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www.eastriding.gov.uk
Stephen Hunt Interim Executive Director of Planning and Economic Regeneration

Beswick Parish Council
21 The Poplars
Leconfield
HU17 7NB

Your ref:
Our ref: 26/00420/PLF
Enquiries to: Mrs Mandy Cooper
E-mail: mandy.cooper@eastriding.gov.uk
Date: 12 May 2026

Dear Beswick Parish Council

TOWN & COUNTRY PLANNING ACT 1990

Proposal:	Erection of a free range egg laying unit and feed silos with associated infrastructure and creation of vehicular access
Location:	Land North East Of Manor View 36 North Road Lund East Riding Of Yorkshire YO25 9TF
Applicant:	P R Walker & Son

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 development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - JW011025 - Location Plan as received on 18.02.2026
 - JW021025 - Proposed Site Plan as received on 18.02.2026
 - JW031025 - Elevations (& Floor Plan) as received on 18.02.2026
 - JW0100326 - Range Plan as received on 18.02.2026
 - 27440-01 - Visibility and Tracking Plan as received on 18.02.2026

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

Alan Menzies
Executive Director of Planning and Economic Regeneration

in accordance with the approved details in the interests of the character and amenity of the area and the provisions of the development plan.

3. The external surface materials to be used in the construction of the building hereby permitted shall be olive green coloured polyester coated profile sheeting for the walls and roof, as indicated within the Materials section of the submitted application form. The feed bins shall also have an olive green coloured external finish.

This condition is imposed in accordance with policies ENV1 and ENV2 of the East Riding Local Plan Update because the specified materials would be acceptable in terms of their impact on the character and appearance of the surrounding area.

4. Landscaping improvements must be implemented in full accordance with the timescales set out in the final approved Biodiversity Gain Plan (IMPORTANT: see informative for deemed condition), Statutory Biodiversity Metric and Landscape Mitigation Plan T1163-002 (or subsequent approved versions). Approved measures must be maintained in line with the stated condition and be managed and retained for a period of 30 years.

This condition is imposed in accordance with the requirements of Schedule 7A to the Town and Country Planning Act 1990, the NPPF and policies S9, ENV1, ENV5 of the East Riding Local Plan Update

5. Notice in writing, including photographic evidence, shall be given to the Local Planning Authority within three months of each of the following milestones:

- a) habitat creation and enhancement works as set out in the final approved Biodiversity Gain Plan have been completed (year 0); and
- b) habitats have met target condition (expected years 1, 5 and 15)
- c) completion (year 30)

This condition is imposed in accordance with policies S9, ENV1 and ENV5 of the East Riding Local Plan to facilitate reporting of Biodiversity Gain delivery.

6. The development will be undertaken in strict accordance with the mitigation and risk avoidance measures detailed in section 4 of the Preliminary Ecological Appraisal - Land off North Road, Lund Rev TBC (Brown and Co., March 2026).

This condition is imposed in accordance with the recommendations of the ecological survey forming part of the application and to comply with the National Planning Policy Framework(NPPF), the Natural Environment and Rural Communities Act (NERC) 2006 and policy ENV5 of the ERLP Strategy Document.

7. No development work, including site clearance, shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include all the recommendations included within the submitted ecological reports; Technical Report dated 31st March and section 4 of the Preliminary Ecological Appraisal - Land off North Road, Lund Rev TBC (Brown and Co., March 2026) and be compiled by a suitably qualified ecologist. The scheme shall include:

- A risk assessment of potentially damaging construction-type activities;

- Full details of practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction, including pre-commencement surveys for badger and other relevant species and action to be taken if any protected species are found during construction works;
- The location and timing of sensitive works to avoid harm to biodiversity features; Use of protective fences, exclusion barriers and warning signs;
- Details of a lighting strategy which secures dark corridors for foraging bats and nesting birds on the boundaries of the site both during construction and operation;
- Details of site induction information and tool box talks for all relevant on site working practices.
- Protocols to demonstrate that the site work force will be briefed about potential ecological issues on the site prior to commencement of construction shall be provided;
- Details of personnel responsible for over-seeing the implementation of measures detailed in the CEMP.

Upon commencement of development all aspects of the approved construction environmental management plan (CEMP: Biodiversity) shall be implemented in full.

This pre-commencement condition is imposed in accordance with the recommendations of the ecological survey forming part of the application and to comply with the National Planning Policy Framework (NPPF), the Natural Environment and Rural Communities Act (NERC) 2006 and policy ENV5 of the ERLP Strategy Document.

8. Prior to occupation of the building a Wildlife Enhancement Plan (WEP) must be submitted to and approved in writing by the Local Planning Authority. The Plan shall be based on the recommendations within the Preliminary Ecological Appraisal - Land off North Road, Lund Rev TBC (Brown and Co., March 2026) and shall provide:
 - a) A detailed plan showing the locations and specifications of all measures to include:
 - i. A lighting scheme that avoids illumination of natural features;
 - ii. 2 No. woodcrete bat boxes

Features will be installed within three months of discharge of the condition and the development shall be carried out in accordance with the approved details and the enhancements measures shall thereafter be retained for the lifetime of the development.

This condition is imposed in the interest of maintaining and improving habitats, biodiversity and the nature conservation value of the site and surrounding features so as to comply with the National Planning Policy Framework (NPPF), policy ENV5 of the Local Plan and the Natural Environment and Rural Communities (NERC) Act 2006

9. All soft landscaping comprised in the Landscape Mitigation Plan (drawing number T1163-002 received 18.02.2026) shall be carried out in the first planting and seeding season following the first occupation of the building hereby approved or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

This condition is imposed in accordance with policy ENV1 and ENV2 of the East Riding Local Plan and because a well-designed landscaping scheme can help to successfully integrate the development into the surrounding area.

10. No part of the development shall be brought into use until the vehicular access has been constructed in accordance with the ERYC Highway Maintenance Specifications for HGV use, including the first 15m into the site being surfaced in non-drag materials; and until vehicle access, parking, loading, offloading, and manoeuvring facilities have been laid out in accordance with the approved details. These facilities shall thereafter be retained for their intended purpose.

This condition is imposed in accordance with policy ENV1 and EC4 of the East Riding Local Plan and to ensure that the demand for vehicle parking and servicing can be met within the site as vehicles having to park, load or un-load or manoeuvre on the public highway would adversely affect the safety of other highway users.

11. The development shall not be first brought into use until the method for the disposal of Surface Water and Dirty Water Drainage has been installed in accordance with the approved drainage details (plan ref: MF020425 Rev A and Infiltration Testing Document submitted 24.04.2025 and Flood Risk & Drainage Assessment prepared by George Shuttleworth Ltd dated December 2025).

This condition is imposed in accordance with Policy ENV6 of the East Riding Local Plan and in the interests of sustainable drainage.

12. Manure and slurry from the livestock building shall be stored and disposed of in accordance with the approved details (Livestock manure N farm loading document prepared by Planet Nutrient Management and dated 16.09.2025).

This condition is imposed in accordance with Policies ENV1 and ENV6 of the East Riding Local Plan in the interests of residential amenity and the protection of watercourses.

13. Prior to first use of the development, an Insect Management Plan demonstrating how insects will be controlled at the site shall be submitted to and agreed in writing by the LPA. The Insect Management Plan shall then be implemented in accordance with the approved details and followed at all times.

This condition is imposed in accordance with policy ENV1 and ENV6 of the East Riding Local Plan in the interests of residential amenity.

14. The development hereby approved shall be operated in strict accordance with the submitted Noise Impact Assessment (Ref: M2556/R01, prepared by Matrix Acoustic Design Consultants and dated 05.01.2026).

This condition is imposed in accordance with policy ENV1 and ENV6 of the East Riding Local Plan in the interests of residential amenity.

15. The building hereby approved shall be used for the accommodation for up to a maximum of 32,000 hens.

This condition is imposed in accordance with policies ENV1 and ENV6 of the East Riding Local Plan and in the interests of the amenity of nearby properties.

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

Yours sincerely

A handwritten signature in black ink that reads "Stephen Hunt". The signature is written in a cursive style with a large, sweeping 'S' and a long, horizontal tail on the 't'.

Stephen Hunt MRTPI
Interim Executive Director of Planning and Economic Regeneration