

County Hall, Beverley, East Riding Of Yorkshire, HU17 9BA Telephone 01482 393939  
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Stephen Hunt Director of Planning and Development Management

Woodmansey Parish Council  
27 Willow Garth  
Eastrington  
East Riding Of Yorkshire  
DN14 7QP

**Your ref:**  
**Our ref:** 25/01265/PLF  
**Enquiries to:** Mrs Sarah Lamming  
**E-mail:**  
[sarah.lamming@eastriding.gov.uk](mailto:sarah.lamming@eastriding.gov.uk)  
**Date:** 12 August 2025

Dear Woodmansey Parish Council

**TOWN & COUNTRY PLANNING ACT 1990**

<b>Proposal:</b>	Change of use of Unit 2 from Class E to mixed use (Sui Generis) (Class E and B2) (Auto Repairs) including associated vehicle parking spaces (Retrospective)
<b>Location:</b>	DB Autos Unit 2 Dunswell Business Park 40 Dunswell Lane Dunswell East Riding Of Yorkshire HU6 0AG
<b>Applicant:</b>	I & JK Wilkinson Property

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 use hereby permitted, including all vehicle repairs, servicing, maintenance, engine testing, and any associated activities such as deliveries, collections, or vehicle recovery, shall only take place during the following hours:

Monday to Friday: 08:30 to 17:30 on any day

Saturday: 08:30 to 14:00

No operations shall take place on Sundays or Bank Holidays.

This condition is imposed in accordance with policies ENV1 and ENV6 of the East Riding Local Plan and in the interests of the amenities of the area.

2. No vehicle repairs, servicing, maintenance, or engine testing shall be carried out anywhere on the site except within the building.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and in the interests of the amenities of the area and to protect nearby residents from adverse effects due to noise nuisance.

Alan Menzies  
Executive Director of Planning and Economic Regeneration

3. The vehicle parking facilities shown on the approved plans (titled: Site Plan and Proposed Ground Floor Plan, received 23.07.2025) shall be retained for the parking and manoeuvring of vehicles associated with the use hereby permitted and shall not be used for any other purpose, including the storage of goods, vehicle repairs, servicing, maintenance, or vehicle sales.

This condition is imposed in accordance with policies EC4 and ENV1 of the East Riding Local Plan and to ensure that the demand for vehicle parking can be met within the site, preventing the need for vehicles to park on the public highway which could adversely affect the safety of other highway users.

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

Location Plan, received 17.06.2025

Site Plan, received 23.07.2025

Proposed Ground Floor Plan, received 23.07.2025

Proposed First Floor Plan, received 17.06.2025

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