

Planning Group Report – April 2026

Current Consultations

Application Number	Address	Details	Consultation Expiry
26/00684/FUL and 26/00685/LBC	Hardwick House Tysoe Road Kineton Warwick CV35 0DY	Householder and Listed Building Consent application for a single-storey rear extension, building fabric alterations, amendments to the external parking area and the erection of a flagpole at Hardwick House, Kineton.	24/04/2026
<p><u>Description</u> Hardwick Farmhouse is a Grade II listed property. The proposals comprise</p> <ul style="list-style-type: none"> a) A single storey extension to the rear of the property (similar to that previously approved as part of Application Refs: 14/03320/FUL & 14/03321/LBC which have since lapsed, and which the Conservation Officer confirmed would result in no harm to the historic fabric of the heritage asset). The modest extension will be constructed in stone to match the existing stone walls, incorporating a Glass Reinforced Polyester flat roof and rooflights. b) Replacement of modern timber casement windows in poor condition, on the south-east and north-west (side) elevations. The proposed timber replacements will be double glazed and improve heat retention, while matching the existing detailing observed on the second-floor south-east elevation. Window replacements are located away from the primary façade and will reinstate a more historically accurate design. c) Blocking up a window on the south-east elevation. The timber casement is a later installation that replaced an external doorway and does not have any historical value. d) An additional window to the rear of the building for the ground-floor shower room, to provide natural light and ventilation. e) Creation of a loft access from the first-floor landing, requiring partial demolition of a modern stud partition wall. Previous applications (14/03320/FUL & 14/03321/LBC) gained consent for the creation of a doorway in this location. f) Charges to Parking and Hardstanding Layout: The front portion of the lawn will be converted to permeable pea gravel to match existing and support drainage. The parking will be situated here and screened by existing vegetation to minimise visual impact to neighbouring properties and the surrounding area. Low-level stone walls will define the parking boundary. g) A freestanding flagpole 8m high, with a 60mm diameter and mushroom-style top cap is included in the landscaping, adjacent to the parking area, set away from the listed building. <p><u>Recommendation – No Objection</u></p> <ul style="list-style-type: none"> • The extension, loft access and some of the window changes are similar to those previously approved. The replacement windows will be more in keeping with the original and will make the home more suitable for modern family living. The parking arrangements will detract less from the listed building than the current arrangements. 			

Current Tree Consultations

Application Number	Address	Details	Consultation Expiry
26/00811/TREE	Quo Vadis Main Street Tysoe Warwick CV35 0SE	- T1 Lawson cypress - Reduce height by 5 metres (from 16-17 metres) - T2 Lawson cypress - Reduce height by 4 metres (from 12 metres) - T3 Lawson cypress - Fell and replace - T4 Lawson cypress - Fell and replace - T5 cedar - Fell and replace	27/04/2026
<p>Description This differs from the previous withdrawn application, to which we made no objection last month, as it now includes the felling of T4 and T5 (two inter-twined trees nearest the culvert on Main Street).</p> <p>Recommendation – No Objection T4 and T5 are causing issues with the nearby drainage culvert, a neighbouring property and highways visibility. T3 is causing problems for the footings and drains of the applicant's house. The reduction in height and width of T1 and T2 will improve visibility, especially from the drive of Quo Vadis, whilst lessening the change that would occur in the Conservation Area if all 5 trees were removed at once. We request that any replacement trees are native and of a species that will not cause similar issues in future.</p>			

Responses previously agreed by email, for ratification

Application Number	Address	Details	Consultation Expiry
26/00131/FUL	Stoneythorpe Lower Tysoe Warwick CV35 0BN	Erection of an external oak staircase, replacement of the existing first-floor window with a new door, and internal alterations to the detached garage.	01/04/2026
<p>Description The proposal is to add an external oak staircase to the detached garage, including removing the existing first floor window and replacing with a new hard wood door, with plain glass panel at the top, opening into the existing Store/Workshop at first floor level. The stairs will be to the rear of the garage when viewed from the main road and will be in between the garage and main house.</p> <p>Recommendation – No Objection, provided the stairs are not thought to give intrusive views of the neighbouring first floor window.</p>			

Application Number	Address	Details	Consultation Expiry
26/00544/LDP	Brown Cottage Shipston Road Upper Tysoe Warwick CV35 0TR	Siting of mobile home for use ancillary to the main dwelling	N/A
<p>Description The proposal is for the siting of a mobile home 5.5m long, by 3.52m deep by 2.5m (max) internal height, at the bottom of the garden of Brown Cottage, a Grade II Listed Building. The siting will be permanent, according to the application form. The structure will be constructed on site and clad in black composite, with dark grey UPVC windows and doors. It will be placed on a screw pile foundation system, without being fixed down, resting on these foundations under its own weight. There will be a minimum ground clearance of 150mm, allowing for the use of lifting straps/rigging to be positioned under the structure. As such, the caravan can be lifted by crane and placed onto a flatbed lorry. Internally it will comprise a double bedroom with bathroom, for guest use.</p> <p>The mobile home appears to meet the the definition of a caravan as set out in the Caravan Sites Act 1968, and as amended in October 2006 (CSA) and the stated intended use is ancillary. The stationing of a mobile home within the residential curtilage of a dwellinghouse, even a Listed Building such as this, for purposes ancillary to the main use of the host dwellinghouse, does not constitute development nor result in a material change of use within the meaning of Section 55 of the Town and Country Planning Act 1990 (as amended) and therefore does not require planning permission.</p> <p>Recommendation – Comment The proposal appears to comply with the definition of a mobile home for only ancillary use. We can only hope the materials and use will avoid harm to the the setting of the listed building and respect the amenity of neighbours.</p>			

Decisions Issued/Applications Withdrawn Since Last Tysoe Parish Council Meeting

Application Number	Address	Details	Decision
26/00283/TEL56	Telecommunications Installation Orchard Farm Nursery Lower Tysoe	Installation of a 19-metre-high lattice tower supporting 3 no. antennas and 2 no. 300mm transmission dishes, the installation of 3 no. equipment cabinets and a meter cabinet at ground level and ancillary works.	Telecommunications Approved
26/00474/LDP	6 Parke Row Main Street Tysoe Warwick CV35 0TA	Hip to gable roof extension. Rear roof extension. Velux roof lights (no part shall extend beyond the roof plane by 150mm)	Proposed Lawful Development - Permitted
26/00445/TREE	Quo Vadis Main Street Tysoe Warwick CV35 0SE	- T1 Lawson cypress - Fell - T2 Lawson cypress - Fell - T3 Lawson cypress - Fell	Withdrawn

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.	Permission Granted/ LBC Approved
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Previous Consultations, still Pending Consideration

Application Number	Address	Details	Target date for decision
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
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 revised to 31/03/2026
26/00143/FUL	Tysoe Playing Fields and Pavilion Main Street Tysoe CV35 0SR	New oak canopy to front of existing clubhouse	16/03/2026
26/00290/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.	31/03/2026
26/00387/FUL	2 Avon Avenue Tysoe Warwick CV35 0SP	Proposed detached dwelling	10/04/2026 revised to 17/04/2026