

Reception & Restaurant Seating Extensions.

**Drewton's, The Drewton Estate, South Cave, Nr Brough,
HU15 2AG**

Introduction

This report has been produced for T D Jagger Ltd and is based on the guidelines as set out in the CABE publication.

This report is designed to be read in conjunction with the drawings accompanying this planning application.

The proposal is for the construction of a single storey extension to form a Reception area to the manor Function Room and a also to cover the existing outdoor seating area to the café at Drewton's Farm Shop.

Use

The site is a mixed use farm complex located off Kettlethorpe Hill, 1 mile north of the village of South Cave in East Yorkshire.

The site is a farm complex on the Drewton Estate, part operational arable farm and part the Drewtons Farm Shop and café in converted farm buildings and the recently completed Manor Function Room attached to the Farm shop.

The business has been trading for the last 12 years and the owners have been successful in creating not just a local farm shop but a significant tourist destination. Along with the farm shop and café they have built up a series of events centred around the food and local produce which supports a large local workforce.

Further details are on the website at <http://drewtons.co.uk/pages/home> and details of the function room facilities and events at <https://www.themanorrooms.co.uk/>

Following approval of planning application 17/03977/PLF for an extension to provide a Dining and Function Room this development has been completed and is proving to be popular for wedding ceremonies and receptions.

The layout of the previously approved function room incorporated the reuse of an existing conservatory to form an entrance hall to the new build function room extension.

The premises have been approved for civil wedding ceremonies and receptions by ERYC. The ground floor function room is approved for up to 220 persons occupation, in practice however with table layouts etc the maximum number of seated guests is around 150.

However, the wedding ceremonies must be carried out in a separate room to the reception and presently this is done in the entrance/conservatory shown as wedding ceremony on the drawings.

The proposal is to for a new reception area and form an enclosed open courtyard for Guests prior to moving to the ceremony area for the main event.

It will also allow full access for disabled guests to both the wedding ceremonies and the function room which is currently not possible.

ERYC licencing has been consulted prior to this application and they are supportive of the proposals as this is an essential addition as part of the licence.

The main function room will continue at its existing capacity for other non-wedding functions.

The existing café area currently has an external seating area that is used in the summer months or when the weather is mild. The proposal is to enclose the external seating area to allow seasonal use. This will have large openable doors that can be used when required or closed off in the colder months. There will be no addition to the capacity to covers for the café.

Amount

Reception single storey extension building has a gross external area 59.5m².

The covered seating area has a gross external area of 90m²

Total area of extensions 149.5m²

Layout

The proposed location and layout of the proposed site are shown on the accompanying planning drawings.

The proposed building is an extension to the existing conservatory to the existing café to the farm shop complex. This is sited on the existing curtilage area and takes up only external paved area.

The new reception area is a is an extension to the main event room that will also enclose the area to the reception to form an open courtyard.

Scale

The proposed building is in the style of the existing painted timber frames conservatory. Full elevations are enclosed which show the relationship between the existing and proposed buildings, the proposals are very much of a similar scale to the existing.

The materials proposed are as follows;

Roof – Blue Slate

External walls – Reclaimed brickwork and timber framed glazing.

Windows, Doors and Screens – Painted Timber

Landscaping

The proposal is within the existing paved and landscaped area.

Appearance

The building is a matching to the existing buildings.

Access and Parking

The proposal does not require any additional parking spaces as maximum customer numbers for will remain as existing.

Crime Prevention

The standards of the external door sets, windows and locks to be installed on the buildings shall be made secure to standards independently certified, thus being in full accordance with Approved Document Part Q of the Building Regulations.

Climate Change Mitigation

All U-values of any new building envelope will be designed in accordance with the Approved Document of the Building Regulations.

As far as possible, local builders and materials will be used for the construction works in order to minimise the carbon footprint of the works.

Waste materials will also be recycled.

Planning Policy and Assessment

We set out below a summary of the relevant policies;

Policy S4: Supporting Development in Villages and the Countryside

Part C6 and C11 – The existing farm shop, café and function suite are a significant local employer. The applicants have created an award-winning tourism destination, part of this involves dining events showcasing local food producers and suppliers. They have expanded these dining events and diversified in to other Function room events which have resulted in a significant increase in the numbers employed. This minor extension will enable wedding ceremonies to be hosted of a size to reflect the size of the existing function room and will protect the viability of the existing business.

Policy EC1: Supporting the growth and diversification of the East Riding Economy

Part D - Proposals supporting economic growth and employment will be supported if they are of an appropriate scale and respect the character of the surrounding landscape. The proposal is to extend the existing premises to match the existing high quality.

Policy EC2: Developing and diversifying the visitor economy, tourism development may be supported where it involves the expansion of an existing attraction. The existing business has met all of the objectives of policy EC2, it has led to the restoration and conversion of a number of brick farm buildings that were no longer suitable for modern farming operations and had fallen in to disrepair. They have recently made a significant further investment in the additional function room facilities which has created a destination which caters for both local residents and tourists from outside the area. This includes the farm shop, tourism events, dining, weddings, private parties and functions and other associated countryside activities on the surrounding estate. The small extensions will enable them to cater for larger wedding parties than currently possible due to licencing restriction on the ceremony, the overall business as proposed is in keeping with the objectives of policy EC2.

Policy EC3: Supporting the vitality and viability of centres

The proposed extension is below the threshold for the requirement for an impact assessment to be carried out.

Policy ENV1: Integrating high quality design and

Policy ENV2: Promoting a high quality landscape

The new proposal will be in keeping with the character of the existing farm complex and the use of sympathetic materials will promote a high quality appearance.

We therefore confirm that this proposal would be consistent with the council policies on supporting employment, farm diversification and tourism whilst protecting the agricultural land use.