

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

24 February 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 **Thursday, 3 March 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.

Cllr A Lax and Cllr C Greatorex declared an interest in application 22/00130/LBC as the applicant is known personally to them.

Cllr C Spruce declared an interest in application 22/00166/FUH as the applicant is known personally to him.

Cllr G Boyle declared an interest in application 22/00166/FUH as the applicant is known to her.

Cllr A Smith declared an interest in application 22/00182/FUH as the applicant is known to him.

Cllr P McDermott declared an interest in application 22/00192/COU as he is a member of the Church Council of Lichfield Methodist Church which borders the property.

Cllr J Checkland declared an interest in application 22/00191/FUH as the applicant is known to him.

2 COMMENTS SUBMITTED TO 2 FEBRUARY 2022

Attached for reference are the comments submitted under delegated authority to 2 February 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 note decisions of Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council (if any):
 - (i) 21/02087/FUH – 15 Boathouse Field, Lichfield – Garage conversion to ancillary accommodation.

Lichfield City Council: **REFUSE** 2 February 2022

REFUSE for the following reason:

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.

Lichfield District Council: **APPROVE** 11 February 2022

APPROVE for the following reason:

The City Council's concerns regarding the planning application are noted. The proposal is for ancillary accommodation only, rather than a separate dwelling which would require a full planning application and separate access, amenity space etc. An appropriate condition has been attached to the planning permission to ensure that the use is ancillary.

4 PLANNING APPEAL DECISION

20/01840/FUL (21/00019/REF) William Lunns Homes, Stowe Street - Single storey extension to existing dwelling to create 1No. Accessible 1 bed dwelling

The City Council's comment on 27 January 2021 was:

No objection on condition that approval is only given subject to the agreement of the LDC Arboricultural Officer and that any conditions laid down by the Arboricultural Officer are met.

Lichfield District Council's decision on 14 May 2021 was REFUSE for the following reason:

It is considered that the proposal does not represent an appropriate form of development. Whilst the principle of the development is acceptable, material considerations relating to the removal of protected trees weigh against the proposal in determination. The Arboricultural Officer has been consulted, of whom raises significant objections to the scheme, due to the loss of Protected trees and the associated impacts on visual amenity within the locality.

In conclusion, the proposal would result in the loss of protected trees and therefore does not comply with Policy NR4, and Policy BE1 of the Local Plan Strategy, the Trees

Landscaping and Development SPD and relevant policies contained within the NPPF. As such, the proposal is recommended for refusal.

The Appeal has been dismissed by the Planning Inspectorate on 26 January 2022 for the following reason:

The proposal would result in unacceptable harm to the character and appearance of the surrounding area through the loss of trees and potential harm to the retained trees.

6 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 15 February).

Beacon Street, Lichfield – New gas installation works.

7 ADVANCED WORKS NOTIFICATION

Members are asked to note receipt of the following Advanced Works Notification (previously circulated via email on 27 January).

Advanced Works Notification - Fradley and Streethay

MINUTES APPENDIX A
LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE

2 February 2022

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
22/00073/FUH	Erection of a first floor extension over garage and partial garage conversion	30 Broadlands Rise	No objections
22/00085/FUH	Demolition of rear extension and erection of replacement extension	22 Willowsmere Drive	No objections
22/00093/FUH	Erection of a two storey rear extension and garage conversion	19 Tudor Close	No objections
21/02101/FUH	Erection of a single storey front extension to form porch and toilet	37 Windmill Close	No objections
21/01110/AMD	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	Application withdrawn
21/02087/FUH	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	Reordering, external masonry repairs, internal thermal and acoustic insulation works	The Masters House, St Johns Hospital	No objections
21/02004/FULM	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	Erection of orangery to rear	32 Chatterton Avenue	No objections
21/01956/OUT FLM	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	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	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

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2 February 2022

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
22/00077/FUH	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	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	Erection of single storey extensions to rear, first floor extension to side	2 Charnwood Close	No objections
21/02107/LBC	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	Erection of dormer bungalow	Land adjacent to 11 George Lane	No objections subject to inclusion of electric vehicle charging point
21/01937/FUL	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 A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

03 March 2022

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/00128/FUH		Chadsmead	Demolition of single storey extension and erection of new two storey rear extension	10 Dimbles Lane	No objections
22/00149/FUH		Chadsmead	Demolition of rear conservatory, erection of new side extension, alterations to existing porch and garage roof to make a tiled pitched roof and conversion of part of garage to an extra bedroom	24 The Parchments	No objections
21/01110/AMD	1	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	Application withdrawn
22/00204/FUH		Chadsmead	Full remodel of existing dwelling incorporating a two storey side extension plus erection of a rear single storey extension	134 Weston Road	No objections providing SPD conditions are complied with regarding the dormer window overlooking the back garden of number 130
22/00246/FUH		Chadsmead	Erection of a double storey side extension	17 The Leasowe	No objections
22/00019/FUL		Curborough	Installation of sprinkler tank & pump and associated works	Charnwood House, Dimbles Lane	No objections
22/00188/FUH		Curborough	Erection of a single storey front extension and two storey side extension	19 Weston Road	No objections
22/00040/REM M		Curborough	Reserved matters (access, appearance, landscaping, layout and scale) for residential phases (Phases D, E, F, G, H, I and J) pursuant to Section 72 permission 19/00732/OUTMEI (Variation of conditions 2, 3, 6, 9, 23, 29, 31, 33, 34 of application 14/00057/OUTMEI)	Land North East of Watery Lane, Curborough	Access onto Eastern Avenue and Watery Lane should be completed before construction work starts. The railway bridge needs traffic light controls installing (before construction work starts). Netherstowe Lane needs widening in places to support the expected additional traffic (before construction work starts)
22/00102/FUH		Leomansley	Erection of a first floor side & rear extension to include addition of two side elevation windows and balcony to master bedroom	43 The Friary	No objections
22/00201/LBC		Leomansley	Installation of fire compartmentation in the roof space	Dr Milleys Hospital, Beacon Street	No objections

AGENDA APPENDIX A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

03 March 2022

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/00203/FUH		Leomansley	Erection of a single storey rear extension	6 Sandfield Close	No objections
22/00191/FUH		Leomansley	Erection of front single storey extension and conversion of garage into habitable room	97 Ferndale Road	No objections
22/00182/FUH		Leomansley	Erection of a front porch	33 Blakeman Way	No objections
21/01956/OUT FLM		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
22/00139/FUH		St Johns	Erection of first floor side extension	40 Redlock Field	No objections
22/00158/FUH		St Johns	Removal of front porch and erection of a new pitched roof front porch and hallway	3 Byron Avenue	No objections
22/00166/FUH		St Johns	Erection of a first floor side extension	10 London Road	No objections but suggest that obscure glass and limited top opening should be stipulated if a window is on the side elevation of 1st floor extension
22/00176/FUH		St Johns	Erection of a single storey rear extension with flat roof	3A Chaucer Close	No objections
22/00265/FUH		St Johns	Erection of detached single garage	41 London Road	No objections however we note the application states existing hedge to be retained, we would like this to be enforced
22/00266/FUH		St Johns	Erection of a ground floor side and rear extension and first floor rear extension to create additional bedroom and ensuite	1 Seward Close	Comments by 24 February

AGENDA APPENDIX A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

03 March 2022

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
20/00521/FULM		St Johns	Erection of an 84 bedroom care home (inc 2 staff bedrooms) and 15 dwellings, with ancillary parking, site infrastructure and landscaping	Land South of Tamworth Road	See Supplementary Sheet 2 to Agenda Appendix A
22/00072/COU		St Johns	Conversion of derelict public house to Planning Use Class E with 3 first and second floor apartments and ground floor rear extension	The Greyhound Inn, 121 Upper St John Street	Comments by 28 February
22/00129/FUH 22/00130/LBC		Stowe	Replacement of external windows and doors and provision of new garden terrace plus internal alteration works	Old College House, 34 Dam Street	No objections
22/00157/FUH		Stowe	Replacement of existing glass roof to garden room with a solid insulated roof and revised fenestration	103 Valley Lane	No objections
22/00173/FUL		Stowe	Installation of new packaged ECO2 Mini CO2 gas cooler on a existing platform of steel framework on Stubs & 3 floor mounted 3 x AC units (Daikin AZAS)	Former M & S, 16 Bakers Lane	No objections subject to acceptable noise levels
22/00174/FUL		Stowe	Installation of new aluminium automatic telescopic sliding door to be finished in Anthracite RAL 7016	Former M & S, 16 Bakers Lane	No objections
22/00121/FUH		Stowe	Erection of 2 single storey rear extensions, replacement tiled pitched roof to garage at front and associated internal works	112 Valley Lane	No objections
22/00192/COU		Stowe	Change of use from first floor apartment (Use Class C3) to office Use ClassE(g) and associated works	Jukes Funeral Services, 26 Tamworth Street	No objections
22/00195/FUH		Stowe	Erection of a ground and first floor extension	1 Sturgeons Hill	No objections
21/00288/FUL M		Stowe	Demolition of existing buildings and the erection of 13 residential dwellings with associated road works, parking and landscaping	Land at Rosaries, Trent Valley Road	See Supplementary Sheet 1 to Agenda Appendix A

SUPPLEMENTARY SHEET 1

TO AGENDA APPENDIX A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE**03 March 2022*****Applications for submission of comments to Lichfield District Council***

App No.	Amendment	Ward	Details	Site	LCC Recommendation
21/00288/FUL M		Stowe	Demolition of existing buildings and the erection of 13 residential dwellings with associated road works, parking and landscaping	Land at Rosaries, Trent Valley Road	Comments below
<p>We repeat our earlier reasons for recommending refusal. We do not consider the latest plans make any material difference to the issues raised by residents and statutory consultees. We endorse the comments made by the Civic Society. Serious areas of concern not dealt with by the new plans are:</p> <ol style="list-style-type: none">1. Failure to provide final drainage proposals. A simple reference to connecting in to the existing main sewer is not good enough given the age of the Mount Pleasant properties.2. Still a densely packed new build site, now with two bedroom houses proposed simply by re-branding a third upstairs room as a 'home office'.3. The development plan misrepresents the ancient hedgerow forming the boundary with the Mount Pleasant villas, the existing trees, sustainability and biodiversity concerns.4. The Arboricultural Officer's comments ignored and not addressed.5. Ignores security concerns raised by the Police on access through the site, whether by vehicle or pedestrians.6. Not addressed an electricity sub-station may be necessary. No room on current plans to provide for one.7. No bin collection point shown on new layout8. Still no EV points provided and tandem parking with the associated problems9. Disregards the conservation and historic environment requirements10. Totally impractical proposal to install a barrier across the right of way					

SUPPLEMENTARY SHEET 2

TO AGENDA APPENDIX A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE**03 March 2022*****Applications for submission of comments to Lichfield District Council***

App No.	Amendment	Ward	Details	Site	LCC Recommendation
20/00521/FULM		St Johns	Erection of an 84 bedroom care home (inc 2 staff bedrooms) and 15 dwellings, with ancillary parking, site infrastructure and landscaping	Land South of Tamworth Road	Comments below

The minor alterations to this application have no impact on our original objections.

Recommend Refusal for the following reasons:-

1. This is at least the 8th iteration of plans for this site we are strongly of the opinion that this is unacceptable, piecemeal planning; trying to make an unacceptable plan fit the bill compromises the LPA; this should be withdrawn and a new application submitted for clarity and transparency
2. The plans continue to present major over massing of the site; its scaling, size and design will have a huge impact on the surrounding amenity and gateway to the City both on the road and canal side of the proposed development
3. Impact on or from the Cricket Lane SDA development and amenity has not been sufficiently considered
4. Out of character design, conservation concerns re neighbouring listed building - the layout goes up against a listed building
5. Inappropriate site for a care home of vulnerable people due to its closeness to the A38 trunk road
6. There is no report submitted for Air Quality and its impact on the proposed development
7. 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
8. These locational environmental issues will severely impact residents health, mental well-being and quality of life e.g. opening of windows, sitting outside
9. Insufficient car parking spaces for the care home, visitors and staff will be compromised
10. This location would lead to people parking dangerously on the A51 and verges when the car park is full. Also block pedestrians view when crossing the road to access footpath and bus stops
11. 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 at Point 10. The tweaks made do not enhance the proposed application
12. Landscaping continues to need attention, retention of trees addressed and retention of hedges along A51 to be conditioned
13. 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
14. Still concerns re biodiversity and long term impact
15. No demonstrable benefits with regard to sustainable development, bar some economics The City neighbourhood plan seeks high quality/ skilled jobs this will not achieve this also inappropriately sited for staff and visitor commutes, insufficient parking
16. There are no local facilities or social provision within easy walking distance especially for those less able, staff and residents of proposed houses

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

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
21/02016/FUH	02/02/22	Erection of single storey extensions to rear, first floor extension to side and front porch	2 Charnwood Close	APPROVE	APPROVE
21/01819/FUH	14/10/21	Erection of single storey extension to rear and internal works	65 Walsall Road	APPROVE	APPROVE
21/01901/FUH	10/11/21	Erection of first floor front extension, balcony to front and inverted balcony to rear, loft conversion and internal alterations	1 Bulldog Lane	APPROVE	APPROVE
21/01261/FUH 21/01262/LBC	19/08/21	Conversion of the existing residential accommodation on the first and second floor to form 5 self-contained studio apartments	36A Bore Street	APPROVE	APPROVE
21/02020/FUH	06/01/22	Retention of rear kitchen extension and new adaption to garden wall	40 Chatterton Avenue	APPROVE	APPROVE
21/01902/FUH	10/11/21	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 Gaia Lane	APPROVE	APPROVE
21/00790/COU	19/08/21	Change of use of open amenity space to residential garden and erection of a 2m high boundary fence	Land adjacent 7B Wissage Road	APPROVE	APPROVE
21/01050/LBC	19/08/21	Renovation works including replacement of windows and doors to front and rear and re rendering of front elevation	30 Beacon Street	APPROVE	APPROVE
21/02094/FUH	02/02/22	Erection of a garden room outbuilding	53 Shortbutts Lane	APPROVE	APPROVE
21/02087/FUH	02/02/22	Garage conversion to ancillary accommodation	15 Boathouse Field	REFUSE	APPROVE
21/02101/FUH	02/02/22	Erection of a single storey front extension to form porch and toilet	37 Windmill Close	APPROVE	APPROVE