

APPLICATION - PP-12666079 V1

9/12/2023

Postal info - TO LARGE TO ATTACH  
TO APPLICATION.

### Proposal

Proposed change of class of commercial usage for the Micro-brewery from E(g) to E(b), to enable the sale of produce from the location and a development of a small bar/bistro for onsite consumption.

### Submitted by;

Stephen Oakes

### Site location

Pendewey Farm, Stony Lane, Bodmin. PL31 2QX.

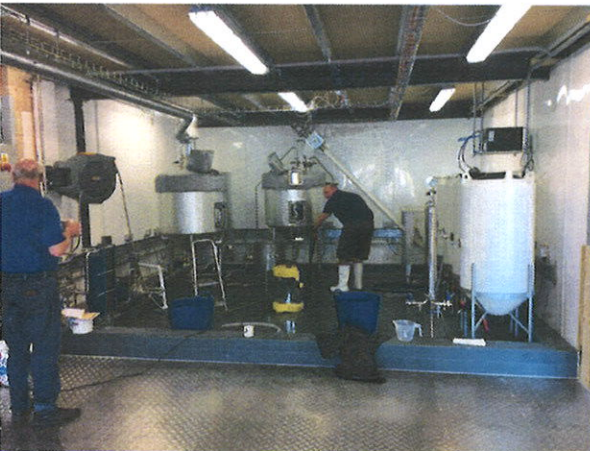
### Introduction

The application is for an amendment to condition 3 on approved planning application PA23/04299.

The brewery equipment we have installed is of a very modest size, with capacity of only 250ltr per batch, Most micro-breweries have a minimum capacity off 1000ltr+ per batch and the ability to make several batches per day, averaging out at typically 10,000ltr per week. Our aim is not to increase the size and volume of the brewery and associated disturbances associated with such a larger commercial brewery enterprise, but rather remain small, but maximise the return of profit by selling direct to end user, enabling the long term sustainability of the business on a smaller production basis, while also offering local residents a new facility to enjoy.

Our aim is to establish ourselves as a craft brewery, where visitors can see the beer being brewed, sample and purchased on site to either drink on the premises or to take away. To complete the experience, we would like to also offer food by developing the premises to a bar/ bistro experience, with approximately 30 covers, where customers would be offered home produced food based on a Mediterranean / Italian food style. The premises being themed towards in own produced craft ales, fresh food and the rural location. Our aim is to attract the local residents of Bodmin, especially those in the immediate area, where there has been ongoing large housing development, where we can offer facilities that are not currently available in the immediate area.

Picture of our equipment we have.



### Site and alterations to the existing building

The site is not visible from the highway and is secluded.

The current building is already larger than required for the current brewery equipment. We propose to create a space internally for a bar and sitting area in the south end of the building, which would have open views to the East, South and West. With a small kitchen in the existing store area. There are already toilets within the existing building, So there are no major constructional changes required.

### Services

Electric and water are already connected to the existing building and the property is connected to mains sewerage.



**Parking**

There is sufficient parking to the front of the building for on the west side for aprox 20 vehicles (pictures 1 & 2 below), with overflow parking if required, to the rear of the existing holiday cottages and on the level above this (picture 3).





### **Access**

Access is off Stoney Lane, sweeping in onto our wide existing tarmac drive. There is a separate drive of the main entrance for any agricultural traffic to the farm and Pure Vista, picture 2 below.



### **Opening hours & traffic movement.**

We are looking at opening hours based on standard licencing hours, no later than 11pm.

There would be additional traffic for; collections, deliveries, clients for drinks & meals. We anticipate a spread of traffic through the day and evening, rather than specific busier periods. The Kitchen is small and would need to spread starting times as far as possible. Collections will be limited to the local craft beer drinker, as prices will be higher than those in the supermarket.

There will be a need for additional deliveries and waste disposal, but this should not impact volumes of traffic greatly, as currently we have a commercial waste carrier already collecting waste from the site for Pure Vista and the holiday accommodation on the location.

### **Odour**

As a small, themed, craft brewery, Kitchen and bistro cover numbers are small. The kitchen will be based around Mediterranean and especially Italian cuisine. Our opening times being limited to standard hours. Any extraction from the kitchen would be to the East side of the building, where there are open fields owned by ourselves. The consultant's report is attached.

### **Waste water**

The property is connected to the mains sewage. Our target market are residents from Bodmin especially those in the developments around our location, therefore waste should be significantly higher than would have been in the area anyway.

### **Noise**

There should be limited increase in noise, clientele will be within the confines of the existing building or immediate area of the building, there should be a moderate increase in road traffic, which will be spread through the day and end by 11pm at the very latest. The aim of this proposal is to attract craft beer enthusiasts and clientele enjoying a meal in the ambiance of the location, with at most piped background music.

Kitchen extraction is to the East side of the building, and as a small kitchen it is only of a modest in size and would be baffled as per the consultant's report.

### **Employment**

There would be a clear need for extra staff should the proposal be accepted, to include bar staff, Chef and assistant, front of house staff, a mix of full and part-time positions with a need for 4-6 extra employees.