

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

7 September 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, 14 September 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 '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.

Councillor Greateorex has declared an interest in Planning Application Consultations 22/01192/ADV, 22/01193/ADV, 22/01194/ADV, 22/01195/ADV, 22/01196/ADV & 22/01197/ADV as he is a County Councillor and this is a commercial proposition with SCC involved.

2 COMMENTS SUBMITTED TO 18 AUGUST 2022

Attached for reference are the comments submitted under delegated authority to 18 August 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):

22/00896/FUL – 2 Canterbury Close – Erection of a four bedroom detached dwelling and associated works:-

Lichfield City Council: APPROVE on 20 July 2022

Lichfield District Council: REFUSE on 8 August 2022

REFUSE for the following reason:

Although the development is acceptable in principle, there are outstanding considerations in respect of the detrimental impact of the development scheme upon the character and appearance of the street scene and the surrounding area. The agent has turned down the opportunity to submit amended plans and secure an agreement for mitigation related to Cannock Chase SAC. As such, the scheme is recommended for refusal.

5 PLANNING APPEAL

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

Appeal Dismissed. Decision circulated via email on 30 August 2022.

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 25 August and 2 September.

A515, Wood End Lane & Kings Bromley
Lichfield 10K Event

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

18 August 2022

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
22/01090/FULM	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)	See comments attached
22/01073/FULM	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)	See comments attached
22/01059/FUH	Erection of two storey side extension and single storey rear extension and demolition of existing conservatory	9 Willowsmere Drive	No objections
22/01013/FUL	Erection of new fence to site boundary to side and associated earthworks	5 Vale Close	No objections
22/00763/FUH	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	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	Retention of change of use from scrub verge to residential garden and new boundary fence	78 Giles Road	Object as the applicant has failed to demonstrate the development will provide a net gain for biodiversity. In fact the removal of the established blackberry bushes is a loss in biodiversity and loss of habitat for invertebrates and small birds and animals
22/01047/COU	Retention of change of use from scrub verge to residential garden and new boundary fence	76 Giles Road	Object as the applicant has failed to demonstrate the development will provide a net gain for biodiversity. In fact the removal of the established blackberry bushes is a loss in biodiversity and loss of habitat for invertebrates and small birds and animals
22/01012/FUH	Alterations to single storey garage window and door to facilitate conversion to bedroom with en-suite	20 Colling Drive	No objections
22/00949/FUH	Single storey rear extension and loft conversion with rear facing tiled dormer	48 Ferndale Road	Ward comments awaited
22/01079/FUL	Replacement of flat roofs with pitched roofs	1 to 25 Tanyard (odd numbers)	No objections
22/01101/ADV	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

LCC comments for submission to Lichfield District Council 18 August 2022

22/01090/FULM & 22/01073/FULM - Liberty Park (Phase 2) - Erection of three industrial units (use class E(g)(iii)/B2/B8) with associated service yard, access, parking, landscaping and other related infrastructure

Please consider the following issues which concern City boundary residents:

CIL

It is disappointing that the site is not regarded as chargeable, as there are community provisions that might be supported in Streethay or within Lichfield City. These potential aspects of assistance are discussed below.

Car Parking provision

Trent Valley Station is within walking distance of the site and its parking provision is often found challenged. The Planning Statement Report (pages 24 /25) discusses space provisions based on B2, B8 or blended use. The Planning Department should be seeking the highest possible parking provision, for easement of pressure on car parking in the Lichfield City end of the Burton Road.

Cycle park provision

As above, The Planning Department should be seeking the highest possible space provision, for easement of pressure on car parking in the Lichfield City end of the Burton Road. This would also help reduce car movements on the Burton Road.

Public Transport

The site should be considered for additional bus stop and /or road crossing provisions, in cost discussion with the County Council.

EV charging provision

The planners should seek the opportunity for EV charging spaces to be the highest possible provision and made publicly available, given the sites nearness to the A38. Such a provision will reduce the need for drivers to visit charge points within the Lichfield City parish boundary.

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

14 September 2022

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/01192/ADV, 22/01193/ADV, 22/01194/ADV, 22/01195/ADV, 22/01196/ADV, 22/01197/ADV		All	Installation of pairs of brackets and PVC Banners to existing lamppost columns	The Friary, A51 Western Bypass, A51 Western Bypass Eastern Avenue, Eastern Avenue (East), Eastern Avenue (South West), Burton Road Roundabout	See comments attached
22/01174/FUH		Boley Park	Widening of existing access to driveway including new gatepost and boundary wall, conversion of garage to music room, new sliding doors to rear and demolition of rear conservatory	1 Highfield Gardens	No objections
22/01243/FUH		Boley Park	Erection of ground floor rear extension	6 Broadlands Rise	Ward comments awaited
22/00992/COU M & 22/00993/LBC		Leomansley	Conversion of former Library building to residential apartments (21 units) together with associated demolition, alterations, ancillary structures, external site works and landscaping	Former Library, The Friary	No objections to apartments but would struggle to support even more retirement apartments
22/01134/ADV & 22/01135/LBC		Leomansley	Installation of 2 sets of externally illuminated fascia text, 2 internally illuminated menu boards and 1 non illuminated projection sign	Ask Restaurant, Bird Street	No objections subject to the approval of the Heritage Officer as this is a Listed Building
22/01215/FUH		Leomansley	Demolition of existing single storey rear extension and erection of replacement two storey rear extension	77 Walsall Road	No objections
22/01117/FUL		Leomansley	Erection of post and rail with frosted toughened glass panels to replace existing balustrades to balconies	Abnalls Court, Abnalls Croft	No objections
22/00949/FUH		Leomansley	Single storey rear extension, and loft conversion with rear facing tiled dormer	48 Ferndale Road	No objections providing the loft window does not breach visibility rule in relation to surrounding properties
22/01012/FUH	1	Leomansley	Alterations to single storey garage window and door to facilitate conversion to bedroom with en-suite	20 Colling Drive	No objections
22/01101/ADV	1	Leomansley	Installation of no1 internally illuminated fascia sign and no1 internally illuminated flat-panel display sign	Café Fortune Limited, 26 Bakers Lane	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

14 September 2022

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/00880/FUH	1	Leomansley	Installation of french doors to replace existing window	1 Angorfa Close	Original comment still stands: 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?
22/01089/LBC		St Johns	Replacement of internal floor	25 The Malt House, Cairns Close	No objections
22/00678/FUH		St Johns	Widening of existing drop curb, erection of new gate and alterations to existing driveway	156 Birmingham Road	No objections
22/01227/FUH		St Johns	Demolition of existing coach house and erection of new side extension	16 London Road	No objections
21/01956/OUTF LM	1	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	Ward comments awaited
22/01122/COU		Stowe	Change of use from one self contained flat to 3 self contained studio flats	Flat above 3 St John Street	No objections
22/01093/COU		Stowe	Change of Use from Hairdressers (class E) to Takeaway (Sui generis)	3 St John Street	No objections
22/00852/COU		Stowe	Retention of change of use from shop (A1) to beauty salon	Stowe View Stores, 95 Stowe Street	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

14 September 2022

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App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/01199/FUH		Stowe	Erection of first floor side and single storey rear extension	3 Benson Close	No objection but subject to any material planning issues raised by the neighbouring properties as it is a large extension and must demonstrate that it will not have a detrimental impact on neighbouring properties or mature trees
22/01132/FUL		Stowe	Erection of a Class E unit to be occupied by Greggs PLC	Land at Crossfield Road	No objection but conditional upon there being separate litter bins for plastics, paper and general waste outside the premises in clear sight of customers, this being an environmental impact issue
22/01136/COU		Stowe	Change of use from a retail shop to a nail and beauty salon with a mini bar (mix use A1 and Sui Generis)	Allstyle Boutique, 19 Bakers Lane	No objections
22/00906/FUH		Stowe	Erection of single storey rear extension and 2 storey side extension	67 Wissage Road	No objection to this application subject to the approval of LDC's Arboriculture Officer and the condition that the front elevation is maintained in keeping with the existing building as per the proposed front elevation plan
22/01095/FUH		Stowe	Erection of single storey rear extension and roof alterations to existing two storey extension	18 Charnwood Close	No objections

Applications for submission of comments to Lichfield District Council 14 September 2022

Lamppost advertising banners - Planning Application Consultations 22/01192/ADV, 22/01193/ADV, 22/01194/ADV, 22/01195/ADV, 22/01196/ADV & 22/01197/ADV

LCC objects to all six applications due to a lack of information on the need for them, the payment arrangements, with no oversight mechanism to ensure adverts will only be used to promote community events relevant to our district and city together with the following material planning considerations.

Concern for the street scene at all locations:

For example on the A51 junctions which are raised above Lichfield, there are views looking down across the City. 22/01193&4

Highways safety issues:

Banners would be highways clutter at very busy junctions. Eg. 12 banners applied for under 22/01192 at the roundabout of Burton Rd and Trent Valley Rd.

7 applied for under 22/01196 along Eastern Ave by the retail park. This is a busy road with numerous junctions off involving right turns across traffic on a fast road regardless of the speed limit.

Heritage issues not addressed in the application:

Concerns about signs and what is advertised at the major gateways to a heritage City.

Lichfield City Council

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

14 September 2022

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
22/00647/FUH	02/06/22	Erection of two storey side and rear extensions	24 Warren Close	APPROVE	APPROVE
22/00835/FUH	20/07/22	Erection of two storey and first floor side extensions	30 Hillside	APPROVE	APPROVE
22/00896/FUL	20/07/22	Erection of a four bedroom detached dwelling and associated works	2 Canterbury Close	APPROVE	REFUSE
22/00788/FUH	23/06/22	Erection of two storey side and single storey rear extension, replacment of windows and rendering of front, side and rear elevations	59 Lincoln Close	APPROVE	APPROVE
22/00898/FUH	20/07/22	Single storey side extension to form kitchen	63 Walsall Road	APPROVE	APPROVE
22/00903/FUH	20/07/22	Erection of single storey rear extension and front porch	111 Weston Road	APPROVE	APPROVE
22/00929/FUH	20/07/22	Erection of single storey extension and garage conversion	7 Bridgeman Way	APPROVE	APPROVE
22/00884/FUH	20/07/22	Retention of garden steps and wall to access shed to rear	39 Gaia Lane	APPROVE	APPROVE
22/00371/FUH	23/06/22	Erection of a two storey side extension, extension of drive to accommodate additional car and demolition of existing garage and verandah	2 Curborough Road	APPROVE	APPROVE
22/00824/FUL	20/07/22	Demolition of stable block and erection of detached dwelling and double garage	Land rear of 22 London Road	APPROVE	APPROVE
22/00512/FUL	02/06/22	Demolition of existing bungalow and erection of 1 new bungalow	1 Quarry Hills Lane	REFUSE	REFUSE
22/00994/FUH	20/07/22	Erection of two storey side extension	6 Worcester Close	APPROVE	APPROVE
22/00912/FUH	20/07/22	Change flat roof to pitched roof over garage	8 Brook Close	APPROVE	APPROVE
22/01008/FUH	20/07/22	Installation of 6 solar panels and associated infrastructure to rear flat roof and 2 roof lights to rear pitched roof	29 Wheel Lane	APPROVE	APPROVE
22/01017/FUH	20/07/22	Erection of two storey side and rear extension	174 Birmingham Road	APPROVE	APPROVE