**Planning Group Report – March 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. | 18/03/2025 |
| **Description** –   We are being reconsulted on this application as it has been amended to remove the additional gated access, to which TPC objected last month.  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.  **Recommendation –** .**No Objection**  The amendment has removed the reasons for our original objection. | | | | | |
| 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 | | | Alterations to existing agricultural access and creation/ re-positioning of a farm track | 17/03/2025 |
| **Description** –   We are being reconsulted on this application as the description has been changed to include regularisation of works already carried out to widen existing entrance way and take into account the lack of planning history for the original track.  The proposal remains the same - to position the farm track 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 for its intended use, justified by agricultural reasons.  **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? |  |

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

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| **Application Number** | **Address** | | | **Details** | Consultation Expiry |
| **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) | 03/03/2025 |
| **Description** The existing 1950's bungalow will be replaced with a substantial 'gentleman's farmhouse' in natural stone with slate roof.  As regards Tysoe Parish, views of the house would be principally when approaching along Sugarswell Lane from the North and from the West, at the entrance way.  The parish boundary then moves sharply away to the West at the entrance.  Although a large, five bedroom house, it will be positioned further away from the road than the existing bungalow.  It will be cut into the slope so the ridge height will only be slightly higher than the existing bungalow. The ancillary wing will be behind, so that only the principal elevations are visible as you approach.  The existing access will remain, with the farm track being realigned inside the plot.  A native species woodland belt would be planted along the Sugarswell Lane road boundary to tie in to the existing spinney and strengthen the existing tree line  To the west of the farmhouse the existing orchard would be retained and extended, and new orchard tree planting will extend the existing orchard to the south and west of the Farmhouse.  There will be new native hedgerow planting along the western boundary garden.  **Recommendation – No Objection**  The high quality design (blending a farmhouse aesthetic with some classical, formal features), vernacular materials and landscaping make the proposal attractive and sensitive to the area, so we recommend no objection. | | | | | |
| 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 | |
| **Felling Licence application to the Forestry Commission - Ref FL015-4629-2024** | Upton Estate, compartments at Edgehill woodlands. | | Clear Felling and Regeneration Felling. Replacement planting with a mix of native species. | | 04/03/25 | |
| **Description** The woodland areas exhibit evidence of ash dieback disease, and the estate wish to mitigate the risk posed by the diseased trees, particularly where adjacent to the A422 highway, by undertaking phased felling and replacement planting works, over a 5-year period. Some of the works will consist of clear felling and others regeneration felling. Compartment 9 is covered by a woodland Tree Preservation Order. A Felling Licence, if approved, takes precedence over a TPO. The woodland TPO, is only a small section of Compartment 9, in the vicinity of Sun Rising House  **Recommendation – Make the Following Comment**  A site visit reveals there are one or two substantial trees in the TPO area, such as a veteran Copper Beech, and it would be a pity if these were felled as they do add to the amenities of the surrounding area.  We feel these are far enough away from the road not to be dangerous but we will be guided by SDC.  If any trees on the ridgeline can be saved, this may help the amenities of the plain below.  **Biodiversity** The aim is to improve the species diversity, by undertaking replacement planting with a mix of native species. This will result in the woodland being more resilient. | | | | | | |
| Make no representation. |  | Object |  | Date Decision made | |  | |
| Support the application. |  | No Objection |  | Who will represent the PC at committee? | |  | |

**Current Tree Consultations - None**

**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** |
| 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. | N/A | 06/06/25 | 06/06/25 | No Objection |
| 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) | Objection | 07/10/2024  Revised to 21/02/2025 | 27/02/2025 | Permission granted with conditions |
| 24/02623/FUL | Lower Grounds Main Street Tysoe Warwick CV35 0SE | First floor side extension and rear single-storey extension. | Support | 12/12/2024 | 11/02/2025 | Permission granted with conditions |

**Previous Consultations, still Pending Consideration**

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| **Application Number** | **Address** | **Details** | **Target date for decision** |
| 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. | 13/02/2025  Revised to 07/03/2025 |
| 24/03116/FUL | 4 Sandpits Close Tysoe Warwick CV35 0TU | Replacement single storey extension and first floor extension. | 09/03/2025 |
| 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 |

**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 |