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Stephen Hunt Director of Planning and Economic Growth

Bishop Wilton Parish Council
Acting Clerk
The Grange
Main Street
Thwing
YO25 3DY

Your ref:
Our ref: 26/00571/PLF
Enquiries to: Ms Malin Kaastad
E-mail: malin.kaastad@eastriding.gov.uk
Date: 12 August 2026

Dear Bishop Wilton Parish Council

TOWN & COUNTRY PLANNING ACT 1990

Proposal:	Change of use of existing agricultural barn to residential, reduction in length and associated alterations to create additional living accommodation ancillary to main dwelling and erection of canopy extension to rear of dwelling
Location:	Lime Lea 23A Main Street Bishop Wilton East Riding Of Yorkshire YO42 1RU
Applicant:	Mr E Hutchinson

You wrote to me about the above application, and I confirm that your views were taken into consideration when the application was discussed.

After taking all relevant issues into consideration, the Council has resolved to grant planning permission subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

This condition is imposed in order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and in order to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those stated within the submitted plan with reference HUT-592-02-02 C received on the 04 August 2026, unless otherwise agreed in writing by the Local Planning Authority.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan Update and because if the external surfaces of the development were to consist of materials, which did not match the existing building the development would detract from the appearance of the area.

Alan Menzies
Executive Director of Planning and Economic Regeneration

3. The conversion of the building hereby permitted shall not be used or occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Lime Lea, 23A Main Street, Bishop Wilton, YO42 1RU.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan Update and as the additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, and access, would require a measure of control.

4. The measures for mitigation, compensation and enhancement in relation to bats and birds as set out in section 4.2 of the Bat Survey Report (Vale Ecology, 16.06.2026) shall be implemented in full unless agreed otherwise in writing by the Local Planning Authority. The bat and bird boxes shall be installed prior to the development being first occupied and thereafter retained and maintained.

This condition is imposed in accordance with policies ENV1 and ENV5 of the East Riding Local Plan Update to ensure wildlife mitigation, compensation and enhancement measures are managed and maintained appropriately, protecting and enhancing biodiversity and ecology.

5. No development shall take place on site (including site clearance works and any other preparatory works) until the trees shown for retention within the submitted Arboricultural Report received on the 27 May 2026 have been protected as set out in the report produced by Elliott Consultancy Ltd. The protective fencing shall be maintained during the whole period of site excavation and construction.

The area within the protective fencing shall remain undisturbed during the course of the works, and in particular in these areas:

1. There shall be no changes in ground levels;
2. No buildings or temporary buildings shall be erected or stationed;
3. No materials or waste shall be burnt or liquid disposed of; and.
4. No excavation of services, without the prior written consent of the Local Planning Authority.

This pre-commencement condition is imposed because the Council is under a statutory obligation when considering planning applications to consider whether it is necessary to take steps to preserve existing trees. There are existing trees within or in the vicinity of the site and these contribute to the character and appearance of the area. It is considered that the above details are required in accordance with policy ENV1 of the East Riding Local Plan Update as it is important that they are protected from damage before, during and after construction works.

6. The development shall be undertaken in strict accordance with the Conversion Report with reference 26006 REP01 (A) accompanying the application which details that the barn is capable of conversion without any significant demolition or rebuilding works.

This condition is imposed in accordance with policies ENV1 and S4 of the East Riding Local Plan Update as this permission has only been granted on the basis that the building is capable of being converted without the need for substantial areas of demolition or rebuilding which would otherwise unacceptably alter the nature of the development hereby permitted.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, B, C, D and G shall take place on the development hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and in the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

8. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the local planning authority. An appropriate investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared by competent persons and submitted to the local planning authority for approval. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan Update and to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors.

9. The development hereby permitted shall be carried out in accordance with the following approved plans:

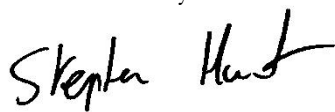
HUT-592-02-03 C - Location Plan and Proposed Site Plan - Received 04 August 2026

HUT-592-02-02 C - Existing and Proposed Plans and Elevations - Received 04 August 2026

This condition is imposed in accordance with policies ENV1 of the East Riding Local Plan Update (2025) and for the avoidance of doubt and to ensure that the development hereby permitted is carried out in accordance with the approved details in the interests of the character and amenity of the area and the provisions of the development plan.

Please inform me if you require further details or an explanation of this decision.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stephen Hunt', with a stylized flourish at the end.

Stephen Hunt MRTPI
Director of Planning and Economic Growth