**Planning Group Report – February 2025**

**Current Consultations**

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| **Application Number** | **Address** | | | **Details** | Consultation Expiry |
| 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 including new gated access to highway for occasional use. | 10/02/2025 |
| **Description** –   The ground floor extension will infill under the existing balcony to provide storage. It will have a rendered wall to the front (northern) elevation and two timber doors to the east and west elevations. The overgrown leylandii boundary hedge to north and east of the property will be removed and replaced with a yew hedge. A new gated access to highway will be added for occasional use.  **Recommendation –** .**Object**  Whilst we would raise no obection to the extension or hedge replacement, we recommend objection to the application as it currently stands in respect of the additional access. The proposed access is at the junction of two footpaths and adjacent to a small parking area. We believe it would therefore create additional highways risk in a road that already has a high concentration of driveways to be negotiated, and that this risk is not necessary as there is a suitable existing entrance. | | | | | |
| 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:**

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| **Application Number** | **Address** | | | **Details** | Consultation Expiry |
| 24/02623/FUL | Lower Grounds Main Street Tysoe Warwick CV35 0SE | | | First floor side extension and rear single-storey extension. | 08/02/2025 |
| **Description** This application has previously been discussed and TPC supported it. The plans were then ammended and TPC made objection in relation to the new position of the garage. The application has now been amended to remove the garage entirely from the plans.    **Recommendation – Support.** The most recent amendments to this application have removed the reasons for Tysoe Parish Council's objection dated 26/12/24, so we recommend supporting the proposal for the same reasons as in our original submission of 18/11/24. | | | | | |
| Make no representation. |  | Object |  | Date Decision made |  |
| Support the application. |  | No Objection |  | Who will represent the PC at committee? |  |

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| **Application Number** | **Address** | | | **Details** | Consultation Expiry |
| 24/03220/FUL and  24/03221/LBC | Chamfered End Saddledon Street Tysoe Warwick CV35 0SH | | | Reordering and re-roofing of the existing single story southern extension, formation of new shower room at attic level in the main house, replacement windows to the main house, re-roofing of the garden building and new windows, removal of existing oil tank and boiler fitting of new electric boiler. | 29/01/2025 |
| **Description** The re-roofing of the existing single-storey southern extension is similar to that approved under 22/02982/LBC but will now include infilling of a small existing window to stairs on the southern gable, to accommodate greater insulation height in the extension.  The raised rear parapet will be in stone to match existing wall and the current mixture of GRP and felt sections on the roof will be replaced by a single ply membrane, with new flat rooflights.  The formation of new shower room at attic level of the main house is as approved under Application  22/02982/LBC.  New timber windows will be used to replacement windows to the main house, as approved under application 22/02982/LBC  Re-roofing of the garden building will be with with single ply membrane and standing seams to look like zinc roofing, and new windows will be similar in design to current metal ones.  The existing oil tank, which is currently in the centre of the garden will be removed, and new electric boiler fitted**.**    **Recommendation – No Objection**  The external alterations are largely to the more modern extension and garden building of the house and are very similar to those approved under 22/02982/LBC, with the exception of the infilling of the window to the stairs, on the southern gable.  They are sympathetic to the heritage listing whilst trying to increase the quality of insulation and building regulation compliance**.** | | | | | |
| Make no representation. |  | Object |  | Date Decision made |  |
| Support the application. |  | No Objection |  | Who will represent the PC at committee? |  |

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| **Application Number** | **Address** | | | **Details** | Consultation Expiry |
| 24/03276/FUL | Barn On Land Hogwood Farm Tysoe Road Kineton | | | Repositioning of existing farm track | 31/01/2025 |
| **Description** –   The proposal is to re-position an existing farm track, which runs across the middle of a field to a small barn in the field directly behind.  It will be relocated towards the edge of the field.  Road planings/scalpings will be used for the track, which will be 2.5m wide.  It will be solely for agricultural use.    **Recommendation** – No Objection  The proposal will deliver the hard surface required, but in a location that does not inhibit agricultural use.    **Biodiversity** – A BNG of 15% will be achieved through planting the area between the new track and the perimeter with a pollen and seed mix and managing as a field margin, also by the planting of a new native tree. | | | | | |
| Make no representation. |  | Object |  | Date Decision made |  |
| Support the application. |  | No Objection |  | Who will represent the PC at committee? |  |

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| **Application Number** | **Address** | | | **Details** | Consultation Expiry |
| 24/03116/FUL | 4 Sandpits Close Tysoe Warwick CV35 0TU | | | Replacement single storey extension and first floor extension. | 03/02/2025 |
| **Description** –   The proposal is to replace an existing lean-to conservatory ‘hobby room’ with a wider extension.  Removal of the existing external wall will allow provision of an open plan kitchen/diner and utility room.  A home office will be added to the ground floor and on the first floor, an extension will allow an ensuite to be added to a rear bedroom.  Materials will be to match existing.  Extension walls will be rendered with stone corner details.  Matching clay roof tiles will be used – new on hidden elevations and existing re-used where visible. The flat roofed area will have single ply membrane concealed by parapet walls.  UPVC doors and windows will also match existing, as will dormers.  As the neighbour’s gable end is well set back in comparison to this property, the extension will be tucked away and unobtrusive.  **Recommendation – No Obection,** subject to matching materials.  **Biodiversity**– Wall-mounted bat shelter to be installed | | | | | |
| Make no representation. |  | Object |  | Date Decision made |  |
| Support the application. |  | No Objection |  | Who will represent the PC at committee? |  |

**Current Tree Consultations**

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| **Application Number** | **Address** | **Details** | **Consultation Expiry** |
| 25/00122/TREE | Land West Of 6 Church Farm Court Tysoe | -T1 and T2 - sycamore - Cut back branches overhanging the conservatory of adjacent 6 Church Farm Court, to a safe distance. | 06/03/2025 |
| **Recommendation – To be noted only.** | | | |

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

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| **Application Number** | **Address** | **Details** | **Tysoe Parish Council Comments** | **Target date for Decision** | **Decision Date** | **Decision** |
| 24/01681/VARY | Badgers Farm House Badgers Lane Lower Tysoe CV35 0BY | Variation of condition 13 (plan nos.) of planning permission 08/00042/FUL dated 28 August 2008 (condition added through application reference 24/02404/AMD) to allow the design of the garage to be changed and addition of solar panels. Original description of development: Conversion of barn into one holiday cottage. Formation of new vehicular access and construct new garage for existing farmhouse. Reroof existing farmhouse. | No Objection | 13/01/2025 | 13/01/2025 | Variation Permitted However query over conditions relating to neighbouring holiday let. |
| 24/03010/VARY | Land To The North Of Somerton House Kineton Road Lower Tysoe CV35 0BZ | Variation of condition two (approved plans) of planning permission 23/01010/FUL (granted 22.02.2024) to allow creation of rooms in roof space. Original development description: construction of single, detached, self-build dwelling | No Objection | 22/01/2025 | 31/01/2025 | Variation Permitted |
| 24/02995/FUL | Chelmscote House 10 Shipston Road Upper Tysoe CV35 0TR | Proposed detached garage to site frontage. | Objection | N/A | N/A | Application Withdrawn |
| 23/01419/FUL | Dinsdale House Baldwins Lane Tysoe Warwickshire CV35 0TX | Conversion of a disused coach house and stables into a dwelling house. | Support removed while awaiting ecology information – No Obection | 19/11/2024 | 03/02/2025 | Refusal |

**Previous Consultations, still Pending Consideration**

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| **Application Number** | **Address** | **Details** | **Target date for decision** |
| 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. | 25/11/2024 |
| 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. | 09/07/2024  Revised to 01/11/2024  Then to 31/01/2025  and now to 28/02/2025 |
| 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. | 03/10/2024 |
| 24/00009/FUL | Applecross Fields Located on Tysoe Road 150M North West Of King Johns Lane Radway | Change of use of land to children's forest school, including associated access track, car parking area and ancillary structures such as toilet block (retrospective) | 18/07/2024  Revised to 07/10/2024  Revised to 24/01/2025  On the Agenda for Planning Committee Meeting on 19/02/25 |

**Appeals in Progress**

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| **Application Number** | **Address** | **Details** | **Tysoe Parish Council Comments** | **SDC Decision** | **Appeal Start Date** |
| 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 | Refusal | 20/09/2024 |