

Planning Group Report – June 2026

Current Consultations

Application Number	Address	Details	Consultation Expiry
26/00853/FUL	Cowslip Cottage Lower Tysoe Warwick CV35 0BZ	Loft conversion to main dwelling roof and loft conversion to garage roof	09/06/2026

Description - The proposal is to add additional living space by converting all of the loft area and adding four new dormar windows to the main dwelling. In addition to this add further accommoedation above the double garage and again with the addition of three dormar windows.

Recommendation – We visited the property and spoke to the owner who agreed we could look at the outside of the existing propoerty. The addition of the new dormars would be in keeping with other properties on the development. Our only slight reservation was that one of the dormars to the rear elevation overlooks the rear garden of their neighbour. However, the lower window does already overlook the neighbour’s rear garden. It should be noted that at the time of writing this report there had been no objections lodged.

Our recommendation to the Parish Council would be “no objection” to this planning application.

Application Number	Address	Details	Consultation Expiry
26/01193/LBC	Home Farm, Main Street Tysoe Warwick CV35 0SF	Proposed stabilising works to outbuilding	15/06/2026

Description The two main flank walls on the cottage to the rear of Home Farm are bowing outwards, causing large cracks to form in the reveals of windows. The bowing of the wall is 75mm on the east elevation and 125mm on the west elevation . The inner section of the walls appear to be vertical. Only the outer faces appear to have moved. Three proposals have been put forward to rectify the problem.

Recommendation – The planning group were unable to gain access to see this building as the owner was absent at the time of the visit. This is a listed building and the decision as to the best way to rectify the issue will need to be made by a civil engineer and the Conservation officer. The work is essential to preserve the listed building. Due to the expertise required in relation to this application it is our recommendation that the Parish Council should vote in favour of “no objection”.

Decisions Issued/Applications Withdrawn Since Last Tysoe Parish Council Meeting

Application Number	Address	Details	Decision
25/02171/FUL	Manor Farm Shipston Road Upper Tysoe Warwick CV35 0TR	Replace existing garage and hardstanding with field shelter and machinery store.	Permission Granted
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 - Prune the outer canopy growth to provide a minimum of 2metres clearance between the outer branch growth and the adjacent outbuilding. - T6 willow - Framework pollard back to previous pollarded points - T7 cedar - Crown raise over property roof to give 2 metres clearance	Tree Consent
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	Tree Consent
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.	Tree Consent

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 (Application withdrawn)	08/10/2025
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 revised to 18/06/2026
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
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.	19/06/2026