

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

29 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, 6 March 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

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Briggs'.

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 P McDermott declared an interest in 24/00083/LBC & 24/00062/FUH as a previous owner of the property is known to him and this is a retrospective application.

2 COMMENTS SUBMITTED TO 7 FEBRUARY 2024

Attached for reference are the comments submitted under delegated authority to 7 February 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:

None

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

None

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 29 Jan, 15 Feb, 22 Feb and 23 Feb (x3)).

Quarry Hills Lane, Lichfield

Watery Lane, Curborough

Ryknild Street, Lichfield

Christchurch Lane, Long Bridge Road and Upper St John Street, Lichfield

Gaia Lane, Lichfield

Ivanhoe Road, Lichfield

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

07 February 2024

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
23/01437/FUL	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/REM M	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	Erection of single storey rear extension	1 Wightman Close	No objections
24/00027/FUH	Single storey side extension to form study	5 The Brambles	No objections
24/00021/FUH	Alterations to elevation and conversion of garage and canopy	26 Wolsey Road	No objections
23/01406/FUH	Replacement of existing roof tiles and render. (Resubmission of 23/00974/AMD)	23 Swallow Croft	No objections
23/01197/FUH	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

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
24/00082/FUH	Installation of obscured glazed window to first floor side elevation	12 Giffords Croft	No objections
23/00763/SCO PE	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/SCO PE	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	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	Replacement and enlargement of roof to dwelling	17 Christchurch Lane	No objections
24/00060/FUL	Erection of detached 3 bedroom dwelling with associated parking, landscaping and cycle parking	Land To Rear of 30-34 Ivanhoe Road	Ward comment awaited
23/01389/LBC	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	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	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	Replacement of the existing signage surrounding the shop frontage	St Giles Books, 22 Market Street	No objections
23/01444/LBC	Installation of CCTV cameras mounted to the building elevations to provide security surveillance	Stowe Hill House, Auchinleck Drive	No objections
23/01456/FUH	Erection of single storey side and rear extension	43 Spring Road	No objections
24/00044/COU	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

LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE
07 February 2024

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
24/00045/LBC	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	Installation of replacement fascia signage, glazing vinyl and projecting sign	St Giles Books, 22 Market Street	No objections

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

06 March 2024

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/00137/REM M		All	Application for reserved matters approval (layout, appearance, scale and landscaping) pursuant to application 18/01217/OUTFLM for a residential development comprising of 520 dwellings	Land At Cricket Lane	Comments by 3 Mar
24/00096/FUH		Boley Park	Replacement of existing lightweight covered side store area with utility	40 Abbotsford Road	No objections
24/00175/FUH		Boley Park	Erection of first floor extension above garage	32 Ryknild Street	No objections
24/00121/FUL		Chadsmead and Leomansley	Erection of workshops building to replace existing retail glasshouse, reconstruction of potting shed building for purposes ancillary to the use of the garden centre, and change of use of former cafe/shop attached to Lyncroft Villa into residential use	The Plant Plot , Stafford Road	Ward comments awaited
24/00004/FUH		Leomansley	Erection of single storey extension to rear, alterations to adjust two dormers into a single dormer to rear elevation and minor external alterations to glazing and roof lights to reflect internal renovations and garage conversion	4 Whitehall, Beacon Street	No objections
24/00053/FUL		Leomansley	Erection of 3 Padel tennis courts, facilities building, fencing, flood lighting and associated works	Land Adj Car Park, Shaw Lane	Ward comments awaited
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	Object as roofline is higher than others on Ivanhoe Road and Masfield Close. Support Arboricultural Officer's recommendations
24/00074/FUH		St Johns	Creation of new access/dropped kerb and drive way	Garthfell House, Quarry Hills Lane	No objections
24/00076/FUL		St Johns	Application under section 73 to vary condition 2 of permission 11/00343/FUL to allow a revision of the overall design plus the inclusion of sustainable features	Land Adjacent To, Garthfell House, Quarry Hills Lane	No objections
24/00056/FUH		St Johns	Erection of two storey rear extension and single storey side extension	Keepers Cottage, Birmingham Road	No objections
24/00059/LBC		Stowe	Works to listed building to enable the installation of an upgraded electricity supply	St Marys House, The Close	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

06 March 2024

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App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/00062/FUH		Stowe	Retention of a single storey rear extension	61 Rotten Row	No objections
24/00083/LBC		Stowe	Works to listed building to enable the retention of a single storey rear extension	61 Rotten Row	No objections
24/00005/ADV		Stowe	Installation of replacement and new illuminated and non-illuminated signage	8-10, Bakers Lane	No objections
24/00145/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
24/00146/LBC		Stowe	Listed building application to allow 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
24/00010/ADV		Stowe	Erection of various illuminated and non illuminated signs to the exterior of the building	12-14 Former The Crown, Tamworth Street	No objections
24/00009/LBC		Stowe	Works to Listed Building to enable the erection of various illuminated and non illuminated signs to the exterior of the building and external redecoration	12-14 Former The Crown, Tamworth Street	No objections
24/00180/LBC		Stowe	Works to listed building for retrospective work to 4 oak beams along with the proposed installation of feature wall panelling	24 Market Street	No objections subject to LDC Planning Officer's agreement
23/01431/LBC	1	Stowe	Replacement of the existing signage surrounding the shop frontage	St Giles Books, 22 Market Street	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

06 March 2024

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
23/01269/FUH	10/01/24	Installation of heat pump to rear of dwelling	43 Haymoor	APPROVE	APPROVE
24/00045/LBC	07/02/24	Listed building application to allow change of use from salon to bar including internal alterations, signage and outdoor seating	28 Market Street	APPROVE	WITHDRAWN BY APPLICANT
24/00044/COU	07/02/24	Change of use from salon to bar including internal alterations, signage and outdoor seating	28 Market Street	APPROVE	WITHDRAWN BY APPLICANT
23/01368/LBC	10/01/24	Works to a listed building to allow internal alterations to basement	Samuel Johnson Birthplace Museum	NO COMMENT	APPROVE
23/01382/FUH	10/01/24	Erection of single storey front and rear extensions including installation of photovoltaic panels and air source heat pump	146 Chesterfield Road	APPROVE	APPROVE
23/01422/LBC	10/01/24	Works to a listed building to replace all windows to double-glazed, timber windows	Stowe Hill House, Auchinleck Drive	APPROVE	APPROVE
23/01424/ADV	07/02/24	Installation of 2 internally illuminated fascia signs and 1 internal vinyl graphic (non-illuminated)	Greggs, Johnson House, Crossfield Industrial Estate, Crossfield Road	APPROVE	APPROVE
23/01423/FUL	07/02/24	Installation of 2 air conditioning condenser units in security cage with two extract vents	Greggs, Johnson House, Crossfield Industrial Estate, Crossfield Road	APPROVE	APPROVE
23/01208/FULM	09/11/23	Construction of new leisure centre, 3G pitch and all associated facilities, landscaping and works	Stychbrook Park, Curborough Road	APPROVE	APPROVE
23/01276/FUL	10/01/24	Proposed replacement of all windows and doors	St Chads House, Cross Keys	APPROVE	APPROVE
23/01389/LBC	07/02/24	Works to listed building to enable installation of timber post to underside of existing staircase	Erasmus Darwin House, Beacon Street	APPROVE	APPROVE
23/01427/FUH	10/01/24	Erection of single storey side extension	81 Christchurch Lane	APPROVE	APPROVE
23/01429/ADV	10/01/24	Installation of fascia sign, hanging sign and vinyl stickers to replace existing signage	17 Tamworth Street	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

06 March 2024

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
23/00972/COU	09/11/23	Change of use from offices to residential	Room 8, 12A Lombard Street	APPROVE	APPROVE
23/01404/FUH	10/01/24	Erection of ground floor rear extension	12 Manor Rise	APPROVE	APPROVE
23/01447/FUH	10/01/24	Erection of single storey side and rear extensions, new front porch	15 Cranleigh Way	APPROVE	APPROVE
23/01334/FUH	10/01/24	Erection of first floor side extension	18 Birchwood Road	APPROVE	APPROVE
23/01444/LBC	07/02/24	Installation of CCTV cameras mounted to the building elevations to provide security	Stowe Hill House, Auchinleck Drive	APPROVE	APPROVE