

# Lichfield City Council

City Council Offices, Donegal House, Bore Street, Lichfield, WS13 6LU

Town Clerk: Anthony D Briggs, B.A. (Hons), CiLCA



To: Members of the Planning Committee

TB/JT

1 February 2024

Dear Councillor

At its meeting of 26 April 2021, the City Council adopted revised Planning Committee Terms of Reference, allowing ward members to provide an agreed ward level response to planning matters, and for that response to be submitted in the name of the City Council via delegated authority given to the Town Clerk in consultation with the Chair of the Committee and the Leader of the Council.

In line with previous Planning Committee procedures, the Terms of Reference also require annual approval by Council of set dates whereby a meeting of the Committee can be held if necessary. If a meeting is *not* required, officers circulate the planning matters under discussion to all members in compliance with that schedule, rather than a formal meeting agenda. The next scheduled date is **Wednesday, 7 February 2024**. At this time, there has been no request for a meeting to be held, and this document is therefore provided in lieu of an agenda. The ability to call a meeting as set out in Standing Orders continues to apply.

Comments submitted via delegated authority will be circulated to all members and received by the City Council at a subsequent meeting. Both this document and finalised comments will be published on the City Council's website.

**Please note: Ward members have responded to the majority of planning applications contained herein, the remaining deadlines for submissions appear in red.**

Please submit comments to [janet.taylor@lichfield.gov.uk](mailto:janet.taylor@lichfield.gov.uk)

Yours sincerely

Tony Briggs  
Town Clerk

## 1 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

All members are reminded that they are required to declare interests when appropriate in line with the City council's Code of Conduct. Where an interest under appendix 'A' exists, the relevant member should take no part in discussions or voting on the matter.

LCC Members who are also members of LDC's Planning and/or Licensing Committee provide comments as a preliminary view only at this stage, and they may change their view when they hear all the evidence at a meeting of Lichfield District Council's Planning and/or Licensing Committee.

*Cllr C Pinder-Smith declared an interest in 24/00082/FUH as the property is near to her own.*

## 2 COMMENTS SUBMITTED TO 10 JANUARY 2024

Attached for reference are the comments submitted under delegated authority to 10 January 2024.

### 3 PLANNING APPLICATIONS

- a) To submit comments to Lichfield District Council on Planning Applications as listed in **Appendix A**
- b) To note decisions of Lichfield District Council on Planning Applications as listed in **Appendix B**
- c) To submit comments to Lichfield District Council for the renewal of an existing pavement licence (previously circulated by email), if any:

*Earl of Lichfield – no objections*

*Kings Head – The requested close time on Sunday is too late and the impact on residents of noise and smoking should be considered. Pavement licensing could encourage more smoking and discarded cigarettes are unsanitary. Although it should also be considered that extending hours on a Sunday would enhance night-time trade.*

- d) To note decisions of Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council (if any):

**23/00792 – Land to the rear of 22 London Road** – Erection of detached dwelling and double garage

Lichfield City Council: APPROVE on 17 August 2023  
APPROVE for the following reasons:

*No objections*

Lichfield District Council: REFUSE on 11 January 2024  
REFUSE for the following reasons:

*With regard to transport and highways, insufficient details have been submitted to demonstrate that the development would not cause detrimental impacts upon existing and proposed users of the London Road access, including highway and pedestrian safety, it is therefore considered that the development fails to comply with development plan policies in respect to highway safety concerns.*

**23/01299/FUL – Land off Eastern Avenue** – Formation of vehicular access

Lichfield City Council: REFUSE on 14 December 2023  
REFUSE for the following reasons:

*Even with new signals we have concerns re agricultural vehicles crossing the line of traffic at Hedgehog junction. New signals make the existing Grange Lane access preferable as far as Eastern Avenue traffic flow is concerned.*

Lichfield District Council: APPROVE on 11 January 2024  
APPROVE for the following reasons:

*Whilst the comments made by Lichfield City Council in relation to the impacts on the surrounding highway network, in the absence of an objection from the County Highway Authority there are no sustainable grounds to refuse the application.*

### 4 TEMPORARY ROAD TRAFFIC REGULATION ORDER

Members are asked to note receipt of the following Temporary Road Traffic Regulations from Staffordshire Highways (previously circulated via email on 8 Jan).

*Burton Road - Lichfield*



**LICHFIELD CITY COUNCIL  
PLANNING APPLICATIONS COMMITTEE  
10 January 2024**

*LCC comments for submission to Lichfield District Council*

<b>App No.</b>	<b>Details</b>	<b>Site</b>	<b>LCC Recommendation</b>
SCC/23/0162/FULL-MAJ	Provision of new two form entry primary school with 26 place nursery at St John's Grange Primary School	Land off Turner Road	No objections
23/01334/FUH	Erection of first floor side extension	18 Birchwood Road	No objections
23/01047/FUH	Erection of single storey rear extension	15 Saddlers Close	No objections
23/01269/FUH	Installation of heat pump to rear of dwelling	43 Haymoor	No objections
23/01404/FUH	Erection of ground floor rear extension	12 Manor Rise	No objections
23/01447/FUH	Erection of single storey side and rear extensions, new front porch	15 Cranleigh Way	No objections
23/01259/FUH	Two storey rear and side extension to provide extension on ground floor and new bedroom and bathroom on first floor	11 St Chads Road	Object as not in keeping with surroundings in this conservation area. Also object to proposal of a flat roof on the extension. Please check 45 degree rule to protect neighbouring property
23/01367/FUH	Installation of air source heat pump	8 Truro Close	No objections
23/01378/FUL	Conversion of single dwelling to 2 dwelling houses with associated parking and works	Beacon Croft, Shaw Lane	No objections providing proposed dwellings are in keeping with existing buildings
23/01427/FUH	Erection of single storey side extension	81 Christchurch Lane	No objections
23/01328/FUH	Erection of single storey front, side and rear extensions, and first floor side and rear extensions with rear patio and associated alterations	45 Shortbutts Lane	No objections subject to planning officer's approval that there is sufficient gap between numbers 47 and 45 for compliance and maintenance
23/01345/FULM	Section 73 application to vary condition 4 of permission 20/01027/FULM relating to amendments to the school access and an updated drainage strategy	Land South Of Falkland Road, (Deanslade Farm)	No objections
23/01342/FULM	Erection of an 81 bedroom care home (plus 1 staff dormitory bedroom), with ancillary parking, site infrastructure and landscaping	Land At Tamworth Road	Comments attached
23/01382/FUH	Erection of single storey front and rear extensions including installation of photovoltaic panels and air source heat pump	146 Chesterfield Road	No objections
23/01395/COU & 23/01396/LBC	Conversion of existing building to form 8 residential apartments and associated works	71-73 Management House, Upper St John Street	No ward comment

**LICHFIELD CITY COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**10 January 2024**

***LCC comments for submission to Lichfield District Council***

<b>App No.</b>	<b>Details</b>	<b>Site</b>	<b>LCC Recommendation</b>
23/01324/FUH	Conversion of part of double garage into habitable space	4 Godfrey Rise	<b>No objections</b>
23/01276/FUL	Proposed replacement of all windows and doors	St Chads House, Cross Keys	<b>No objections</b>
23/01348/FUL	Proposed replacement of existing refrigeration plant to CO2 refrigeration plant, and new 2.4m high palisade fence to accommodate condensing units	Aldi Stores Ltd, Church Street	<b>No objections</b>
23/01318/FUL	Proposed external alterations including lean to canopy roof and changes to fenestration	City Arcade, Bore Street	<b>No objections</b>
23/01231/FUH & 23/01233/LBC	Erection of summer house, rear dormer and internal and external alterations	61 Rotten Row	<b>No objections</b>
23/01368/LBC	Works to a listed building to allow internal alterations to basement	Samuel Johnson Birthplace Museum	<b>No comment as this is our own application</b>
23/01325/FUL & 23/01326/LBC	Change of use from Offices (Use Class E) Residential (Use Class C3)	33A Trinity House, Suite 4, Market Street	<b>No objections</b>
23/01408/LBC	Works to listed building to enable the rebuilding of boundary wall	Land Adjacent Lichfield District Council, Frog Lane	<b>No objections</b>
23/01422/LBC	Works to a listed building to replace all windows to double-glazed, timber windows	Stowe Hill House, Auchinleck Drive	<b>No objections</b>
23/01429/ADV	Installation of fascia sign, hanging sign and vinyl stickers to replace existing signage	17 Tamworth Street	<b>No objections</b>



**Applications for submission of comments to Lichfield District Council 10 January 2024**

**Planning Application Consultation 23/01342/FULM - Land at Tamworth Road, Lichfield**

**Erection of an 81 bedroom care home (plus 1 staff dormitory bedroom), with ancillary parking, site infrastructure and landscaping**

We object to the above planning application on the following grounds: -

- Inappropriate site for a care home of vulnerable people due to its closeness to the A38 trunk road
- Out of character design, conservation concerns re neighbouring listed building - the layout goes up against a listed building
- There is no report submitted for Air Quality and its impact on the proposed development
- It is in close proximity to the A38 which is within the Lichfield District Council Air Quality Management Area Order No 2 of 2016. Additionally, the Noise Survey submitted was conducted in 2018 and is over 2 years old
- Despite the change in building orientation these locational environmental issues will severely impact resident's health, mental well-being and quality of life e.g. opening of windows, sitting outside
- Insufficient car parking spaces for the care home - visitors and staff will be compromised
- This location would lead to people parking dangerously on the A51 and verges when the car park is full. This would block pedestrians view when crossing the road to access footpath and bus stops and also requiring pedestrians to cross the road twice to access the bus stop into the City
- Despite some changes as requested by SCC we are still of the opinion that the access/egress point is dangerous; exacerbated by the comments made earlier. The tweaks made do not enhance the proposed application
- Landscaping continues to need attention, retention of trees addressed and retention of hedges along A51 to be conditioned
- The decking proposal and removal of close boarded fencing does not enhance the amenity and could be to the detriment; decking is not a sustainable solution or of environmental value
- Still concerns re biodiversity and long term impact
- No demonstrable benefits with regard to sustainable development, bar some economic. The City neighbourhood plan seeks high quality/skilled jobs this will not achieve this. Also, inappropriately sited for staff and visitor commutes, insufficient parking
- There are no local facilities or social provision within easy walking distance especially for those less able, staff and residents of proposed houses
- Concerns re the use of a flat roof which we feel is inappropriate for this site and most new developments

Lichfield City Council  
03.01.2024

## LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

07 February 2024

*Applications for submission of comments to Lichfield District Council*

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
23/01437/FUL		All	Demolition of existing Class C3 dwelling and redevelopment for vehicular access into Employment Area Unit 2, associated hard and soft landscaping and sustainable urban drainage systems in relation to proposed Employment Area development pursuant to outline planning permission ref: 18/01217/OUTFLM	Ashbrook House, London Road	No objections
23/01438/REMM		All	Application for Reserved Matters Approval (appearance, landscaping, layout and scale) for the Employment Area pursuant to Condition 4 of outline planning permission 18/01217/OUTFLM for development of employment buildings (Use Classes B1/B2/B8), hard and soft landscaping including sustainable urban drainage systems, car parking provision and formation of new pedestrian and vehicular access. Application includes details for the full discharge of Condition 12 (Masterplan/Design Code Compliance Statement) and part-discharge of the following conditions in relation to the Employment Area: Condition 9 (Construction Environment Management Plan and Habitat Management Plan), Condition 22 (Landscape Management Plan), Condition 23 (Surface Water Drainage Strategy), Condition 24 (External Lighting and Noise Mitigation) and Condition 26 (Noise and Vibration Mitigation)	Land at Cricket Lane	No objections
24/00024/FUH		Boley Park	Erection of single storey rear extension	1 Wightman Close	No objections
24/00027/FUH		Boley Park	Single storey side extension to form study	5 The Brambles	Ward comment awaited
24/00021/FUH		Chadsmead	Alterations to elevation and conversion of garage and canopy	26 Wolsey Road	No objections
23/01406/FUH		Chadsmead	Replacement of existing roof tiles and render. (Resubmission of 23/00974/AMD)	23 Swallow Croft	No objections
23/01197/FUH		Chadsmead	Erection of first floor side extension and single storey rear extension, with new bay windows and porch to front	43 Gaia Lane	No objections



## LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

07 February 2024

*Applications for submission of comments to Lichfield District Council*

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/00082/FUH		Chadsmead	Installation of obscured glazed window to first floor side elevation	12 Giffords Croft	No objections
23/00763/SCOP E		Curborough	Proposed development to create up to 2,350 residential units, either an all through school or a separate 2 form-entry primary school and an 8 form-entry secondary school, green infrastructure, sustainable urban drainage, a spine road and associated access	Curborough North Site, Watery Lane	Comments attached
23/00764/SCOP E		Curborough	Proposed development to create up to 1,150 residential units, a 3 form-entry primary school, a local centre, a care village and healthcare hub, green infrastructure, sustainable urban drainage, spine roads and associated access	Curborough North Site, Watery Lane	Comments attached
24/00028/FUH		Curborough	Erection of two storey side extension ((Re-submission of Planning Application ref: 23/01143/FUH)	2 Anglesey Road	Our only concern is the upper floor window on the side elevation which will now be much nearer and overlooking the school grounds
23/01190/FUH	1	Leomansley	Replacement and enlargement of roof to dwelling	17 Christchurch Lane	No objections
24/00060/FUL		St Johns	Erection of detached 3 bedroom dwelling with associated parking, landscaping and cycle parking	Land To Rear of 30-34 Ivanhoe Road	Comments by 4 Feb
23/01389/LBC		Stowe	Works to listed building to enable installation of timber post to underside of existing staircase	Erasmus Darwin House, Beacon Street	No objections
23/01423/FUL		Stowe	Installation of 2 air conditioning condenser units in security cage with two extract vents	Greggs, Johnson House, Crossfield Industrial Estate, Crossfield Road	No objections
23/01424/ADV		Stowe	Installation of 2 internally illuminated fascia signs and 1 internal vinyl graphic (non-illuminated)	Greggs, Johnson House, Crossfield Industrial Estate, Crossfield Road	No objections
23/01431/LBC		Stowe	Replacement of the existing signage surrounding the shop frontage	St Giles Books, 22 Market Street	No objections
23/01444/LBC		Stowe	Installation of CCTV cameras mounted to the building elevations to provide security surveillance	Stowe Hill House, Auchinleck Drive	No objections
23/01456/FUH		Stowe	Erection of single storey side and rear extension	43 Spring Road	No objections

## LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

07 February 2024

*Applications for submission of comments to Lichfield District Council*

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/00044/COU		Stowe	Change of use from salon to bar including internal alterations, signage and outdoor seating	28 Market Street	No objections but any outside seating must be subject to a separate pavement licence application
24/00045/LBC		Stowe	Listed building application to allow change of use from salon to bar including internal alterations, signage and outdoor seating	28 Market Street	As above
24/00061/ADV		Stowe	Installation of replacement fascia signage, glazing vinyl and projecting sign	St Giles Books, 22 Market Street	<b>Comments by 2 Feb</b>



**Applications for submission of comments to Lichfield District Council 7 February 2024**

**EIA Scoping Consultation - 23/00763/SCOPE & 23/00764/SCOPE - Curborough North Site, Watery Lane, Curborough, Lichfield**

**Proposed development to create up to 2,350 residential units, either an all through school or a separate 2 form-entry primary school and an 8 form-entry secondary school, green infrastructure, sustainable urban drainage, a spine road and associated access and;**

**Proposed development to create up to 1,150 residential units, a 3 form-entry primary school, a local centre, a care village and healthcare hub, green infrastructure, sustainable urban drainage, spine roads and associated access**

We strongly object to proposed developments on the grounds of the risk of increased flooding on Watery Lane and loss of biodiversity, as well as threats to footpaths in the area, both temporary and permanent.

One particular concern is the impact to the Hydrogeology of the site and the risk that the development places to the aquifer. There would be potential contamination of the aquifer from:-

- Any leaks from the foul drains and surface water drains
- Any overspill from storm water drains
- Surface contaminants from road run off (tyre rubber, brake dust and dangerous metals from catalytic converters)
- The detergents from car washing, window cleaning and drive washing
- The unregulated use of weedkillers in gardens
- and many other sources of contamination by the very large number of houses.

This will inevitably degrade the aquifer which is close to the surface and economically significant.

Lichfield City Council

22.01.24

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

07 February 2024

*LDC Decisions on Planning Applications*

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
23/00823/FUH	17/08/23	Erection of two storey side extension	44 Christchurch Lane	APPROVE	APPROVE
23/01302/FUH	14/12/23	Erection of first floor rear extension and associated roof alterations	35 Hillside	APPROVE	APPROVE
23/00792/FUL	17/08/23	Erection of detached dwelling and double garage	Land to the rear of 22 London Road	APPROVE	REFUSE
23/01299/FUL	14/12/23	Formation of vehicular access	Land Off Eastern Avenue	REFUSE	APPROVE
23/01231/FUH & 23/01233/LBC	10/01/24	Erection of summer house, rear dormer and internal and external alterations	61 Rotten Row	APPROVE	APPROVE
23/01328/FUH	10/01/24	Erection of single storey front, side and rear extensions, and first floor side and rear extensions with rear patio and associated alterations	45 Shortbutts Lane	APPROVE	APPROVE
23/01313/FUH	10/01/24	Retention of fence	5 Vale Close	APPROVE	APPROVE
23/01259/FUH	10/01/24	Two storey rear and side extension to provide extension on ground floor and new bedroom and bathroom on first floor	11 St Chads Road	REFUSE	WITHDRAWN BY APPLICANT
23/01137/ADV	09/11/23	Installation of 3 non-illuminated traditional fascia signs (Sign A, B and F), 2 non-illuminated frosted vinyl film (Sign C and D), 2 non-illuminated digitally printed window graphics (Sign E and H) and 1 externally illuminated traditional projection sign (Sign G)	4-8, Tamworth Street	APPROVE	APPROVE
23/01047/FUH	10/01/24	Erection of single storey rear extension	15 Saddlers Close	APPROVE	APPROVE
23/01324/FUH	10/01/24	Conversion of part of double garage into habitable space	4 Godfrey Rise	APPROVE	APPROVE
23/00970/FUL	14/12/23	Section 73 application to vary condition 2 (approved plans) of planning permission 22/01560/FUL to include solar panels, alterations to roof and windows and doors	Little Meadows, St Chads Road	REFUSE	WITHDRAWN BY APPLICANT
23/01338/FUH	10/01/24	Erection of two storey side extension and single storey rear extension	34 Blakeman Way	APPROVE	APPROVE



LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

07 February 2024

*LDC Decisions on Planning Applications*

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
23/00779/LBC	17/08/23	Works to a listed building to enable rewiring of the property	Friary House, Flat 1, Patrick Mews	APPROVE	APPROVE
23/01180/FUL	09/11/23	Demolition of existing building and erection of a freestanding restaurant with drivethru facility, car parking, landscaping and associated works, including customer order displays (COD) and play frame (Sui Generis)	Former Central England Co Op, Eastern Avenue / Hermes Road	REFUSE	REFUSE
23/01318/FUL	10/01/24	Proposed external alterations including lean to canopy roof	City Arcade, Bore Street	APPROVE	APPROVE
23/01190/FUH	10/01/24	Replacement and enlargement of roof to dwelling	17 Christchurch Lane	APPROVE	APPROVE
23/01269/FUH	10/01/24	Installation of heat pump to rear of dwelling	43 Haymoor	APPROVE	APPROVE
23/01337/FUH	10/01/24	Erection of new porch and alterations to garage roof	5 Lillington Close	APPROVE	APPROVE