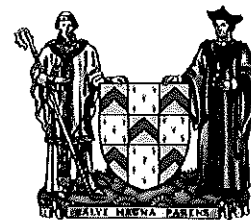


Lichfield City Council

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

23 December 2021

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 Chairman 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, 6 January 2022**. 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 9 DECEMBER 2021

Attached for reference are the comments submitted under delegated authority to 9 December 2021.

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 note decisions of Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council

21/01806/FUH – 3 Ploughmans Walk, Lichfield - Retention of a single storey rear extension.

*Lichfield City Council: **APPROVE** 14 October 2021*
APPROVE for the following reason:

- *No objections.*

*Lichfield District Council: **REFUSE** 14 December 2021*
REFUSE for the following reasons:

- *Development is not in keeping with surrounding area in terms of scale, massing and architectural design*
- *Does not comply with 45 degree rule regarding daylight*
- *Resulting amenity space is inadequate in terms of garden space comparable to the size of the property.*

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 16 December):-

Fosseway Lane, Pipehill - Emergency road closure due to collapsed wall.

MINUTES APPENDIX A
LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE
9 December 2021

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
21/01935/FUH	Two storey side extension to form extended kitchen, bedroom and ensuite	19 Coltman Close	No objections
21/01901/FUH	Erection of first floor front extension, balcony to front and inverted balcony to rear, loft conversion and internal alterations	1 Bulldog Lane	No objections
21/01902/FUH	Erection of a rear extension, partial demolition of single storey kitchen extension and outbuilding, installation of 1 roof light, formation of 1 window opening plus associated works	106 Gala Lane	No objections
21/01919/FUH	Erection of single storey extensions to rear, side and front	5 Woods Croft	No objections
21/01854/LBC	Works to listed building to allow masonry repairs to rebuild the leaning chimney stack, and minor adjacent repairs	St Johns Hospital	No objections
21/01775/FUL	Erection of permanent marquee and new enclosed WC area, and creation of additional car park area to provide 60 additional parking spaces	The Three Tuns, Walsall Road	No objections
21/01911/FUH	Erection of a single storey extension to rear of property	208 Upper St John Street	No objections
21/01961/FUH	Erection of a first floor extension, 2 glass lanterns to rear ground floor flat roof extension and pitched roof over garage and porch	7 Minors Hill	No objections
21/01908/FUH	Erection of a front porch and conversion of garage to create a level access shower room and bedroom	101 Eastern Avenue	No objections
21/01945/FUH	Erection of a two storey side extension, single storey rear extension, alterations to garage roof and installation of bi-fold doors	16 The Woodlands	Objection on grounds of scale; this large extension will be out of keeping with the nearby properties. Also concerns regarding the loss of amenities to some neighbours both on The Woodlands and also on Wissage Lane.
21/01930/FUH	Erection of a single storey rear kitchen extension and conversion of part of garage to utility room and living room	1 Covey Close	No objections

MINUTES APPENDIX A
LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE
9 December 2021

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
21/00288/FULM	Demolition of existing buildings and the erection of 14 residential dwellings with associated road works, parking and landscaping	Land at Rosaries, Trent Valley Road	Previous comments still valid. In addition: 1. the Tree Planting Plan submitted 12 Nov 2021 fails to consider drainage and utility runs. 2. The temporary TPO's mean that planning is required for these mature trees. 3. The distance between the proposed new trees and building is inadequate. 4. A remote control barrier across the right of way is a substantial interference and no reference has been made to maintenance costs of same.

AGENDA APPENDIX A
LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE
6 January 2022
Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
21/01982/FUL		Boley Park	Proposed temporary siting of 2 storage containers	Evans Lichfield Ltd, Britannia Business Park	No objections
21/02000/FUH		Chadsmead	Erection of two storey extensions to the front and rear and single storey extension to side and rear	3 Nether Beacon	Query whether building can be up to boundary
21/02020/FUH		Leomansley	Retention of rear kitchen extension and new adaption to garden wall	40 Chatterton Avenue	Comments by 23 December
21/01988/FUH		St Johns	Demolition of existing garage and erection of side and rear extension	71 Shortbutts Lane	No objections
21/02002/FUH		St Johns	Erection of single storey extension to rear	59 Manor Rise	No objections
21/01346/REM		St Johns	Reserved Matters application for the layout, scale, appearance and landscaping for Phase II of the site for the erection of a single storey pre-school nursery building (relating to condition 2 of application 17/00977/OUTMEI)	Unit 2 Fosseyway Gate, Birmingham Road	<i>As per previous comments 15 Sept 2021 - Recommend Refusal;</i> 1 Suitability of the site for a nursery due to its proximity to two relatively major roads and air pollution due to this 2 Shared access with proposed Coop building 3 Pedestrian access across Birmingham Road is not lights controlled. Crossing with pre school children at nursery opening time will coincide with rush hour traffic 4 Size of proposed bin store. Is it large enough to take 2 commercial size bins 5 Traffic issues in the morning rush hour

AGENDA APPENDIX A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

6 January 2022

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
21/01956/OUTFL M		St Johns	Full application for the construction of 529 dwellings, access via Lichfield Southern Bypass, footpaths, cycleways, public open space, play areas, sports pitches, landscaping, drainage and development infrastructure and Outline application with all matters reserved for a primary school (F1a), a mixed use community hub to include commercial development (Ea, Eb, Ec, Sui Generis hot food takeaways and drinking establishments with expanded food provision) and a community building (F2b)	Land South of Shortbutts Lane	16.12.21 - No objections providing there is sufficient storage for bins especially where there are unadopted roads. Disappointed there is no mention of a Doctor's surgery. 20.12.21 - Further comments awaited.
21/02010/FUH		Stowe	Erection of single storey rear extension	52 Burton Old Road West	No objections
21/02014/FUH		Stowe	Erection of bay window extension and 2 storey side and rear extensions	8 Chadswell Heights	Loss of amenity to neighbouring property, number 6, due to restriction of light to side window

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

6 January 2022

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
21/01720/FUH	14/10/2021	Two storey extension to side	12 The Charters	APPROVE	APPROVE
21/01749/FUH	14/10/2021	Erection of single storey extension to side and two storey extension to rear	20 Gable Croft	APPROVE	APPROVE
21/01754/FUH	14/10/2021	Erection of single storey extension to side	74 Ferndale Road	APPROVE	APPROVE
21/01850/FUH	14/10/2021	Erection of first floor extension to side	10 Furnivall Crescent	APPROVE	APPROVE
21/01384/FUL	15/09/2021	Erection of 1 compound in existing car park to house a number of condenser units for an air conditioning replacement scheme to serve purpose-built office building, including erection of 2.1m high compound fencing and associated works	Bromford Living, 5 Stowe Road	APPROVE	APPROVE
21/01908/FUH	10/11/2021	Erection of a front porch and conversion of garage to create a level access shower room and bedroom	101 Eastern Avenue	APPROVE	APPROVE
21/01806/FUH	14/10/2021	Retention of a single storey rear extension	3 Ploughmans Walk	APPROVE	REFUSE
21/01803/FUH	14/10/2021	Demolition of conservatory and erection of single storey extension to side and storm porch to front	The Poplars, Station Road	APPROVE	APPROVE
21/00537/COU	27/05/2021	Conversion of stable block to form a dwelling house	Land rear of 22 London Road	APPROVE	APPROVE