

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

26 January 2022

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 **Wednesday, 2 February 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

A handwritten signature in black ink, appearing to read 'Tony 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 application 21/02107/LBC as he is a member of the Church Council of Lichfield Methodist Church which borders the property.

2 COMMENTS SUBMITTED TO 6 JANUARY 2022

Attached for reference are the comments submitted under delegated authority to 6 January 2022.

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 on a Street Pavement Licence applications for a pavement licence (previously circulated by email) for:
Hindleys Bakery, Tamworth Street – no objections
- d) To note decisions of Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council (if any):
 - (i) *21/02014/FUH – 8 Chadswell Heights, Lichfield – Erection of bay window extension and two storey side and rear extensions.*

Lichfield City Council: REFUSE 9 December 2021

REFUSE for the following reason:

Loss of amenity to neighbouring property, number 6, due to restriction of light to side window.

Lichfield District Council: APPROVE 21 January 2022

APPROVE for the following reason:

The proposal does not impinge the 45-degree standard with regard to loss of light and the side window is not the primary window providing light to the kitchen.

4 PLANNING APPEALS

An Appeal has been received for Application No.: 21/00016/REF for written representation: Replacement of existing building with a block of 33 apartments (17 x 1 bed and 16 x 2 bed) plus ancillary accommodation including reception area, communal recreational space, bin and cycle storage - at Shire House, Birmingham Road, Lichfield. The City Council's comments on 8th April 2021 were:-

"REFUSAL based primarily on the following grounds:

- 1. Scale of building i.e., 3 storey and this height is excessive and will be over imposing in the street scene which comprises mainly low profile roofs and buildings well set back from the road adjacent to and opposite the application site; the elevation plans are unclear but even with the changes the building as a whole will be too high and overbearing on surroundings; possibly 2 storey with 3rd set back into roof.*
- 2. Massing and concerns it will adversely impact upon the adjacent house and occupant's quality of living.*
- 3. Height of the roof line.*
- 4. Design SPD states good design and appropriate for the area/ amenity, this is not considered to be 'good design' nor aesthetically related to the amenity and street scene.*
- 5. Flat roofed nature not appropriate for housing – the whole design is as though the building is 'not sure' if it is an industrial or housing scheme.*
- 6. As a residential block there are noise related issues for residents from surrounding activities and traffic – we note the request for a condition to include an Acoustically treated mechanical ventilation, of a design agreed with the LPA, should be applied to all noise sensitive rooms where windows must be kept closed; this is surely indicative of the inappropriateness of this development."*

An Appeal has been received for Application No.: 21/00025/REF for written representation: Erection of two storey extension to side and loft conversion – at 38 Shortbutts Lane, Lichfield. The City Council's comments on 8th April 2021 were:-

"No objections."

5 TEMPORARY ROAD REGULATION ORDER

Members are asked to note receipt of the following Temporary Road Traffic Regulations from Staffordshire Highways (previously circulated via email on 23 December and 4 January).

A5127 Birmingham Road, Lichfield – Highway works (x2).

AGENDA APPENDIX A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

02 February 2022

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/00073/FUH		Boley Park	Erection of a first floor extension over garage and partial garage conversion	30 Broadlands Rise	No objections
22/00085/FUH		Boley Park	Demolition of rear extension and erection of replacement extension	22 Willowsmere Drive	No objections
22/00093/FUH		Boley Park	Erection of a two storey rear extension and garage conversion	19 Tudor Close	Comments by 24 January
21/02101/FUH		Chadsmead	Erection of a single storey front extension to form porch and toilet	37 Windmill Close	No objections
21/01110/AMD		Chadsmead	Non Material amendment to allow keeping of the existing wall to the rear extension, re-design the roof space and to allow changes to proposed garage door	134 Weston Road	Comments by 28 January
21/02087/FUH		Leomansley	Garage conversion to ancillary accommodation	15 Boathouse Field	We request careful consideration of this application as we have serious concerns regarding suitability if this is proposed as a separate dwelling. We understand the need for such accommodation but it may set a dangerous precedent.
21/02085/LBC		Leomansley	Reordering, external masonry repairs, internal thermal and acoustic insulation works	The Masters House, St Johns Hospital	No objections
21/02004/FULM		Leomansley	Section 78 application to vary condition 9 (Highway Boundary) of permission 19/01251/FULM to replace approved drawings for minor elevational changes	The Horse and Jockey, 10 Sandford Street	No comments received from ward members prior to deadline for submissions
22/00115/FUH		Leomansley	Erection of orangery to rear	32 Chatterton Avenue	Comments by 27 January

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02 February 2022
Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
21/01956/OUTFLM		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	Further comments from ward awaited
21/02094/FUH		St Johns	Erection of a garden room outbuilding	53 Shortbutts Lane	No objections however we do have concerns about the height and subsequent impact on properties in Wordsworth Close
22/00007/FUH		St Johns	Two storey rear extension and single storey front extension	55 Borrowcop Lane	No objections providing the rear extension does not conflict with the 45 degree rule
22/00077/FUH		St Johns	Erection of a first floor side extension and ground floor rear extension	23 Deans Slade Drive	No objections but have concerns re 45 degree rule being observed
21/02012/FUL		Stowe	Change of use of building (currently Class E Offices) to become Class C (Dwellinghouse) to form 4 apartments with associated internal remodelling and external improvements	Chancery House, 27 Lombard Street	No objections but observe that residents of apartments are highly unlikely to be allocated parking permits.
21/02016/FUH		Stowe	Erection of single storey extensions	2 Charnwood Close	No objections
21/02107/LBC		Stowe	Removal of existing bathroom and fittings and fitting of new WC, partial removal of existing internal partitions and erection of new internal partitions and fitting of new internal doors	Jukes Funeral Services, 26 Tamworth Street	No objections
22/00028/FUL		Stowe	Erection of dormer bungalow	Land adjacent to 11 George Lane	No objections subject to inclusion of electric vehicle charging point

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02 February 2022
Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
21/01937/FUL		Stowe	Demolition of existing buildings and erection of 1 bedroom dwelling house	Yew Tree Lodge, Chester Close	No objections to this application subject to the following conditions: (1) That the boundaries of the new property on Chester Close and Netherstowe House, Netherstowe Lane should be maintained as separated by hedges, fences or similar such that vehicular access is not permitted and pedestrian access is restricted (e.g. locked gate) and (2) That a planning change of use restriction should be put on the use of linked commercial property rentals of accommodation in Chester Close and Netherstowe House

AGENDA APPENDIX B
LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE
2 February 2022
LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
21/01805/ADV	14/10/2021	Installation of 2 No face illuminated letters on rail signs and 1 No double sided totum sign	Land on east side of Birmingham Road	APPROVE	APPROVE
21/01273/FUH 21/01274/LBC	15/09/2021	Erection of accessible WC in courtyard, floor covering in courtyard, structural timbers under unsupported floorboard, alterations to existing stairs to allow the creation of a removable step to allow for access into museum and courtyard and external steps to replace existing steps	Samuel Johnson Birthplace Museum and Bookshop, Breadmarket Street	No comment - own application	APPROVE
21/01828/FUH	14/10/2021	Erection of two storey extension to side forming double garage and bedrooms, single storey extension to rear to form kitchen/dayroom and erection of porch to front	Hunters Ride, Quarry Hills Lane	APPROVE	APPROVE
21/01911/FUH	10/11/2021	Erection of a single storey extension to rear of property	208 Upper St John Street	APPROVE	APPROVE
21/01173/FUL	21/07/2021	Erection of 2 no one bedroom flats at rear of existing residential/ commercial premises	Carousel Amusements, 24 Tamworth Street	APPROVE	APPROVE
21/01930/FUH	10/11/2021	Erection of a single storey rear kitchen extension and conversion of part of garage to utility room and living room	1 Covey Close	APPROVE	APPROVE
21/01935/FUH	10/11/2021	Two storey side extension to form extended kitchen, bedroom and ensuite	19 Coltman Close	APPROVE	APPROVE
21/01988/FUH	09/12/2021	Demolition of existing garage and erection of side and rear extension	71 Shortbutts Lane	APPROVE	APPROVE
21/02010/FUH	09/12/2021	Erection of single storey rear extension	52 Burton Old Road West	APPROVE	APPROVE
21/02002/FUH	09/12/2021	Erection of single storey extension to rear	59 Manor Rise	APPROVE	APPROVE
21/01961/FUH	10/11/2021	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	APPROVE	APPROVE
21/01982/FUL	09/12/2021	Proposed temporary siting of 2 storage containers	Evans Lichfield Ltd, Britannia Business Park	APPROVE	APPROVE
21/01919/FUH	10/11/2021	Erection of single storey extensions to rear, side and front	5 Woods Croft	APPROVE	APPROVE

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21/02014/FUH	09/12/2021	Erection of bay window extension and 2 storey side and rear extensions	8 Chadswell Heights	REFUSE	APPROVE
21/02000/FUH	09/12/2021	Erection of two storey extensions to the front and rear and single storey extension to side and rear	3 Nether Beacon	APPROVE	APPROVE