Planning Group Report – 12th October 2026

Current Consultations

Application Number	Address	Details	Consultation Expiry
26/02424/TREE	Home Farm Epwell Road Upper Tysoe Warwick CV35 0TN	G1-2x Ash and 1x Hawthorn-Fell	27/10/2026
Description: Felling of 2 Ash trees and a mature Hawthorn tree, all self-seeded. The trees are around 3.5 metres away from the rear wall of the outbuilding and 7 metres away from rear corner of the house. Trees are accelerating subsidence by increasing ground movement. **Recommendation: No Objection** The felling of the trees would not adversely affect the visual amenities of the Conservation Area nor the adjoining listed building (Home Farm). It will also enable structural repairs to be undertaken on the listed building and prevent further damage.			

Application Number	Address	Details	Consultation Expiry
26/02314/FUL And **26/02315/LBC**	Tysoe C Of E Primary School School Lane Tysoe Warwick CV35 0SD	Removal of existing fencing and gates and the installation of new weldmesh and bow top fencing and gates.	27/10/2026
Description: The proposal is for the removal of existing fencing and gates around Tysoe C of E Primary School and their replacement with 2m high fencing and gates for greater safeguarding. Existing timber fencing mainly to the sides and rear of the school grounds will be replaced with 2m high Betafence Nylofor 3D weld mesh fencing in green. Existing metal railing fencing, along most of the front of the school will be replaced with 2m high bow top railings in a colout to be agreed. New gates comprise a 5.5m wide automated double vehicular bow top gate, two 1.2m wide bow top pedestrian gates and one 1.1m wide weld mesh pedestrian gate. A new section of fencing will be fixed to a retained existing boundary wall adjoining Herberts Farm buildings, with panel heights adjusted to maintain an overall height of 2m. Existing decorative spearhead tops on a section of the front			

boundary will be removed and reused, the original design being altered slightly. There will be a 90mm gap at bottom of the mesh fence and a 60mm gap for the bowtop railing fencing, which will benefit wildlife.

Recommendation: Objection
Whilst the fencing proposed to the rear and side of the site is acceptable, it is considered the front fencing being approximately 75m long by 2m high constructed in metal beside a narrow village public footpath in a Conservation Area between two listed buildings is out of keeping and extremely detrimental to the visual amenities of the Conservation Area of the two adjoining listed buildings.

Application Number	Address	Details	Consultation Expiry
26/01837/FUL	Tysoe Village Hall Main Street Tysoe CV35 0SE	Proposed Air Conditioning Units and Solar Panels	21/10/2026

Description: The 3 air conditioning units are to be wall mounted on the rear gable wall of the Village Hall, above the Social Club flat roof. The 20 solar panels will be in an array on the flat same roof facing a southeasterly direction, with 10 degrees of tilt

Recommendation: Holding Objection
Although we have no objection in principle to this application, more information is required. The application lacks details of the actual type /model /size/output of the air conditioning units, the height that the solar panels project above the existing flat roof and the position of some adjoining properties to the development.
Perhaps the District Council's Environmental Health department should be consulted regards maximum noise levels (not to be exceeded) particularly in summer months, to protect the amenities of adjoining gardens. An adjoining neighbour is concerned that the applicant will cut back one of his trees, to allow more sunlight to the solar panels. Such trimming would prejudice the existing screening and the visual amenities of their property.

Application Number	Address	Details	Consultation Expiry
26/02229/FUL	Temple House Lane End Lower Tysoe Warwick CV35 0BZ	Change of use of land for siting of ground mounted domestic solar panels	20/10/2026

Description: The 20 panels will be arranged in two rows of 10 ground mounted at a 30 degree angle. Each row will measure approximately 11.7m by 1.5m and will be just under 1m high from ground level. There will be a 3.5m gap in between the rows. The array will be sited in an agricultural paddock to the rear of the garden of Temple House. The terrain is relatively flat and with surrounding hedging in all directions

Recommendation: No Objection
Note the existing hedges immediately to the north and east of the solar panels should be retained and maintained at height of approx. 1.8m high, with hedging to the south and west retained to protect views from the two public footpaths, one running along the south and one along the west of the site.

Decisions Issued/Applications Withdrawn Since Last Tysoe Parish Council Meeting

Application Number	Address	Details	Decision
26/01461/FUL	Hardwick House Tysoe Road Kineton Warwick CV35 0DY	Erection of an agricultural building	Permission Granted
26/02264/TREE	Laurel House Shipston Road Upper Tysoe Warwick CV35 0TR	T1 - Malus Domestica - Fell to ground level to reduce weight in order to prolong life span. T2 - Ilex Aquifolium - Fell to ground level. T3 - Chamaecyparis Lawsonia - Fell to ground level. T4 - Pyrus Communis - Crown reduction by 2m to 6m. T5 - Pyrus Communis - Crown reduction by 2m to 6m. T6 - Prunus Domestica - Fell to ground level. T7 - Pyrus Communis - Fell to ground level.	Tree Consent

26/01193/LBC	Home Farm, Main Street Tysoe, Warwick CV35 0SF	Proposed stabilising works to outbuilding	Permission 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
25/00737/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
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 revised to 22/10/2026
26/01654/FUL	The Dairy House Lower Tysoe Warwick CV35 0BZ	Loft conversion over existing single storey garage to form new bedroom and ensuite	26/08/2026 revised to 23/09/2026
26/02168/S106	Ashby Brook Lower Tysoe Warwick CV35 0BN	Approval of Sale of Local Market Home in accordance with Clause 8, Part 4, Schedule 2 of Section 106 Agreement dated 17 January 2018 relating to 17/00601/FUL	19/10/2026
26/00615/S10	Ashby Brook Lower Tysoe Warwick CV35 0BN	Approval of Sale of Local Market Home in accordance with Clause Part 3 of Section 106 Agreement 30 April 2020 relating to 19/03363/FUL	19/10/2026

26/02114/FUL	Greenside Lower Tysoe Warwick CV35 0BW	Erection of a temporary forestry building with the creation of a yard for log storage business, as well as a new vehicular access and hardstanding together with the installation of a security gate	19/10/2026
26/01777/FUL	Bramley House 3 Templar Close Lower Tysoe Warwick CV35 0GT	Canopy porch measuring 3.2 x 1.2m Oak framed canopy porch. Low level stone dwarf wall to house benches on both sides. Cills to exiting glazed screen raised to accommodate the porch walls. Cladding above entrance door to be removed and stone installed to match host dwelling	11/09/2026
26/01912/FUL	Daverica Oxhill Road Tysoe Warwick CV35 0SX	Proposed single-storey garden outbuilding	11/11/2026
26/02343/TREE	Dinsdale House Baldwins Lane Upper Tysoe Warwick CV35 0TX	T1 - Salix Alba - fell. G1 - Thuja Plicata x2 - fell. G3 - Pinus Sylvestric x4 - fell.	26/10/2026