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Stephen Hunt Director of Planning and Development Management

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

Your ref:
Our ref: 25/02635/PLF
Enquiries to: Ms Malin Kaastad
E-mail: malin.kaastad@eastriding.gov.uk
Date: 21 November 2025

Dear Bishop Wilton Parish Council

TOWN & COUNTRY PLANNING ACT 1990

Proposal:	Erection of 2 dwellings with associated parking and landscaping
Location:	Land South Of 64 Main Street Bishop Wilton East Riding Of Yorkshire YO42 1SR
Applicant:	Halifax Estates

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 on the application form. Any change shall be with the prior written consent of the Local Planning Authority.

This condition is imposed in accordance with policies ENV1 and S4 of the East Riding Local Plan Update to ensure the development would detract from the appearance of the area.

3. No dwelling shall be occupied until the vehicular access has been provided and space has been laid out for motor cars to be parked in accordance with the details hereby approved. These vehicle parking facilities shall thereafter be retained.

Alan Menzies
Executive Director of Planning and Economic Regeneration

This condition is imposed in accordance with policy ENV1 and EC4 of the East Riding Local Plan Update and in order to ensure satisfactory vehicular access and to ensure that reasonable and adequate space is provided within residential curtilages to meet normal parking demands and avoid the need for vehicles to park on the highway where they could adversely affect the safety of other highway users.

4. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Development shall be carried out in accordance with the approved details, and to comply with Policy ENV3 of the East Riding Local Plan 2016.

This pre-commencement condition is required to ensure adequate recording and mitigation measures can be identified and incorporated into the scheme. The programme shall be carried out as approved to protect archaeological interests, to comply with Policy ENV3 of the East Riding Local Plan and guidance within the National Planning Policy Framework (section 16).

5. No development shall take place on site until a scheme for the discharge of surface water from the site, incorporating a sustainable drainage system and associated management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied/brought into use until surface water drainage has been constructed in accordance with the approved scheme and shall be managed and maintained in accordance with the approved plan.

This pre-commencement condition is imposed in accordance with policy ENV6 of the East Riding Local Plan Update and to prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal.

6. A complete and operational drainage system shall be installed prior to the dwelling hereby permitted being first occupied.

The condition is imposed to ensure that during development of the site, all site surface water run-off is captured within the site and does not increase the flood risk to adjacent highway or property in accordance with Policy ENV6 of the East Riding Local Plan Update.

7. In the event that contamination is found at any time when carrying out the approved development 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.

8. Nothing shall at any time, whether permitted by the Town and Country Planning (General Permitted Development) Order 2015 or not, be erected, retained, planted or allowed to grow, over 1.05 metres in height above the level of the adjoining carriageway within the area identified on the attached plan 014 (PL)002 REV C.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and in order to ensure that nothing adversely affects the safety of vehicles leaving the site, and

accordingly, persons using the main public highway due to visibility at the junction being restricted.

9. 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, Class E shall take place on the dwellinghouse 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 Update 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.

10. Prior to the installation of the Air Source Heat Pumps as demonstrated on the plan with reference, details which includes the MCS calculation for the Air Source Heat Pumps, shall be submitted to and approved in writing by the Local Planning Authority.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan Update and to ensure that the amenities of residents in adjacent properties are not adversely affected by noise or vibration.

11. The hours of site clearance and construction works, and all deliveries to and from the site, shall not occur outside the following hours:

08.00 to 18.00 Mondays to Fridays,
08.00 to 13.00 Saturdays and at no time on Sundays or Bank Holidays unless otherwise agreed in writing with 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 nearby residents.

12. No burning shall take place during site clearance, construction or demolition. Any inadvertent fire shall be treated as an emergency and extinguished immediately.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and in the interests of the amenity and public safety of nearby residents.

13. The windows to be created in the eastern and western elevation on first floor of the dwellings shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level before the development hereby approved is first brought into use, and shall not thereafter be altered without the prior express consent in writing of the Local Planning Authority. (Replacement of the glass with glass of an identical type would not necessitate the Council being notified.)

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan Update because the Local Planning Authority consider that if plain glass was to be used in this location, the amenities of the adjacent dwelling would be adversely affected due to overlooking (if a shared hedge was removed).

NB. Obscure glazing to satisfy this condition should be a minimum of Pilkington Privacy Level 3 or equivalent.

14. Landscaping improvements must be implemented in full accordance with the timescales set out in the final approved Biodiversity Gain Plan and Statutory Biodiversity Metric for habitats,

hedgerows and watercourses as applicable. Approved measures must be maintained in line with the stated condition and be managed and retained for a period of 30 years following completion.

This condition is imposed in order to ensure delivery of biodiversity gains in accordance with the requirements of Schedule 7A to the Town and Country Planning Act 1990, the NPPF and policy ENV4 of the Local Plan BNG Notice (non-significant)

15. Notice in writing, including photographic evidence, shall be given to the Council:

1. Within three months of when the habitat creation and enhancement works as set out in the Biodiversity Gain Plan have been completed.

2. Within three months of when the habitat creation and enhancement works as set out in the Biodiversity Gain Plan have reached target condition.

This condition is imposed in accordance with policy ENV5 of the East Riding Local Plan Update and in order to facilitate reporting of Biodiversity Gain delivery in accordance with the requirements of Schedule 7A to the Town and Country Planning Act 1990, and the NPPF.

16. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 30 years from the date of the occupation of the building for its permitted use, or occupation of the final dwelling on the site to be occupied.
- (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard (3998 Tree Work).
- (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size, species and maturity, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

This condition is imposed as 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 trees within or near the site and these contribute to the character and appearance of the area. If these trees are to be retained it is important that they are protected from accidental damage during construction work. It is considered that the above details are required in accordance with policy ENV1 of the East Riding Local Plan and are necessary to enable the Council to consider the effect of the proposed development on these trees.

17. Tree Protection Works will be undertaken in strict accordance with the timings and outlined tree protection measures as set out in the Arboricultural report ver 2 (Mark S Feather, July 2025).

This 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 as it is important that they are protected from damage before, during and after construction works.

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

Location Plan - Received 12 September 2025

014 (PL)002 REV C - Existing and Proposed Site Plans - Received 24 September 2025

014 (PL)003 REV C - Proposed Plans and Elevations - Received 12 September 2025

014 (PL)004 REV B - Proposed Contextual Elevations - Received 12 September 2025

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan 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 Development Management