**Planning Committee Report – June 2022**

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| **Application Number** | **Address** | **Details** | **Consultation expiry**  |
| 22/01164/OUT | Lower Grounds, Land to the north of Main Street, Tysoe | Outline Application for the construction of one single self-build/custom build dwelling, including alterations to access | 28/06/22 |
| There have been 4 applications since 2016 involving this site.16/01370/FUL erection of one dwelling – planning permission refused.18/0330/FUL – proposed development for the erection of 5 dwellings – Planning permission refused and dismissed on appeal18/01316/FUL – Full application tor replace existing detached dwelling with four terraced cottages and construct new detached welling on adjacent land to north of Lower grounds – Permission refused and dismissed on appeal.The present application proposes the construction of one self-build dwelling on the site.The Planning Working Group would recommend that the Parish Council objects to this planning application on the following grounds:* Tysoe have a “Made” Neighbourhood Plan which was voted for by the majority of the parish.
* The proposed site lies outside the Built-up Area Boundary (BUAB)
* The proposed site lies between the two settlements of Lower and Middle Tysoe – within “The Settlement Gap”
* The application site forms part of an important visual break between Middle and Lower Tysoe.
* Significant harm would be caused to the local landscape characteristics through the erosion of this important and highly visible green break resulting in an incongruous form of development which fails to respect or adhere to the character in this location and is visible from the Area of Outstanding Natural Beauty (AONB)
* Stratford upon Avon (SDC) policy CS.15 states that development will take place on sites identified in a Neighbourhood plan and this site is not identified as suitable.
* The proposed development is not consistent with the provision of SDC Policies AS.10 and CS.15. It does not comprise a small-scale development within the physical confines of the village.
* The benefits of development would not outweigh the harm that it would cause.
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| Make no representation. |  | Object  |  | Date Decision made |  |
| Support the application.  |  | No Objection  |  | Who will represent the PC at committee? |  |

**Previous planning applications**

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| 22/00464/FUL | Corner Farm, Badgers Lane, Tysoe | Conversion of attached store building to habitable space | Target date 13/04/22 |
| 22/00011/FUL | The Coach House, Shipton Road, Upper Tysoe | Demolition of existing conservatory, erection of a two-storey extension and single storey extension to rear of garage. Installation of 3 heat pumps at rear of garage and installation of solar panels on the existing garage roof. | Target date for decision 16/03/22 |
| 22/00787/FUL | Tysoe Manor | Erect a new garden shed, metal entrance gates and stone flanking walls. Erect a timber post and rail fence either side of the public right of way and install a new oil tank to replace the existing. | Permission granted 17/05/22 |