

County Hall, Beverley, East Riding Of Yorkshire, HU17 9BA Telephone 01482 393939

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Stephen Hunt Interim Executive Director of Planning and Economic Regeneration

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

**Your ref:**

**Our ref:** 25/03097/PLF

**Enquiries to:** Ms Malin Kaastad

**E-mail:** [malin.kaastad@eastriding.gov.uk](mailto:malin.kaastad@eastriding.gov.uk)

**Date:** 15 January 2026

Dear Bishop Wilton Parish Council

**TOWN & COUNTRY PLANNING ACT 1990**

<b>Proposal:</b>	Erection of dwelling and detached double garage and construction of new vehicular access
<b>Location:</b>	Land East Of The Old Joiners Shop Worsendale Road Bishop Wilton East Riding Of Yorkshire YO42 1ST
<b>Applicant:</b>	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. Notwithstanding any details shown on the approved plans, nothing shall at any time, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 or not, be erected, retained, planted or allowed to grow over 1.05 metres within the visibility splay measured from the point of 2.4m behind the carriageway boundary and for a distance of 43m in both directions.

This condition is imposed in accordance with ENV1 of the East Riding Local Plan 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.

Alan Menzies  
Executive Director of Planning and Economic Regeneration

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

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 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.

5. No development shall take place on site until details of the works for the disposal of foul sewerage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied/brought into use until the approved sewerage details have been fully implemented in accordance with the approved plans.

This pre-commencement condition is imposed in accordance with policy ENV6 of the East Riding Local Plan Update and in order to ensure that the proposal is provided with a satisfactory means of drainage.

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. Notwithstanding any details shown on the submitted plans and forms, no development shall take place above damp proof course until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

This condition is imposed in accordance with policy ENV3 of the East Riding Local Plan Update and because it is considered that the use of inappropriate materials could be harmful to the appearance of the area and that the Council therefore needs to retain a measure of control.

8. Unless otherwise agreed in writing by the Local Planning Authority, all new window frames, glazing bars and external door frames shall be of timber construction, painted in a soft white colour and thereafter so maintained.

This condition is imposed in accordance with policies ENV1 and ENV3 of the East Riding Local Plan Update and in order for details to reflect the character and appearance of the existing building and the visual amenities of the area.

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 A, B, C, D or 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 1464\_AR20\_01 Rev B, 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. The approved details shall be implemented in full thereafter.

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 window to be created in the eastern elevation on first floor of the dwelling 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. Prior to development commencing a plan detailing the specification and location of one bat box and one bird box shall be submitted to and approved in writing by the Local Planning Authority. Features should be installed as approved during the development and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

This pre commencement condition is imposed in accordance with policy ENV5 of the East Riding Local Plan Update and in order to ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended.

15. 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).

16. 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.

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

1464\_EX20\_01 REV B - Location Plan - Received 10 November 2025

1464\_AR20\_01 REV C - Proposed Roof Plan and Site Plan - Received 2 January 2026

1464\_AR20\_02 REV B - Proposed Floor Plans - Received 10 November 2025

1464\_AR20\_03 REV C - Proposed Garage Floor, Roof and Elevations Plan - Received 18 December 2025

1464\_AR30\_01 REV C - Proposed North and East Elevations - Received 2 January 2026

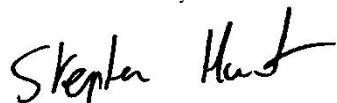
1464\_AR30\_02 REV C - Proposed South and West Elevations - Received 2 January 2026

1464\_AR50\_02 - Proposed Visuals - Received 10 November 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



Stephen Hunt MRTPI

Director of Planning and Development Management