**Planning Group Report – September 2025**

**Current Consultations**

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| **Application Number** | **Address** | **Details** | **Consultation Expiry**  |
| 25/01921/FUL | Greenside Lower Tysoe Warwick CV35 0BW | Erection of new building and creation of yard for log storage business. Creation of new vehicular access and hardstanding together with installation of security gate. All associated works. | 11/09/2025 |
| **Description**This application is for erection of a new building (which will be aquired second hand and repurposed) which would be 18m long by 15m wide and approximately 5m high, to give an internal area of 265m2. The walls would consist of 2m high concrete panels with juniper green profiled metal cladding above. The roof would be in light grey profiled metal cladding and a roller shutter door in juniper green would give access on the south-western elevation.The current entrance to the field would be blocked with hawthorn hedge to match existing and a new entrance created further to the north-east. This would have 7m wide, 2m high sliding steel vertical bar gate in juniper green. The road and yard would be surfaced with compacted stone and a new 1m wide drainage ditch created on the north-western boundary of the field. Parking for the two works vehicles, a pick up and a transit, would be provided.It also requires change of use to B8 Storage and Distribution Use for an area of aproximately ¾ of an acre within the larger field, which is just over 1½ acres, immediately behind the applicant’s home, for his log storage and distribution business. Kiln dried logs are currently delivered at a rate of one HGV per month for the buisiness, with other seasoned timber being delivered and sometimes cut onsite, currently in barn rented nearby. Deliveries in peak season are currently 20-30 loads per week. It is envisaged log cutting will take place for about one day per week.The benefits of the proposal are the 0.5FTE employment created, and the improvements to the security of the business by the provision of a permanent, secure and convenient local base. **Issues with the Application** The business use on this site began in November 2024, although cutting and storage of logs currently takes place in a rented barn elsewhere.  We are unaware of any existing Business Use permission being granted here, so we do not believe this should be classed as an extension to a business in its established location under AS10 (n), but rather as a new business use (albeit part retrospective). The site is in open countryside and New Business Use is not one of the forms of development and uses in the countryside which are acceptable in principle under AS.10.  If it is classed as a New Business Use, it would need to be fully justified, offer significant benefits to the local area and not be contrary to the overall development strategy for the district, including CS.11 which relates to the protection of the Cotswold National Landscape.We are unsure if B8 Storage and Distribution Use would be sufficient to cover all the activities the applicant wishes to carry out on site, particularly the cutting and processing of firewood.  Would B2 General Industrial Use not also be required for this?  Even if cutting is initially only for one day per week, this could increase as the business expands.We also do not think to blue line representing other land in the applicant’s ownership is accurate request it be checked again.**Recommendation – Objection** Although we are very sympathetic to the applicant’s wish to build his business, we are sadly unable to support this current application for the following planning reasons: a)Visual ImpactThe site is in a relatively flat and open location immediately adjacent to the Cotswold National Landscape (CNL) and overlooked from footpaths high above within the CNL. Even with a storage building, there is potential with a log yard for a considerable amount of machinery, timber and logs to still be stored outside in the open yard. Most professional log processing uses external machinery such as tele-handlers, packaging conveyors and chipping machines.  Cut logs are often stacked and stored outside in metal crates and white bags.  This type of ‘visual clutter’ typical of such working yards is a concern in this sensitive location. Even if such equipment is not used currently, as the business grows it could be introduced.The business use is only proposed for part of the field (approximately ¾ of an acre), but in practice, even if conditions were in place, it would be difficult to prevent the storage of logs and machinery extending across the field over time.  The items stored on site now extend beyond the proposed site boundary to almost the full width of the field. These can be easily seen from the road and will be even more visible in winter (as evidenced by winter google map images of the site).The new 7m wide gates with vertical steel bars would open up views of the HGV turning area and give an industrial look to this otherwise very rural approach road to the village. The building itself is not dissimilar to other buildings in the area, but it would not be an agricultural building.  The existing business buildings to the east were granted permission on condition they had bunding and landscaping to screen views of them from the CNL.  This building would be much closer to the CNL, have no bunding and little landscaping apart from the existing hedge. We do not think this would be enough to screen views of the building or yard in winter, especially views from the higher ground of the National Landscape.   The yard with vehicle movements and machinery on-site could result in a loss or rural tranquillity, inappropriate to this location where people are looking down from the National Landscape and are focussed on views.  The relative emptiness, tranquillity and beauty of the landscape here is an important feature which all public bodies have the highest legal duty to protect. Whilst we must restrict our comments to the details of this application, the applicant has said he hopes to expand his business.  We a concerned that an unwelcome precedent would be set which would make it relatively easy for the remainder of the field to be developed and potentially land to the east between this site and the existing business units beyond.  The cumulative impact of granting business use on this site, together with the existing business units to the east could also result in a loss of rural tranquillity and character in this corner. It would also ‘industrialise’ a second approach road to the village. Tysoe NDP Natural Environment Policy 5 stresses the importance of protecting views towards the village, particularly when they relate to village approaches.b) NoiseThe Environmental Health team have lodged an objection pending more information about the noise levels of machinery, especially that involved in the log processing and ancillary activities such as chipping.  Log yards can use a wide variety of machinery from chainsaws and sawmills to log splitters, packaging conveyors and tele-handlers etc. many of which are usually used outside. We do not have enough information about the noise levels or types of machinery that could potentially be used to be sure it would not cause disturbance to nearby residents.  Even if such equipment is not used currently, as the business grows, introduction of perhaps more such machinery could cause increasing disturbance to neighbours. c) Ridge and FurrowThe site contains some exceptional Ridge and Furrow.  The building is on an area where the ridge and furrow is less pronounced, and much has sadly been degraded already, but the use of external areas for mechanical tree handling, log cutting and chipping could further erode the remaining ridge and furrow as has already happened. The turning area for the articulated delivery vehicles will damage the exceptional ridge and furrow, which Tysoe NDP aims to protect. TrafficWe do not see that the amount of traffic generated would be an issue, but we seek reassurance that the size of the articulated vehicles delivering would not be hazardous on such a narrow, rural road, or cause safety concerns when using the very sharp bend in front of Greenside where visibility is already poor. ConclusionWe recognise the benefits of the proposal, however, views of the open commercial working yard, with vehicle movements and potentially noisy machinery would detrimentally affect views and tranquillity in the CNL, contra CS.11, Tysoe NDP Natural Environment Policy 8 and Built Environment Policy 2, which aims to ensure key features of views to and from higher slopes, skylines and views across the landscape can continue to be enjoyed. We would require evidence that views or tranquillity from the CNL would not in any way be harmed before we could consider removing our objection and reassurance that any mitigating conditions could be adequately enforced.ConditionsIf SDC are minded to grant the application, we request conditions to protect the amenities of the area:* Robust landscaping conditions to ensure views and tranquillity from the CNL are not harmed
* Restrictions of the hours of business use, including the exclusion of weekend working,
* Limits on noise levels
* Appropriate restrictions on signage
* Lighting that complies with Tysoe’s Dark Skies Policy.

We would also request the removal of Permitted Development Rights to preclude future application of a Class Q development. |
| 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  |
| 25/01451/FUL | Beechen Tree House Main Street Tysoe Warwick CV35 0SE | Formation of new access | 23/09/2025 |
| **Description** The proposal is to create a new access drive off Main Street to provide a separate entrance to Beechen Tree House. Until 2023, Beechen Tree House and the adjacent Doctors’ Surgery were under the same ownership with a shared driveway but are now under separate title. Access to Beechen House is currently through the Doctors’ Surgery car park.The proposal would involve removing a section of stone boundary wall in front of Beechen Tree House and laying a new 3.6m wide driveway, surfaced with bound material to meet highways requirements. A timber sliding gate will sit behind the stone wall. There are constraints with the siting of the entranceway as some of the trees within the garden are the subject of Tree Preservation Orders. Beechen Tree House is not Listed but it is within the Middle and Upper Tysoe Conservation Area. **Issues with the Application**The applicant has stated in the application that they own all the land to be developed, but the area of grass over which the new driveway will cross has Village Green status and is, we believe, owned by the Parish Council. **Recommendation – No Objection, subject to Highways Conditions and Consideration of the Opinion of the Conservation Officer.**The proposal has practical benefits. For the applicants it will provide a private entrance to their house. There have been occasional issues with patients vising the surgery blocking the entrance to Beechen Tree House and this will prevent such problems when the surgery is open on weekday mornings. It will also provide the Doctors’ Surgery with two additional parking spaces which will help prevent problems with overflow parking on Main Street. It may provide greater safety for any children living in Beechen House, although whether an entrance directly onto Main Street would be safer than the existing entrance via the Surgery Car Park is uncertain.However, the area is within the Middle and Upper Tysoe Conservation Area. The Heritage Impact Statement does not seem to fully consider some relevant aspects identified in the Conservation Area Report.1. Tysoe’s Conservation Area Report mentions the heritage importance of the stone walls generally in Tysoe ‘*There are also a number of stone boundary and enclosing walls which are important to the streetscape.’*
2. This stretch of wall is mentioned in particular ‘*Artefacts and Features -* ***There are a good number of fine ironstone stone walls including those*** *around the churchyard, the north side of the square and in short stretches* ***down the east side of the main street from Home Farmhouse to the Old Bakery****.’*
3. ’Important Internal Views’ are marked on the Conservation Area Map in both directions on the Main Road just outside of Beechen Tree House and a ‘Visual Stop’ is marked where the bench in front of the St Mary’s is *‘The churchyard area at the north and the square area at the south ends of the main street have a quiet rural character with their central open spaces and individual building set round generally with good frontages and stone walled enclosure.’.* The impact of a visual break in the wall and the addition of another tarmac driveway, and more open views of parked cars within Beechen House Driveway could have a detrimental effect on these views, which could affect the setting of the Grade 1 listed Church.
4. That the area in front of the stone boundary walls Village Green status. The Conservation Area report says ‘*The church is set in a good sized, well kept church yard which forms an important village centre open space with a village green character’.* The Area of Village Green opposite the Church could be considered to add to that character.
5. The walls provide a continuous visual link between the three buildings below, which form a group of value listed in Appendix Aiii Schedule of Buildings of Local Interest and Importance to Middle Tysoe Conservation Area
* *Coach House & Stables to Beechen Tree House, Main Street - late C19th outbuildings in local stone and blue slate - group value with Beechen Tree House and important enclosure to Peacock Lane.*
* *Beechen Tree House, Main Street large mid C19th 2 storey early Victorian villa - whitewashed brick with slate roof, original sash windows - set back off road in large grounds - stone walls to roadside boundary.*
* *Stable range to Feoffee Farm - mid C19th open-sided stable range of local stone with red brick modifications and repairs boarded doors - group value with Beechen Tree House*

We request the Conservation Officer is consulted as we would welcome expert opinion on the effect of the proposal on Heritage Assets and the Streetscene.In addition, the drive does not appear to have 6m length outside of the gates requested by Highways for safety. For it to have 6m length, the gates would have to be set back a little more from the wall, so may not sit flush to the wall which could affect the visual impact. |
| Make no representation. |  | Object  |  | Date Decision made |  |
| Support the application.  |  | No Objection  |  | Who will represent the PC at committee? |  |

**Decisions Issued/Applications Withdrawn Since Last Tysoe Parish Council Meeting - None**

**Previous Consultations, still Pending Consideration**

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| **Application Number** | **Address** | **Details** | **Target date for decision**  |
| 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  |
| **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. | 14/05/2025 |
| 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 | 21/05/2025 |