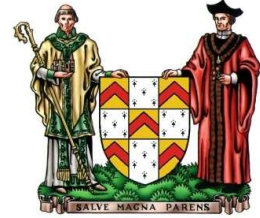


Lichfield City Council

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

2 May 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 **Thursday 9 May 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

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.

2 COMMENTS SUBMITTED TO 5 APRIL 2024

Attached for reference are the comments submitted under delegated authority to 5 April 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 an application for a pavement licence (previously circulated by email), if any:

The Whippet Inn - no objection other than that the hours should be restricted to 9.00pm close in respect of the number of residential properties close by.

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

24/00056/FUH – Keepers Cottage, Birmingham Road – Erection of two storey rear extension and single storey side extension

Lichfield City Council: APPROVE on 12 March 2024
APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 21 March 2024
REFUSE for the following reasons:

- *The proposed extensions, by virtue of their scale and massing would, taken cumulatively with the existing extensions, create a disproportionate addition over and above the size of the original building. The proposal would therefore constitute inappropriate development within the Green Belt.*
- *The applicant has provided insufficient information and failed to demonstrate that the development would not detrimentally affect Bats, which are a protected species.*
- *The applicant has provided insufficient information and failed to demonstrate that the development would not detrimentally affect a number of mature trees located on site.*

24/00215/FUH – 1 Friary Avenue – Erections of two storey side and single storey rear extension

Lichfield City Council: APPROVE on 5 April 2024
APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 17 April 2024
REFUSE for the following reasons:

- *The proposed two storey extension represents poor design by virtue of its, size and scale with inconsistent/irregular features resulting in an incongruous and visually discordant feature within the street scene.*
- *The proposed extension by virtue of its massing and orientation, would reduce the available sunlight path and project shade across the neighbouring dwelling thus reducing available light onto the energy producing solar panels on the southeast facing roof slope of the neighbouring 'Kenyon House'. This would reduce the provision of renewable/low carbon energy.*

24/00210/FUL – 1 Bore Street – Retention of conversion of part of first floor to 2 flats (ancillary use of shop unit)

Lichfield City Council: APPROVE on 5 April 2024
APPROVE for the following reasons:

- *No objections in principle but, as the flats are very small, we would ask that LDC planning officers satisfy themselves that they meet current fire regulations and have adequate ventilation and sound insulation, being sited above a fast-food restaurant.*

Lichfield District Council: REFUSE on 24 April 2024
REFUSE for the following reasons:

- *The units fail to provide an adequate level of amenity for future occupiers in respect of floor area, outlook and private amenity space. Additionally, the application fails to demonstrate that the units would be adequately protected from external noise and odours arising from surrounding retail and late night uses.*
- *The proposal, through a lack of secure and covered cycle storage provision, fails to provide adequate sustainable transport means for future occupants of the site.*
- *The development would result in harm to the integrity of the Cannock Chase Special Area of Conservation through additional recreational pressures arising from the scheme.*

- e) To submit comments to the Planning Inspectorate for a planning appeal (previously circulated by email to ward members), if any:

Planning Appeal -23/00022/REF - 10 Bore Street, Lichfield - Appeal against refusal of listed building application 23/00697/LBC

Our previous comment submitted on 19 July 2023 was:-

No objections.

On 12 April 2024 amended comment submitted:-

Although we still support the concept of change of use to residential use, we take note of the Conservation Officer's comments and recommend refusal unless modified plans can be agreed.

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 4 Apr, 9 Apr, 12 Apr and 25 Apr(x3)).

Quarry Hill Lane, Lichfield

Gaia Lane, Lichfield

Lichfield 10K 2024

4353459 - Blanket Temporary Road Closure and Speed Limit Order, Various Streets

4383271 - Blanket Temporary Road Closure and Speed Limit Order, Various Streets

4355469 - Blanket Temporary Road Closure and Speed Limit Order, Various Streets

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

05 April 2024

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
24/00137/REM M	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	See comments attached
24/00213/FUH	Erection of single storey front and rear extensions	24 Manor Rise	No objections
24/00299/FUH	1st floor side extension above existing garage to create additional bedroom and garage conversion to study	25 Willowsmere Drive	No objections
24/00193/FUH	Single storey side extension to form kitchen and increase height of boundary wall by 600mm	7 The Charters	No objections
24/00233/FUH	Erection of single storey side/rear extension	36 Leyfields	No objections
24/00198/CLE	Certificate of Lawfulness (Existing) : Detached double garage constructed in breach of condition 4 of planning permission 08/00291/FUL	Shingle Cottage, Abnalls Lane	No objections
24/00215/FUH	Erection of two storey side and single storey rear extension	1 Friary Avenue	No objections
24/00270/FUH	Erection of single storey rear, single storey side, double storey side and rear extension and a new porch	1 Pinfold Road	No objections
24/00283/ADV	Erection of three non illuminated signs to the exterior of the building	Alexandra House, Queen Street	No objections
24/00004/FUH	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
24/00194/FUH	Two storey front and side extension and single storey rear extension	36 Longbridge Road	No objections
24/00074/FUH	Creation of new access/dropped kerb and drive way	Garthfell House, Quarry Hills Lane	No objections
24/00056/FUH	Erection of two storey rear extension and single storey side extension	Keepers Cottage, Birmingham Road	No objections
24/00258/FUH	Erection of two storey rear extension, loft conversion with dormer windows to front and side roofslopes	34 London Road	No objections
24/00159/FUH	Erection of replacement porch	4 Byron Avenue	No objections

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

05 April 2024

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
24/00314/FUH	Proposed extension of garden fence	39 Mason Avenue	No objections
24/00259/FUL	Installation of pedestrian pathway from Pegasus Lichfield Bonds (new development) to Stowe Fields Cross keys	Land At Quonians Lane	No objections
24/00195/FUL	Proposed internal alterations and external visual & access alterations	The Lichfield Garrick Theatre	No objections
24/00223/FUL	Replacement of existing rainwater hopper and pipe, and installation of staircase leading to roof top with construction of roof top glass balustrade	Pool House, 30 Dam Street	No objections
24/00224/LBC	Works to listed building to enable the replacement of existing rainwater hopper and pipe, and installation of staircase leading to roof top with construction of roof top glass balustrade	Pool House, 30 Dam Street	No objections
24/00240/FUH	Two storey side extension to form bedroom, study and bathroom	8 Lime Grove	No objections
24/00061/ADV	Installation of replacement fascia signage, glazing vinyl and projecting sign	St Giles Books, 22 Market Street	No objections
24/00269/LBC	Listed Building works for repairs, alterations to roofspace and associated roofworks	Stowe Hill House	No objections
24/00210/FUL	Retention of conversion of part of first floor to 2 flats (ancillary use of shop unit)	1 Bore Street	No objections in principle but, as the flats are very small, we would ask that LDC planning officers satisfy themselves that they meet current fire regulations and have adequate ventilation and sound insulation, being sited above a fast-food restaurant
24/00322/FUH	Erection of single storey side and rear extension (following demolition of existing garage)	5 Hayworth Road	No objections

Applications for submission of comments to Lichfield District Council 5 April 2024

Planning Application Consultation 24/00137/REMM - Land at Cricket Lane

Application for reserved matters approval (layout, appearance, scale and landscaping) pursuant to application 18/01217/OUTFLM for a residential development comprising of 520 dwellings

We object to the entire hedgerow along Cricket Lane being removed and replanted. Any replacement will take years to reach maturity.

The car parking allowed for the two football pitches seems somewhat low as there are only 20 spaces for a minimum of 44 players, if both pitches are in use at same time, plus any spectators. Also, the area for the pitches is poorly drained. Is there any provision for improving the drainage?

We echo our comments originally submitted on the main application. In terms of scale, the increase to 520 houses makes for a higher density site such that it will cause challenges to vehicle movements and safe (non-pavement) parking as are often experienced on the high density Darwin Estate. There are also some resident comments on the website referring to the absence of certain facilities such as local shops and, most particularly, any GP services, which are in short supply across South Lichfield. In terms of scale, the houses are only being able to be planned at this density due to the absence of shops and a GP Surgery, which are needed to support the development and the rest of South Lichfield. We recommend refusal of this application and ask that the District Council and the developer look at this lack of facility again with the South Staffs CCG.

09.03.24

Lichfield City Council

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

09 May 2024

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/00335/FUL		Boley Park	Proposed reconfiguration of entrance to create atrium to front of building, new entrance gates and car park reconfiguration to provide additional parking facilities	Walter Tipper Ltd, Britannia Business Park, Europa Way	No objections
24/00429/FUH		Chadsmead	Erection of single storey rear extension (following demolition of conservatory) proposed loft conversion and elevational alterations	6 Nether Beacon	Comments by 5 May
24/00378/COU		Curborough	Retrospective application for change of use from open land to residential garden and erection of close boarded timber fence	1 Norwich Close	No objections
24/00037/FUL		Curborough	Erection of new dwelling	Land Adjacent to 1 Giles Road	No objections but concern about loss of biodiversity on the green bank onto Dimbles Lane
24/00191/OUT		Curborough	Erection of a 3 bedroom detached dwelling (Outline with All Matters Reserved)	47 Norwich Close	No objections but concern about the loss of green space and there being a very small garden
24/00396/ADV		Leomansley	Proposed installation of double sided internally illuminated totem and flat dibond letters	Alexandra House, Queen Street	No objections
24/00355/FUH		St Johns	Erection of single storey rear extension (following demolition of existing conservatory) and extension to front of existing garage	6 Masefield Close	No objections subject to 45 degree rule in relation to 4 Masefield Close
24/00219/FUH		St Johns	Erection of second storey extension with changes to fenestration	7 Hillside	Object due to street scene as proposal for a two storey house does not fit well with current row of bungalows
24/00394/FUH		St Johns	Erection of detached garage	1 Quarry Hills Lane	No objections
24/00432/FUH		St Johns	Single storey rear extension and partial garage conversion to form living room and utility	2 Spencer Road	Comments by 30 April
24/00438/FUH		St Johns	Two storey rear extension to form kitchen and bedroom	4 Woodfields Drive	Comments by 30 April
24/00444/FUH		St Johns	Single storey front and rear extensions, first floor side extension to form lounges and bedroom	12 Wentworth Drive	Comments by 4 May
24/00446/FUH		St Johns	First floor extension above existing garage to form bedrooms	4 Balmoral Close	Comments by 4 May

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

09 May 2024

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/00334/LBC		Stowe	Works to Listed Building to enable proposed internal alterations to Suite 1, to include removal and replacement of a non-original door, formation of a new doorway and installation of partition	Stowe House, Suite 1 And 2	No objections
24/00319/ADV		Stowe	Installation of a trough illuminated fascia and projecting sign	6 Gresley Row	No objections
24/00356/COU		Stowe	Change of use to Childrens care home (Use Class C2)	103 Trent Valley Road	No objections
24/00211/ADV		Stowe	Retention of fascia illuminated signs and illuminated internal window signage	1 Bore Street	No objections
24/00333/FUL		Stowe	Replacement of wooden windows with UPVC windows	Chancery House, 27 Lombard Street	No objections
24/00391/FUL		Stowe	Installation of replacement roof lights and internal alterations comprising of reinstatement of doorway at ground floor, and internal soundproofing works	St Marys Old School, Minster Pool Walk	No objections
24/00392/LBC		Stowe	Works to Listed Building consisting of installation of replacement roof lights and internal alterations comprising of reinstatement of doorway at ground floor, and internal soundproofing works	St Marys Old School, Minster Pool Walk	No objections
24/00442/FUL		Stowe	Replacement of external ATM	47 Market Street	No objections
24/00443/ADV		Stowe	Installation of internally illuminated ATM collar to replace existing with new branding	47 Market Street	Comments by 4 May
24/00461/LBC		Stowe	Listed Building works consisting of proposed changes to existing frontage and internal alterations including the replacement of defective second floor and removal of existing staircase	34-36, Market Street, Lichfield	Comments by 5 May
24/00460/FUL		Stowe	Proposed changes to existing frontage and internal alterations including the replacement of defective second floor and removal of existing staircase	34-36, Market Street, Lichfield	Comments by 5 May
24/00440/LBC		Stowe	Works to listed building to enable the refurbishment, redecoration and improvements including new kitchen, bathroom, removal of stud walls / partitions, installation of new boiler, fabric repairs and all associated works	The Deanery, 16 The Close	Comments by 5 May

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

09 May 2024

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
24/00056/FUH	05/04/24	Erection of two storey rear extension and single storey side extension	Keepers Cottage, Birmingham Road	APPROVE	REFUSE
24/00009/LBC	06/03/24	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	APPROVE	APPROVE
24/00010/ADV	06/03/24	Erection of various illuminated and non illuminated signs to the exterior of the building	12-14 Former The Crown, Tamworth Street	APPROVE	APPROVE
24/00028/FUH	07/02/24	Erection of two storey side extension ((Re-submission of Planning Application ref: 23/01143/FUH)	2 Anglesey Road	APPROVE	APPROVE
24/00082/FUH	07/02/24	Installation of obscured glazed window to first floor side elevation	12 Giffords Croft	APPROVE	APPROVE
24/00180/LBC	06/03/24	Works to listed building for retrospective work to 4 oak beams along with the proposed installation of feature wall panelling	24 Market Street	APPROVE	APPROVE
24/00193/FUH	05/04/24	Single storey side extension to form kitchen and increase height of boundary wall by 600mm	7 The Charters	APPROVE	APPROVE
24/00145/COU	06/03/24	Change of use from salon to bar including internal alterations, signage and outdoor seating	28 Market Street	APPROVE	APPROVE
24/00146/LBC	06/03/24	Listed building application to allow change of use from salon to bar including internal alterations, signage and outdoor seating	28 Market Street	APPROVE	APPROVE
24/00198/CLE	05/04/24	Certificate of Lawfulness (Existing) : Detached double garage constructed in breach of condition 4 of planning permission 08/00291/FUL	Shingle Cottage, Abnalls Lane	APPROVE	APPROVE
23/01057/OUT	14/12/23	Demolition of existing commercial buildings and erection of up to 5 dwellings (Outline with All Matters Reserved)	5 Stafford Road	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

09 May 2024

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
23/01348/FUL	10/01/24	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	APPROVE	APPROVE
24/00005/ADV	06/03/24	Installation of replacement and new illuminated and non-illuminated signage	8-10, Bakers Lane	APPROVE	APPROVE
23/01378/FUL	10/01/24	Conversion of single dwelling to 2 dwelling houses with associated parking and works	Beacon Croft, Shaw Lane	APPROVE	APPROVE
24/00322/FUH	05/04/24	Erection of single storey side and rear extension (following demolition of existing garage)	5 Hayworth Road	APPROVE	APPROVE
24/00215/FUH	05/04/24	Erection of two storey side and single storey rear extension	1 Friary Avenue	APPROVE	REFUSE
24/00233/FUH	05/04/24	Erection of single storey side/rear extension	36 Leyfields	APPROVE	APPROVE
24/00259/FUL	05/04/24	Installation of pedestrian pathway from Pegasus Lichfield Bonds (new development) to Stowe Fields Cross keys	Land At Quonians Lane	APPROVE	APPROVE
23/01431/LBC	06/03/24	Replacement of the existing signage surrounding the shop frontage	St Giles Books, 22 Market Street	APPROVE	APPROVE
24/00061/ADV	05/04/24	Installation of replacement fascia signage, glazing vinyl and projecting sign	St Giles Books, 22 Market Street	APPROVE	APPROVE
24/00240/FUH	05/04/24	Two storey side extension to form bedroom, study and bathroom	8 Lime Grove	APPROVE	APPROVE
24/00210/FUL	05/04/24	Retention of conversion of part of first floor to 2 flats (ancillary use of shop unit)	1 Bore Street	APPROVE	REFUSE
24/00076/FUL	06/03/24	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	APPROVE	APPROVE