**Planning Group Report – April 2025**

**Current Consultations**

|  |  |  |  |
| --- | --- | --- | --- |
| **Application Number** | **Address** | **Details** | Consultation Expiry  |
| **25/00671/FUL** | Winchcombe Farm Shenington Road Upper Tysoe Warwick CV35 0TH | Change of use of 2no. buildings from residential holiday let usage to 2no. residential dwellings. No changes to internal or external layout or appearance. | 29/04/2025 |
| **Description** –  In 2015, permission was granted to extend an existing chicken shed and erect a second building, both using a timber framed construction clad in larch boarding with cedar shingle roofs, for use as additional classrooms for a day nursery then operating at the site. In September 2017 these plans were varied to increase the floor space and roof pitch of one of these additional classrooms. In December 2017, they were granted change of use to Holiday Lets. **Recommendation – Objection**When use for holiday lets was granted, it was on condition that they would not be used for permanent residential occupation as this would represent an unsustainable form of development in accordance with Policies CS.1, CS.5, CS.9 and CS.10 of SDC’s Core Strategy, given the open countryside location. We believe this is still the case only a few years later and therefore this proposal does not comply with AS.10.Under Tysoe NDP Housing Policy 1, new housing in the open countryside will be strictly controlled and limited to exceptions similar to those listed in AS.10, which includes conversion of rural building. However, as AS.10 more fully describes, these should be stone or brick buildings of historical or architectural merit.The materials used do not comply with Tysoe NDP Built Environment Policy 2 for dwellings which states that wherever possible local ironstone should be used in the construction of new dwellings. The buildings are not compatible with the distinctive character of the area and do not respect the local settlement pattern, building styles and materials as set out in the Village Design Statement for dwellings. Standards of building sustainability (insulation etc) and non-standard construction may also not be appropriate for permanent dwellings Although evidence has been submitted that the holiday lets are not currently profitable, we do not believe there is enough evidence to suggest that they could not be profitable for any employment use, so loss of employment premises would be inconsistent with Tysoe NDP Employment Policy 1 and CS.22We are also concerned with the harmful precedent that would be set if recently erected wooden buildings outside the BUAB were to gain full residential use. |
| Make no representation. |  | Object  |  | Date Decision made |  |
| Support the application.  |  | No Objection  |  | Who will represent the PC at committee? |  |

|  |  |  |  |
| --- | --- | --- | --- |
| **Application Number** | **Address** | **Details** | Consultation Expiry  |
| 25/00757/FULand25/00758/LBC | Home Farm Lower Tysoe Warwick CV35 0BZ | Repairs and Alterations to Existing Farmhouse, Conversion of Existing Stone Barns into 3 no. Dwellings, Demolition of Steel Framed Barn | 30/04/2025 |
| **Description** –  This loose courtyard of farmhouse and nearby associated farmbuildings is a highly significant example of a complete, early farmstead. External works proposed includeFarmhouse - Grade II Listed• Replace pan tiles with new plain clay tiles, reinstate two dormer windows to the rear (northwest) and provide two new roof lights to the front (southeast) as per permission 20/2696/LBC. • Replace corrugated iron roof covering on outbuilding with slate and augment roof structure. Raise ridge line and replace roof lights • Provide a new dormer window to outbuilding on northwest slope. • Remove modern porch to front (southeast). • New window to southeast elevation of outbuilding. The farmhouse will have 5 bedrooms, 4 on the first floor and one in the attic. Barn 1 (19th Century Threshing/Milling Barn) - Curtilage Listed Remove existing modern roof structure and replace with new timber structure with increased pitch to match historic evidence. Recover roof with natural slate. Barn 1 will have 4 bedrooms – 2 on ground floor and 2 on first floor. Barn 2 (18th Century Stable Block - Individually Grade II Listed)Remove corrugated iron roof covering and existing thatch. New full depth coating of wheat reed or long straw to be applied. Remove corrugated iron covering from single storey range roof, augment the existing timbers and fit natural slate roof covering. Form new door opening in NW gable and fit timber door and frame.Fit new timber windows into existing external openings on southern side. Fit new metal framed doors and windows into new exterior openings. Existing doors repaired and re fixed as shutters. Construct new timber boarded infill to North wall of single storey range incorporating oak posts on stone bases and glazed metal framed doors and windows.Barn 2 will have 2 bedrooms, one on the ground floor and one on the first.3 Curtilage ListedRemove corrugated iron covering from single storey range roof, augment the existing timbers and fit natural slate roof covering. Fit new conservation type roof lights into NE pitch of single storey range.Construct new timber boarded infill to North wall of single storey range incorporating oak posts on stone bases and glazed metal framed doors and windows.Fit new metal framed doors and windows into new exterior openings including metal framed sliding window into NW gable end. Barn 3 will have 2 ground floor bedroomsAcross the Site Remove steel framed buildings from North West corner of the site. In their place build new single storey open fronted range to form carports and stores, roof to be clay tile, with timber windows and doors Roof lights will be conservation type.Windows in the barns will generally have minimal sight lines. Replace all rainwater goods with cast iron. Repoint masonry with lime mortar, Replace split, cracked or significantly decayed stones with new to match. Replace existing concrete floors with new Limecrete  **Recommendation – Support**Although outside the BUAB, conversion of redundant, stone or brick, listed farm buildings is acceptable in priciple under AS.10 and Tysoe NDP. In this quiet lane, within the hamlet of Lower Tysoe, residential use is highly appropriate, possibly more so than a business use, with dwellings all along the lane and either side and opposite the proposed development. The conversion is sensitive and appropriate to the character and setting. This viable use would bring this significant courtyard farmstead back into a good state of repair, and safeguard it for the future, consistent with CS.8. Overall the development would enhance the area, retain the rural and agricultural character, make good use of local materials and so we support it with the following conditions.1) Samples of materails to be sent to the LPA for approval2) A Landscaping/tree planting scheme 3) The removal of permitted development rights within residential curtilages  |
| Make no representation. |  | Object  |  | Date Decision made |  |
| Support the application.  |  | No Objection  |  | Who will represent the PC at committee? |  |

**Previously circulated consultation responses, agreed and submitted since last TPC meeting, for formal agreement:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Application Number** | **Address** | **Details** | Consultation Expiry  |
| 25/00484/FUL | Willow Cottage Badgers Lane Lower Tysoe Warwick CV35 0BY | Erection of 1.5 storey extension to side and two storey extension to rear Renovation of existing cottage including associated works Demolition and replacement of garage | 01/04/2025 |
| **Description** The existing flat-roofed garage will be replaced with a slightly larger, single storey, pitched roof extension to include a new garage and utility space.  An additional entrance will be formed at the front to provide direct access to the utility room. The new garage will be clad in timber with slate tiles. An EV car charging point and battery storage will be installed, with a solar PV array mounted on the south facing roof.The existing conservatory on the east side will be replaced by a 1.5-storey ironstone extension of the same footprint with a pitched roof, to provide a home office and small en-suite above.A two-story rear extension, also in ironstone, across the back of the building replaces the existing single-story extension to add two rear bedrooms, allowing the existing bedrooms to be reconfigured as a master bedroom and dressing room.In the main cottage, the front door will be moved from the reception room to a new entrance hall.   Existing concrete tiles on the roof will be replaced with clay tiles and existing flat dormer roofs will be pitched.**Biodiversity** Additional tree planting along the southern boundary and a bird box added to the garage.**Recommendation – Support** The design, together with the sympathetic use of traditional materials in the proposed alterations, will enhance the use of this old cottage of somewhat dated layout, to produce a dwelling more suited to modern family living.  The property will be visually uplifted, thereby the enhancing the amenities of the area. Therefore, we recommend supporting the proposal, subject to conditions of samples of materials being sent to the LPA for approval, and subject to any landscaping and highways conditions. |
| Make no representation. |  | Object  |  | Date Decision made |  |
| Support the application.  |  | No Objection  |  | Who will represent the PC at committee? |  |

**Current Tree Consultations**

|  |  |  |  |
| --- | --- | --- | --- |
| **Application Number** | **Address** | **Details** | **Consultation Expiry**  |
| 25/00728/TREE | Quo Vadis Main Street Tysoe Warwick CV35 0SE | T1 Leyland cypress - remove to ground level. | 25/04/2025 |
| **Recommendation – Support**The Lleylandii has grown too big for its surroundings and is detrimentally affecting the adjacent property and, we believe, nearby drainage pipes. It also impairs visibility at this busy road junction, particularly for vehicles turnig right into Sandpits Lane and Back Lane. |

**Decisions Issued/Applications Withdrawn Since Last Tysoe Parish Council Meeting**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Application Number** | **Address** | **Details** | **Tysoe Parish Council Comments** | **Target date for Decision**  | **Decision Date** | **Decision** |
| 25/00096/FUL | 6 Malletts Close Tysoe Warwick CV35 0SY | Ground floor extension under existing balcony to provide storage. Replace boundary hedge to north and east of property. | No Objection | 13/03/2025 | 20/03/25 | Permission Granted |
| 23/03453/FUL | Land To The North Of Red Horse Close Middle Tysoe Warwick | Custom and Self-build dwelling including new pedestrian and vehicular access, garage, stables and landscaping scheme  | Objection | N/A | 08/04/25 | Appeal Dismissed |
| 24/02462/LBC | Hardwick House Tysoe Road Kineton Warwick CV35 0DY  | Retrospective listed building consent for the provision of new and replacement joinery, the installation of a new stone fireplace in the drawing room, cladding over the existing fire recess and installation of a new stove, repairs and insulation to the snug floor and alterations to the second floor layout.  | Support | 25/11/2024  | 09/04/25 | Permission Granted |

**Previous Consultations, still Pending Consideration**

|  |  |  |  |
| --- | --- | --- | --- |
| **Application Number** | **Address** | **Details** | **Target date for decision**  |
| **25/00328/ADJCON** | Sugarswell Bungalow Sugarswell Lane, Shenington Banbury OX15 6FA | Demolition of existing dwelling and erection of replacement dwelling with associated landscaping (self-build) | 03/03/25 |
| 24/03276/FUL | Barn On Land Hogwood Farm Tysoe Road Kineton | Alterations to existing agricultural access and creation/ re-positioning of a farm track | 21/04/25 |
| 24/01205/FUL and 24/01206/LBC  | Tysoe C Of E Primary School School Lane Tysoe Warwickshire CV35 0SD | Proposed replacement aluminium windows and doors to the modern portion of the building featuring laminated inner glazing and toughened outer glazing, with some windowpane replacements to the listed portion of the building. Windowpanes to the listed building will be replaced with 6.8mm Tatra glass. Stonework surrounds will be repaired as needed.  | 09/07/24 Revised to 01/11/24 Then to 31/01/25and now to 28/02/25 |
| 24/02003/FUL and24/02004/LBC | Tysoe Manor Shipston Road Upper Tysoe Warwick CV35 0TR | Conversion and extension of barns to form wellness centre with accommodation and creation of parking area.  | 03/10/24  |