**Planning Group Report – November 2024**

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

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| **Application Number** | **Address** | | | **Details** | Consultation Expiry |
| 24/02462/LBC | Hardwick House Tysoe Road Kineton Warwick CV35 0DY | | | Retrospective listed building consent for the provision of a 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. | 06/11/2024 |
| **Description -** Internal works:   * The provision of a new set of shutters in the drawing room and snug, to match existing shutters, installed within existing opening with no loss of historic fabric. * The replacement of rotten skirting with a new profiled oak skirting in the drawing room, chamfered to match existing skirting in hall and stairway. * The installation of a new stone fireplace in the drawing room, removal of modern plastered surface (which is not non-combustible), cladding over the existing fire recess which is in poor condition, in Hornton stone to match the fireplace in the kitchen. A 6 inch gap will be left to avoid damage to the existing fireplace. Installation of a new stove. * The provision of a glazed door in the existing opening between the snug and the hallway to match the door between the drawing room and the kitchen/dining room. It will fit into existing structural opening and involves no loss of historic fabric. * Repairs to the fireplace in the snug which requires structural work for stability as it supports the floor above, A concrete lintel will be added above and cracked stone lintel below replaced in material and profile to match existing. This option has been recommended as results in the least interference with original chimney structure. * Repairs and insulation to the snug floor. The floor joists rest on brick supporting walls but a decayed timber bearer near staicase is to be replaced with a brick wall and timber plate. * Following removal of existing split modern pine floorboards and chipboard, which had been laid over the original elm floor boards, provision of new softwood boards to preserve what is left of the original elm floor boards and the attached lath and plaster ceiling below. * Work to the staircase sill – a pine board has replaced carpet laid on pine board up to the window, as carpet becomes damp from condensation from the window. * The existing second floor layout – works carried out by a previous owner were not to previous LBC plans. This application seeks to regularise the existing second floor layout.   **Description -** External works:   * Externally, the repair of existing decayed purlins and the replacement of the existing verges to all elevations, with like for like materials * Externally, replacement lights either side of the front door, fixed into mortar joints and using exisitng cabling.   **Recommendation - Support for the following planning reasons:**  The works to this Grade II Listed Building are in the main numerous, relatively small, internal alterations and repairs. The applicant has taken the correct coure of action by engaging a competent Conservation Architect to advise him on how to proceeed with these works whilst preserving the integrity of the Listed Building. We recommend support to ensure that the Listed Building is reinstated in a good state of repair, fit for modern day living, whilst being sympathetic to its listing. | | | | | |
| Make no representation. |  | Object |  | Date Decision made |  |
| Support the application. |  | No Objection |  | Who will represent the PC at committee? |  |

**Current Consultations**

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| **Application Number** | **Address** | | | **Details** | Consultation Expiry |
| 24/01681/VARY | Badgers Farm House Badgers Lane Lower Tysoe Warwick 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. | 19/11/2024 |
| Description – This is a re-presentation of 24/01681/VARY and 24/01865/VLBC to which TPC has previously decided to object. These two applications were invalidated as there were no plans conditions attached to them originally which could subsequently be varied. VLBC is not now required. A planning condition has since been added to 08/00042/FUL as a non-material amendment through application reference 24/02404/AMD and it is this which is now being sought to be varied.  The proposed newly-redesigned garage measures approximately 6.8m wide by 9.6m deep by 5m high (floor area approximately 65m2), built in timber-clad concrete block walls with a dual-pitched slate roof, the front roof pitch being approximately 30 degrees and the rear approximately 20 degrees with 12 solar panels on it. The four corners of the building will have natural stone conical piers (not structural, purely as ornate novelty).  At the front of the garage there will be a single timber up-and-over garage door approximately 6m wide. The garage will house two motor cars, with a rear section used for PV energy storage, together with a WC and handbasin. There is an internal staircase to storage in the roofspace.  Recommendation – Objection for the following planning reasons:  We believe the amendment to the double garage should have been submitted as a fresh planning and llsted building consent application with a site plan edged red and with other land in the applicant’s ownership edged blue. We do not understand why the planning authority has spent so much time and expense asking the applicant to submit the proposal as a variation approval and also seeking an approval of application for non-material change to planning permission.  We have been informed that in the case of VARY applications, because they relate to the original permission, a red/blue line plan is not required but the intellectual rights of the 2008 application belong to the original applicants who live next door and still own most or the original site. However, they have not been notified of the two recent planning applications by the applicant who hasn’t served a Notice Number 1 even though their property has been included in the proposed description (ie. ‘the proposed hoilday cottage’, which, by the way, has always been used as a permanent house, used and owned by a member of the family). Has a legal opinion from the District Council’s solicitors regarding the legalities of the proposed application been sought?  Will the original applicant be able to claim compensation reqards any financial loss to their property value by their inclusion in this application? Furthermore, can the original applicant appeal against the new additional condition reference 24/02404/AMD placed on their original planning approval? We find it hard to believe that a proposed double garage within the garden of a listed building does not need listed building consent. Isn’t there a responsibility on the planning authority to protect the setting of a listed building?  We believe the four elevations of the proposed garage are architecturally inappropriate and inadequate for the setting within the curtilage of a Listed Building at the head of Badgers Lane, where the majority of buildings are of traditional design/type/shape/size/roof pitches etc.  The garage granted 16 years ago, as part of the orignial permission, measures approximately 6m square (floor area 36 m2) with a roof height of approximately 5m, erected in local stone, with a slate roof and two garage doors.    The conservation officer has commented ‘no objection subject to clarification’ but he then proceeds to express severe doubts about the design. He acknowledges a need that the design should be responsive to the agricultural theme and compatible with the immediate neighbouring buildings, He expresses concern about the large domineering garage door and states that perhaps a central timber post be incorporated to break up this large suburban type/scale of this door, ie creating two smalller single garage doors. He also expresses concern about the footprint (ie the depth) of the building and depth dictates the roof design (ie higher roof or shallower pitch) . We agree with the conservation officer’s concerns. We consider that a building depth of aprroximatly 6m or less with a subservient storage bay approximately 3m x 6m turned through 90 degrees along the east elevation boundary, with traditional roof pitches, would create a more sympathetic roof design and pitches. The conical stone piers on each corner of the building have no serious architectural merit and do not give sufficient structural support.  In addition, has condition no 10 of the original approval 2008 (archaeological wok) been submitted and approved by the planning authority?  In summary, we consider that the design of the proposed garage is of insufficient architectural quality/design by reason of it size, siting, shape, roof pitches, roof detailing and use of materials, and will thereby be detrimental to the amenities of the adjoining Listed Building (Badger’s Farmhouse) and the immediate buildings in the surrounding area, which are mainly of a traditional design/structure/type. | | | | | |
| 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 |
| 24/02623/FUL | Lower Grounds Main Street Tysoe Warwick CV35 0SE | | | First floor side extension, rear single-storey extension, detached garage | 19/11/2024 |
| **Description –**  First Floor extension over existing ground floor flat-roofed storage area to provide a main bedroom and ensuite, making 5 bedrooms in total, a first floor extension having been previously approved in 2006. First floor walls will be of horizontal timber cladding and windows in woodgrain effect UPVC in Cotswold green/grey to match existing. Roof will be pitched, with concrete roof tiles to match existing house, the ridgeline being slightly subservient to that of the main house. Ground floor walls of store will retain Bradstone at front and rear, with render to the side elevation.  Rear flat roof kitchen extension, designed with a contemporary overhang detail to reduce the impact of the flat roof when viewed from the ground. Roof will be of grey rubberised EPDM. The central section will be timber clad and have a traditional roof lantern. Two side sections will have rendered walls and each have a flat glazed roof panel. Windows will be slim profile, black, powder coated aluminium in Crittal style.  A new three-bay Garage with games room above, reached by an external staircase to NW elevation. Walls will be of timber horizontal cladding, and concrete tile roof to match existing main house. It will have 4 dormer windows (2 to SW and 2 to NE), with frames again to match existing dwelling. Garage doors and first floor door will be painted timber. A garage in the same location was previously granted planning permission, albeit smaller.  **Biodiversity Considerations –** 2 Swift Boxes proposed on South-East elevation.  **Recommendation – Support for the following planning reasons**  We recommend support of the proposal by reason of its sympathetic design and use of materials in relation to the existing building; which will create a dewlling more suited to modern day family life, subject to the following conditions   1. Samples of materials being sent to the LPA for approval 2. Retention of front hedge and exisiting mature trees where possible. | | | | | |
| 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** |
| 24/01856/FUL | Tysoe Village Hall Main Street Tysoe | Installation of 45 photovoltaic panels and associated supporting metalwork, upon the southwest facing village hall roof. | Support | 14/10/2024 | 14/10/2024 | Permission |
| 24/01679/FUL | Holly House 11 Smarts Lane Upper Tysoe Warwick CV35 0TT | 2 storey accessible extension with accessible ground floor shower room, toilet and residential lift. Erection of accessible car port. | Support | 05/11/2024 | 05/11/2024 | Permission |

**Previous Consultations, still Pending Consideration**

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| **Application Number** | **Address** | **Details** | **Target date for decision** |
| 24/02368/TREE | Dinsdale House Baldwins Lane Upper Tysoe Warwick CV35 0TX | T1 - pine - Fell -T2 - pine - Fell -T3 - horse chestnut - Removal of branches hanging over neighbour's listed outhouse -T4 - horse chestnut - Removal of branches hanging over a slate roof shed. -T5 - birch - Removal of a low lying branch that is dropping over the lawn from 0.33 metres to 1.5metres. -T6 - cherry - Fell and replace with a different ornamental tree. -T7 - copper beech - Cut back copper beech branches about 3.6 metres to lift off the drive. | 15/11/2024 |
| 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 |
| 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 |
| 23/01419/FUL | Dinsdale House Baldwins Lane Tysoe Near Leamington Spa Warwickshire CV35 0TX | Conversion of a disused coach house and stables into a dwelling house. | 16/09/2024 |
| 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 |

**Appeals in Progress**

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| **Application Number** | **Address** | **Details** | **Tysoe Parish Council Comments** | **SDC Decision** | **Appeal Start Date** | **Appeal Decision Date** | **Appeal Decision** |
| 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 |  |  |
| 23/03179/FUL | Winchcombe Farm Shenington Road Upper Tysoe Warwickshire CV35 0TH | Change of use of two buildings from residential holiday let usage to residential usage ancillary to the main building. No changes to internal or external layout or appearance | Objection | Refusal | 18/06/2024 |  |  |