

# 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

11 August 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, 18 August 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](mailto: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.

*Miles Trent declared an interest in 22/01124/FUH as the applicant is a neighbour.*

## 2 COMMENTS SUBMITTED TO 20 JULY 2022

Attached for reference are the comments submitted under delegated authority to 20 July 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 Street Pavement Licence applications (previously circulated by email) if any:  
*None*
- d) To submit comments to Lichfield District Council on a Street Trading Licence applications for the renewal of an existing pavement licence (previously circulated by email), if any:  
*None*
- e) To note decisions of Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council (if any):

**20/00262/FUL – Land North of Deanslade Farm, Claypit Lane, Lichfield**  
Erection of 6 detached dwellings and associated works:-

Lichfield City Council: APPROVE on 6 March 2020

Lichfield District Council: REFUSE on 6 June 2022  
REFUSE for the following reason:

*The proposed development which comprises of six 5 bedroom houses does not include an appropriate mix of house types. Also, the proposed development would further erode the rural character of the area and the setting of Sandfields Lodge and Sandfields House, which are Grade II listed buildings, to the detriment of their significance.*

### 5 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 12 July, 25 July, 26 July, 1 August (x2), 4 August and 5 August.

Lichfield Road & Marsh Lane – road closure postponed

Ivanhoe Road, Lichfield

Station Road, Lichfield

Lichfield Road & Marsh Lane closure updated

George Lane, Lichfield

The Friary, Lichfield

Various City Centre roads closed - Lichfield Food Festival 2022



**LICHFIELD CITY COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**20 July 2022**

***LCC comments for submission to Lichfield District Council***

App No.	Details	Site	LCC Recommendation
22/00903/FUH	Erection of single storey rear extension and front porch	111 Weston Road	No objections
22/00224/FUL	Retention of 4 timber cabins	The Plant Pot	No objections
22/00884/FUH	Retention of garden steps and wall to access shed to rear	39 Gaia Lane	No objections
22/00558/FUH	Erection of side and rear single storey extensions and a two storey front extension	96 Gaia Lane	Objections to amended application: Massing - although amended plans slightly reduce the roof height and property width the overall scale of the footprint of the property remains excessive. Street scene - proposed build will result in a large property which will be out of keeping with the street scene and historic character of Gaia Lane
22/00912/FUH	Change flat roof to pitched roof over garage	8 Brook Close	No objections
22/00994/FUH	Erection of two storey side extension	6 Worcester Close	No objections
22/00898/FUH	Single storey side extension to form kitchen	63 Walsall Road	No objections
22/00880/FUH	Installation of french doors to replace existing window	1 Angorfa Close	No objections but query as this appears to be a ground floor flat, are the owners/leaseholders aware of this proposal? Also, has the owner of the land which the doors open onto given their consent?
22/01008/FUH	Installation of 6 solar panels and associated infrastructure to rear flat roof and 2 roof lights to rear pitched roof	29 Wheel Lane	No objections
SCC	Puffin and toucan crossing	TR15/22 A51 Friary Island and A51 Friary Road, Lichfield (feedback sought)	Approve of the proposal subject to: the correct safety assessments being conducted, consideration of the business at the centre of the island contributing to the work as it is the true beneficiary and query whether the work at the A51 junction includes correcting the arrows to show both lanes can go straight on
22/00824/FUL	Demolition of stable block and erection of detached dwelling and double garage	Land rear of 22 London Road	No objections
22/00835/FUH	Erection of two storey and first floor side extensions	30 Hillside	No objections
22/00932/FUH	Single storey side and rear extension to form entrance hall and living room	17 Trafalgar Way	No objections
22/00929/FUH	Erection of single storey extension and garage conversion	7 Bridgeman Way	No objections
22/01017/FUH	Erection of two storey side and rear extension	174 Birmingham Road	No objections

**LICHFIELD CITY COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**20 July 2022**

***LCC comments for submission to Lichfield District Council***

<b>App No.</b>	<b>Details</b>	<b>Site</b>	<b>LCC Recommendation</b>
22/00896/FUL	Erection of a four bedroom detached dwelling and associated works	2 Canterbury Close	<b>No objections subject to the approval of the Arboricultural Officer</b>
22/00870/FUL	Alterations to reduce height of unstable wall	Lichfield Cathedral School	<b>No objections</b>
22/00704/FUL	Erection of replacement second floor including roof and dormer window and associated works	Crave, 59 Tamworth Street	<b>No objections</b>
22/00609/FUL M	Variation of conditions 4, (Materials) 18, (Schedule of internal works) and 19 (Commencement of internal works) and removal of conditions 9 (Written Scheme of Investigation) 16 (Weatherproof cycle parking facilities) of application 19/00318/FULM	Land And Buildings At, Quonians Lane	<b>No objections</b>
22/00951/FUL M	Demolition of existing property and two outbuildings to be replaced with 12 dwellings with associated, road works, parking and landscaping	Land At Rosaries, Trent Valley Road	<b>Comments attached</b>

## Applications for submission of comments to Lichfield District Council 20 July 2022

**22/00951/FULM – Land at Rosaries, Trent Valley Road - Demolition of existing property and two outbuildings to be replaced with 12 dwellings with associated, road works, parking and landscaping.**

Many of the objections raised to the previous application which was refused only in March are unresolved by this current application. We object to this application on the following grounds:

- Many of the documents lodged refer to 13 or 14 houses and clearly have just been tweaked in places to try and overcome the problems with this site.
- The application form is ticked for NO to, 'Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?' This is not correct. There is a 200 year old hedgerow and protected trees.
- The biodiversity baseline document gives too low a score in the matrix to existing habitats to enable the applicant to claim a net biodiversity gain of 12.5%.
- As in the previous application, a number of trees will be removed to build. New trees are proposed to seek to achieve an ecology gain, but because of the density of the site, they are the wrong trees in the wrong place.
- No account has been taken of the significant difference in gradients in the boundary between the gardens on St Michael Rd and land 'above'.
- A new tree is proposed which will overhang the access drive to Birch Cottage.
- There is no long term consideration of the proposed new trees relationship with the development and affect on neighbouring land.
- Still no final drainage proposals for the site when existing low water pressure on surrounding properties.
- Again significant change in gradients on the site leading to overlooking and loss of privacy impacting on the residential amenities of neighbouring properties.
- Nearby electrical substation placement needs assessing.
- A remote control barrier across the right of way is a substantial interference and the proposed maintenance is wholly unsatisfactory in any event.



LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

18 August 2022

*Applications for submission of comments to Lichfield District Council*

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/01090/FULM		All	Erection of one industrial unit (use class E(g)(iii)/B2/B8) with associated service yard, access, parking, landscaping and other related infrastructure	Liberty Park (Phase 2)	Agreed wording awaited from Planning Chair/Vice Chair
22/01073/FULM		All	Erection of two industrial units (use class E(g)(iii)/B2/B8) with associated service yard, access, parking, landscaping and other related infrastructure	Liberty Park (Phase 2)	Agreed wording awaited from Planning Chair/Vice Chair
22/01059/FUH		Boley Park	Erection of two storey side extension and single storey rear extension and demolition of existing conservatory	9 Willowsmere Drive	No objections
22/01013/FUL		Chadsmead	Erection of new fence to site boundary to side and associated earthworks	5 Vale Close	No objections
22/00763/FUH		Chadsmead	Erection of single storey rear and side extension and detached triple garage	49 Gaia Lane	No objections but query whether height of garage is acceptable as it would affect view from The Old Rectory towards Stowe Pool
22/01124/FUH		Chadsmead	Demolition of rear extension and erection of replacement single storey rear extension and 2 first floor rear extensions	91 Gaia Lane	No objections
22/01081/COU		Curborough	Retention of change of use from scrub verge to residential garden and new boundary fence	78 Giles Road	Comments by 11 August
22/01047/COU		Curborough	Retention of change of use from scrub verge to residential garden and new boundary fence	76 Giles Road	Comments by 11 August
22/01012/FUH		Leomansley	Alterations to single storey garage window and door to facilitate conversion to bedroom with en-suite	20 Colling Drive	No objections
22/00949/FUH		Leomansley	Single storey rear extension and loft conversion with rear facing tiled dormer	48 Ferndale Road	Comments by 11 August
22/01079/FUL		Stowe	Replacement of flat roofs with pitched roofs	1 to 25 Tanyard (odd numbers)	No objections
22/01101/ADV		Stowe	Installation of one internally illuminated fascia sign, one internally illuminated roundel sign and one internally illuminated flat-panel display sign	26 Bakers Lane	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

18 August 2022

*LDC Decisions on Planning Applications*

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
22/00028/FUL	02/02/22	Erection of dormer bungalow	Land adjacent to 11 George Lane	APPROVE	APPROVE
22/00767/FUH	23/06/22	Erection of single storey rear extension (Amendment to application 21/02002/FUH)	59 Manor Rise	APPROVE	APPROVE
22/00706/ADV	02/06/22	Installation of 3 internally illuminated fascia signs, 1 internally illuminated totem, 16 display panels, 1 lightbox and 1 internally illuminated projecting sign	Waitrose, Stonneyland Drive	APPROVE	APPROVE
21/02085/LBC	02/02/22	Reordering, external masonry repairs, internal thermal and acoustic insulation works	The Masters House, St Johns Hospital	APPROVE	APPROVE
22/00809/ADV	20/07/22	Installation of 3 illuminated fascia signs, 5 non-illuminated fascia signs and 1 illuminated freestanding sign	Former Lidl, Eastern Avenue	APPROVE	APPROVE
22/00774/FUH	23/06/22	Erection of a single storey glass canopy to side	48 Thomas Greenway	APPROVE	APPROVE
22/00746/FUH	23/06/22	Erection of a single storey rear extension with pitched roof	242 Beacon Street	APPROVE	APPROVE
22/00811/FUH	23/06/22	Single and two storey side and rear extensions to form kitchen, dining room and bedroom with en suite	6 St Johns Close	APPROVE	APPROVE
22/00314/FUH	04/05/22	Creation of one dropped kerb	242 Beacon Street	APPROVE	APPROVE
22/00702/FUH	04/05/22	Erection of two storey front, side and rear extensions including internal alterations and demolition of existing garage	12 Charnwood Close	APPROVE	APPROVE
22/00804/ADV	20/07/22	Installation of a standard gable fixed non-illuminated timber and plywood display board	Dylan Convenience Store, 17 St John Street	REFUSE	REFUSE
22/00438/FUL	02/06/22	Erection of safeguarding works including vehicular and pedestrian access barriers and controls, secure fencing to the site boundary and alteration of the internal road layout to the site to form new vehicular entry point	Friary Grange High School, Eastern Avenue	APPROVE	APPROVE
22/00558/FUH	20/07/22	Erection of side and rear single storey extensions and a two storey front extension	96 Gaia Lane	REFUSE	APPLICANT WITHDREW APPLICATION
20/00262/FUL	20/06/20	Erection of 6 no. detached dwellings and associated works	Land North Of Deanslade Farm, Claypit Lane	APPROVE	REFUSE