

Planning Group Report – May 2026

Current Consultations

Application Number	Address	Details	Consultation Expiry
26/00926/FUL	Hardwick House Tysoe Road Kineton Warwick CV35 0DY	Change of use of agricultural land to allow installation of a stand-alone solar array to serve Hardwick House with associated post and wire fencing enclosure.	18/05/2026
<p>Description</p> <p>The site is approximately 45m by 22m and situated approximately 100 metres south of Hardwick Farmhouse, a Grade II Listed Building. The proposal is to site 6 strips of solar panels, measuring 12.4m long and containing 11 panels in each, ie to erect 4 strips (44 panels) immediately and 2 additional strips (22 panels) later.</p> <p>The bottom edge of the solar panels will be fixed approx 300m above ground level with a 30 degree set-back, giving a top edge of approximately 1200mm above ground level.</p> <p>The site will be shielded from the listed buildings by an existing (approximatley 2m high) hedge along the northern boundary and another similar-sized hedge along the eastern boundary (the northern half of which was replaced 2/3 years ago and is growing well). This hedge needs to be kept and maintained in the future to provide screening of the site from the AONB. The western and southern boundaries will have a new stockproof wire fence, together with new native hedging.</p> <p>There appears to be innaccuracy in the planning drawings regarding some elevations and additional confusion in the interptetation of elevation due to the drafting technique and lack of notation. This needs to be rectified before approval.</p> <p>It will achieve well above the required BNG.</p> <p>Recommendation – No Objection, subject to the existing northern and eastern hedgerows being retained and maintained at a height of at least 2m, together with the planting of new hedgerows (native species) along the western and southern boundaries, the maximum height of the solar panels also being maintained at 1200mm.</p>			

Application Number	Address	Details	Consultation Expiry
26/00740/TREE	Stone House Baldwins Lane Upper Tysoe Warwick CV35 0TX	T1 poplar - Fell (due to root ingress and possible subsidence damage to fixture fitting and walls) - T2 apple - Selective crown reduction by up to 2m (both in height and laterally, retaining a crown canopy spread of 6.5-7m). Crown clean: removing dead wood and crossing branches - T3 apple - Selective crown reduction by up to 2m (both in height and laterally, retaining a crown canopy spread of 6.5-7m). Crown clean: removing dead wood and crossing branches	14/05/2026

Description As in details above

The Poplar's roots are disturbing the adjacent garden wall of this Grade II Listed Building. It has grown too large for the size of the garden and is overshadowing other trees. It is not of particularly high amenity value, not being visible from the the roads or footpaths within wider Conservation Area. It also has a number of previously poorly-pruned branches, resulting in many long stubbs which are not particularly attractive and unbalance the tree. The proposed works will improve the health of the apple trees.

Recommendation – No Objection

Responses previously agreed by email, for ratification

Application Number	Address	Details	Consultation Expiry
26/00910/TREE	Dinsdale House Baldwins Lane Upper Tysoe Warwick CV35 0TX	T1 red cherry - Reduce back from neighbouring property by 2 metres and remove poor pruning cuts - T2 birch - Crown thin by 15% - T3 willow - Re pollard back to previous pollarded points - T4 willow - Re pollard back to previous pollarded points - T5 horse chestnut - Fell, to allow refurbishment of outbuildings - T6 willow - Frame work pollard back to previous pollarded points - T7 cedar - Crown raise over property roof to give 2 metres clearance	30/04/2026

Description As in details above

Recommendation – Comment

Tysoe Parish Council supports the proposed works to T1, T2, T3, T4, T6 and T7, however currently objects to the felling of T5 without further evidence that the felling is absolutely necessary for the refurbishment of the outbuildings, such as through a tree and building survey. T5 appears to be a healthy, mature Horse Chestnut and is visible from the wider Conservation Area. We feel it would be a shame to fell a tree of such high amenity value without more consideration being given to possible alternative solutions first.

Application Number	Address	Details	Consultation Expiry
26/00954/TREE	Home Farm Epwell Road Upper Tysoe Warwick CV35 0TN	T1 - willow - Pollard to 3metres below previous pollard points, remove bee-damaged limb if necessary.	06/05/2026
<p>Description As in details above</p> <p>Recommendation – No Objection The limb is quite badly damaged by bees and the pollarding will keep the willow balanced and to a manageable size.</p>			

Decisions Issued/Applications Withdrawn Since Last Tysoe Parish Council Meeting

Application Number	Address	Details	Decision
26/00387/FUL	2 Avon Avenue Tysoe Warwick CV35 0SP	Proposed detached dwelling	Permission Refused
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.	Permission Granted
26/00544/LDP	Brown Cottage Shipston Road Upper Tysoe Warwick CV35 0TR	Siting of mobile home for use ancillary to the main dwelling	Proposed Lawful Development Permitted
26/00143/FUL	Tysoe Playing Fields and Pavilion Main Street Tysoe CV35 0SR	New oak canopy to front of existing clubhouse	Permission Granted
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	Tree Consent Granted

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
26/00290/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 revised to 04/06/2026
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.	12/05/2026