle of development which is a significant consideration for this current application. .
- 8.4 As evidenced in both the previous consents and the information provided herein the proposal will be delivered in accordance with relevant development plan policy and national planning guidance through making efficient use of brownfield land, creating development that help meets the needs of the local economy and by providing high quality development that appropriately and sensitively reflects the site context.
- 8.5 It is recognised that the site is located outside of the settlement boundary and its development for a hotel would result in a departure from the Development Plan, though clearly the principle of development is established. However, the Local Planning Authority acknowledge this conflict with Strategy 7 and have confirmed that whilst it is a departure they are still supportive of the scheme due the benefits of the proposal in terms of adding significant economic gains to the local area and that the information providing in pre-application enclosures addresses all technical matters.
- 8.6 In these terms, the proposal will:
- Optimise the use of underutilised land and building in providing a 33No. bed hotel;
 - Retain, improve and reconfigure the existing pub as an important local facility;
 - Be of a scale consistent with the surrounding context, in line with important principles established by local and national planning policies;
 - Be accessible by all modes of transport;
 - Make a significant contribution to the local economy in terms of job creation and investment;
 - Help support a key local industry and provide much needed accommodation for local tourism facilities; and
 - Reflect the comments and representations of local residents, Members and the Council Planning Officers made during the pre-application process.
- 8.7 In summary, the proposal is considered to be a positive scheme. It will deliver significant social, environmental and economic benefits locally. These benefits, as well as the principle of development, are considered to outweigh the site's location within the countryside and thus suggest that planning permission should be granted.

APPENDIX ONE – SITE LOCATION PLAN



Ordnance Survey (c) Crown Copyright 2016. All rights reserved. Licence number 100022432



designmanagementpartnership

8 trade street, cardiff, cf10 5dt
 T +44(0)29 2064 4829
 F +44(0)29 2064 4831
 E mail@designmanagementpartnership.com





rev	date	revision note	lftts
-	-	-	-

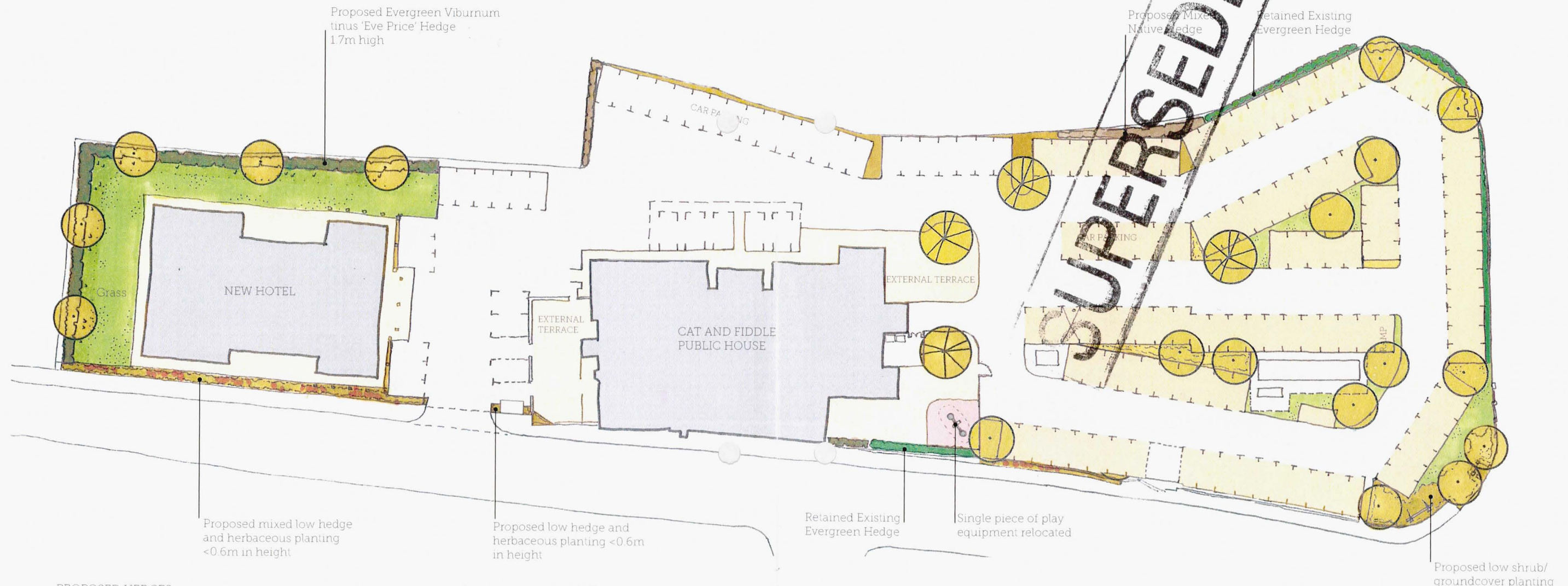
scale @ A3	drawn	check	date	status	job no	rev
1/1250	AE	-	18/08/16	Planning	16.011	-
title		client		drawing number		
Location Plan		Cat and Fiddle Cyst St, Mary Exeter EX St. Austell Brewery		001		

Figured dimensions to be used in preference to scaled sizes
 All dimensions to be checked by the contractor before
 commencing work and any discrepancies reported to the
 Architect.
 Drawings to be read in conjunction with Structural Engineers and
 other consultation drawings.
 This drawing is the property of **designmanagementpartnership**.
 Copyright is reserved by them and the drawing is issued on the
 condition that it is not copied, reproduced, retained or disclosed to
 any unauthorised person either wholly or in part without the
 consent of **designmanagementpartnership**.

APPENDIX TWO – LANDSCAPING PLAN

17/2336/FUL

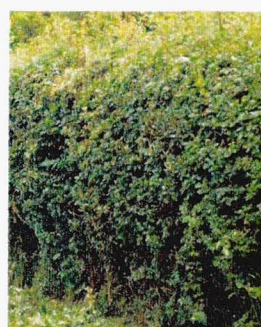
- Key:
-  Proposed trees - species shown are indicative only. Precise species to be confirmed at detailed design stage.
 -  Retained trees - to be confirmed at detailed design stage. Replacement trees to be planted in these locations if retention is not possible.
 -  Removed trees - in accordance with information shown on topographic survey.
 -  Permeable paved parking bays.



PROPOSED HEDGES



Viburnum tinus 'Eve Price' Hedge



Mixed Native Hedge



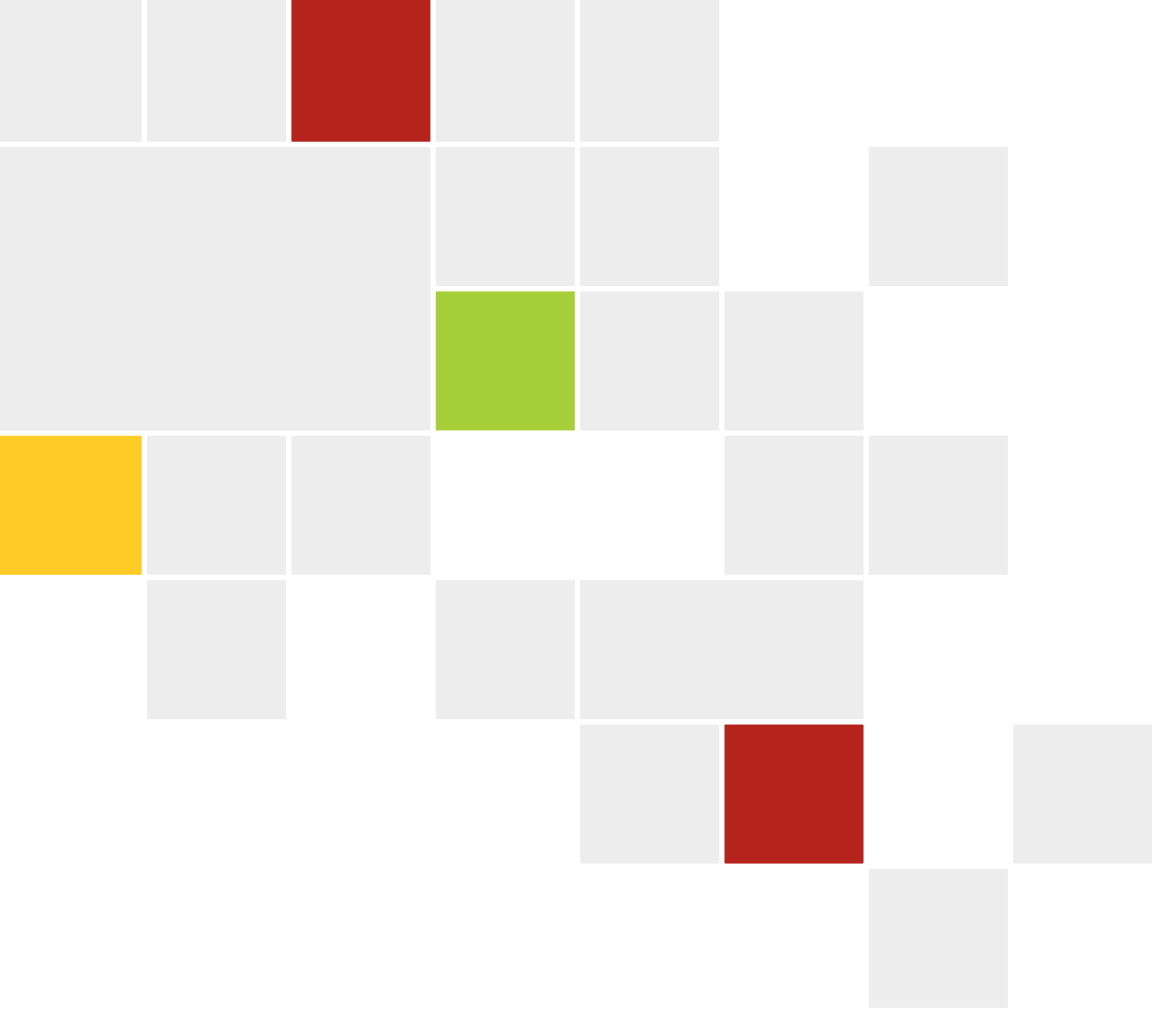
Acer campestre



Quercus robur

PROPOSED TREE SPECIES-EXAMPLES

EAST DEVON DISTRICT COUNCIL ECONOMY			
29 SEP 2017			
ACK	CIRC	SEEN	FILE



Boyer

Park House, Greyfriars Road, Cardiff, CF10 3AF | 02920 736 747
cardiff@boyerplanning.co.uk | boyerplanning.co.uk