

## Planning Group Report – February 2026

### Current Consultations

Application Number	Address	Details	Consultation Expiry
25/02989/FUL	Somerton House Lower Tysoe Warwick CV35 0BZ	Single-storey detached outbuilding, positioned adjacent to the main dwelling on the north side of the property, to provide secure parking and storage.	09/02/2026
<p><b>Description</b> The garage will be approximately 3.7m wide by 10.6m deep by 4.2m high (to ridge) and will replace existing sheds. Walls will be timber clad with timber doors at the front to match. Roof tiles and two windows (one at the front above the door and one at the rear) will also match existing house.</p> <p><b>Recommendation – No Objection</b> The design is in keeping with the main house. The height and position are subservient to the main house and not inconsistent with neighbouring garaging currently under construction on land to the North of Somerton House.</p>			

Application Number	Address	Details	Consultation Expiry
25/02960/FUL and 25/02961/LBC	Stonecot Baldwins Lane Upper Tysoe Warwick CV35 0TX	Replacement windows and doors; porch bracket; replace existing shed with greenhouse.	16/02/2026
<p><b>Description</b> This stone bungalow was built in 1995 and is in the Upper Tysoe Conservation Area. It may be curtilage listed as situated partially within the former curtilage of an adjacent Listed Building, The Thatched House, although there is no historic fabric. All replacement doors and windows will be replaced within existing unaltered openings. Windows will be painted in “Abingdon Putty” and the doors “Providence Olive” The existing cream painted timber shed will be replaced with an identical size timber &amp; glass greenhouse, with timber painted ‘Gardenia’ (creamy white/ivory). Four large conifers and a holly tree will be removed. The four conifers are non-native Cypress and Leylandii and one has codominant stems, which can be susceptible to failure. The fifth tree is a holly. All five trees have outgrown their original designation as low level ornaments and are dominating that corner of the property.</p> <p><b>Recommendation – No Objection</b> The design and colours of the windows, door, porch bracket and greenhouse are in keeping with the bungalow and this part of the Conservation Area. It is a pity the mature holly is to be lost but it is accepted it is too large a tree for the position it was planted in, being very close to the bungalow.</p>			

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Application Number	Address	Details	Consultation Expiry
25/03168/FUL	29 Middleton Close Tysoe Warwick CV35 0SS	Retrospective planning application for rear single storey extension	18/02/2026
<p><b>Description</b> This application seeks to regularise the erection of a single storey rear extension, built in June 2025, that the applicant erected under the mistaken belief that it was permitted development. The extension forms a new garden room off the kitchen and hobby/dressing room off the bedroom area with direct access to the garden to the rear. Walls will be in white UPVC cladding, with white UPVC windows and grey flat roof. The new extension has area 33m<sup>2</sup>.</p> <p><b>Recommendation – No Objection</b> The dimensions of this single storey extension are not inconsistent with other extensions nearby and the size of the remaining garden is not reduced unacceptably. Whilst the materials are not in line with Tysoe NDP's Village Design Statement, they are considered in keeping with the white painted render of the existing house and other materials in the vicinity. The extension is not visible from the highway and surrounding garden fences allow only partial views from the rear of neighbouring properties.</p>			

Application Number	Address	Details	Consultation Expiry
26/00143/FUL	Tysoe Playing Fields and Pavilion Main Street Tysoe CV35 0SR	New oak canopy to front of existing clubhouse	24/02/2026
<p><b>Description</b> The canopy will be 11.75m long by 4m deep, extending across most of the front of the football clubhouse. It will have four oak posts on galvanised steel shoes to the front, roofed with 16mm Multiwall Polycarbonate Sheets supported on softwood rafters, wall plates &amp; struts. Existing paving will be extended.</p> <p><b>Recommendation – Support</b> Tysoe Football Club is a very successful club, catering for a wide variety of age groups. The proposed canopy and extended paved areas will allow the clubhouse to be used more flexibly, both by the footballers and other community groups who use the clubhouse from time-to-time. The canopy will provide shelter from rain and sun. It will provide a dry 'porch' area immediately outside both clubhouse doors (useful for football boots), and shelter the community defibrillator. It will improve facilities for outside catering for the occasional community and charity events held here.</p>			

There will be no loss of playing pitch surface and no outside lighting is proposed. It is not anticipated there will be any intensification of use to adversely affect neighbours.

The site is in a sensitive location within the Cotswold National Landscape, but it is considered the design is simple, rustic and attractive and will arguably soften views of the otherwise fairly utilitarian existing clubhouse from nearby footpaths. We support the application because of the benefits to the popular club and the wider community.

**Certificate B re ownership not issued to TPC???**

### **Current Tree Consultations**

<b>Application Number</b>	<b>Address</b>	<b>Details</b>	<b>Consultation Expiry</b>
26/00140/TPO	King Johns Lane Edge Hill Woods	T125 ash tree - Fell (ash die back level 4) T127 ash tree - Reduce limb over footpath by 3 metres to balance canopy and dead wood over public foot path (large basal cavity present)	09/02/2026

#### **Description**

Part of wider works to trees along Edgehill, many of which are in Radway Conservation Area. The two trees below are in Tysoe Parish, so not in Radway Conservation Area,

T125 Ash tree, Ash die back level 4 Fell tree to ground level

T127 Ash tree at lower end of woodland on foot path. Large basal cavity present. Reduce limb over foot path by 3 meters to balance canopy and dead wood over public foot path.

**Recommendation – No Objection**, Works are required for safety

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

<b>Application Number</b>	<b>Address</b>	<b>Details</b>	<b>Decision</b>
25/02979/LBC	Thatched Cottage Main Street Upper Tysoe Warwick CV35 0TJ	Proposed replacement of five wooden windows.	Listed Building Consent Approved

**Previous Consultations, still Pending Consideration**

<b>Application Number</b>	<b>Address</b>	<b>Details</b>	<b>Target date for decision</b>
24/02003/FUL and 24/02004/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
25/00757/FUL and 25/00758/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	21/05/2025
25/00737/FUL	Land Off Sandpits Road Tysoe	Development of 31 new residential dwellings including 11 units of affordable housing, with new vehicular and pedestrian accesses, public open space, landscaping and other associated works	17/07/2025
25/01451/FUL	Beechen Tree House Main Street Tysoe Warwick CV35 0SE	Formation of new access	08/10/2025
25/02171/FUL	Manor Farm Shipston Road Upper Tysoe Warwick CV35 0TR	Replace existing garage and hardstanding with field shelter and machinery store.	11/12/2025 revised to 18/12/2025