

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

5 January 2023

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, 12 January 2023**. 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.

Planning Application Consultation 22/01638/FUL & 22/01639/LBC - Cruck House, Stowe Street:
Councillors Greatorex and Harrison have declared an interest respectively as a member of the Johnson Society of Lichfield's Council (Cllr Greatorex) and due to his work with the Curborough Community Centre Committee (Cllr Harrison).
Cllr Trent declared an interest in 22/01108/FUH as the applicant is a neighbour.

2 COMMENTS SUBMITTED TO 14 DECEMBER 2022

Attached for reference are the comments submitted under delegated authority to 14 December 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:

Lunch at Loafers

- 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):

22/01467/FUH – 58 George Lane, Lichfield – Erection of terrace and balustrades over existing flat roof.

Lichfield City Council: APPROVE on 10 November 2022
APPROVE for the following reason:

No objections.

Lichfield District Council: REFUSE on 8 December 2022
REFUSE for the following reasons:

Reduced privacy for neighbouring properties. Also, the increase in height of the balcony and use of contrasting materials would exacerbate the prominence of this discordant element of the terrace row.

22/01504/ADV - Lamp Posts at Birmingham Road- Installation of 6 hanging signs to existing lamp post columns

Lichfield City Council: REFUSE on 10 November 2022
REFUSE for the following reasons already given in relation to previous applications 22/01196/ADV & 22/01197/ADV:

LCC objects to all six lamp post related 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. E.g., 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 District Council: APPROVE on 12 December 2022

APPROVE subject to the following conditions:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to: (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military). (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
6. The advertisement authorised by this consent shall be retained in complete accordance with the approved plans and specification, as listed on this decision notice, except insofar as may be otherwise required by other conditions to which this consent is subject.

18/01217/OUTFLM - Development on land at Cricket Lane, Lichfield - Outline planning permission (with all matters reserved except access) for the construction of up to 520 dwellings and an area of up to 12.78 hectares for the provision of employment floorspace

Lichfield City Council: REFUSE on 28 June 2019

Lichfield District Council: APPROVE on 16 December 2022

Reasons circulated by email on 19 December 2022.

22/01530/FUH 59 Lincoln Close, Lichfield - Erection of two storey side and single storey rear extension, new garden boundary wall, replacement windows and rendering of front, side and rear elevations

Lichfield City Council: APPROVE on 10 November 2022

APPROVE for the following reasons:

No objections

Lichfield District Council: REFUSE on 21 December 2022

REFUSE for the following reasons:

The proposed boundary wall, by virtue of its height, length and relatively large expanse of rendering, only intermittently broken up by brick piers, and location at the back edge of the footpath, would form a discordant and dominant addition to the street scene to the detriment of the character of the area.

- f) To submit comments to Staffordshire County Council on a proposed parking restriction (previously circulated by email):

Brownsfield Road, Lichfield

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 19 Dec).

Park Lane & Cappers Lane traffic management

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

14 December 2022

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
22/00040/REMN	Reserved matters (access, appearance, landscaping, layout and scale) for residential phases (Phases D, E, F, G, H, I and J) pursuant to Section 73 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	We repeat our earlier comments and regard them as fundamental to the safety of all road users. 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)
22/01546/FUH	Erection of single storey rear extension and associated internal alterations	40 Birchwood Road	No objections
22/01568/FUH	Erection of single storey rear extension to replace existing conservatory	5 Warren Close	No objections
22/01108/FUH	Erection of single storey rear extension	95 Gaia Lane	No objections
22/01538/FUH	Installation of replacement windows and alterations to rear window and side door	79 Gaia Lane	No objections
22/01560/FUL	Demolition of existing dormer bungalow and side garage and erection of replacement dwelling and associated works	Little Meadows, St Chads Road	We continue to object to this proposal both on the grounds of increased massing on the site and loss of green space which has an impact on biodiversity
22/01250/FUH	Erection of single storey rear extension and replacement roof and rear dormer to facilitate loft conversion	17 Christchurch Lane	No objections
22/01470/FUH	Erection of double garage	35 Ferndale Road	No objections
22/01646/FUH	Erection of first floor side extension and loft conversion	88 Birmingham Road	No objections
22/00457/FUL	Erection of 5 dwellings with associated works and infrastructure	Land rear of Davidson House, 67 Upper St John Street	Our previous objections are still relevant:- Massing, insufficient parking, inappropriate development for the area, backyard development, impact on amenity and viability of Davidson House and highway safety
22/01417/ADV	Installation of 7 non-illuminated signs and 2 non-illuminated totem signs	Unit 1, Fosseyway Gate (New Build Day Nursery)	No objections subject to the usual advertising criteria
22/01438/FUL	Variation of condition (opening hours) of permission to increase opening hours to Sundays and bank holiday trade from 4pm to 9pm	Fish Face, Willow Court, Tamworth Road	Object due to adverse impact on residents including increased nuisance, odour, noise and parking issues. Also parking impact on neighbouring businesses
22/01542/FUL	Erection of 3 dwellings (amendment to plots 6 and 7 of planning permission 18/01498/FUL)	Deanslade Farm, Claypit Lane	No objections

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

14 December 2022

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
22/01366/FUL & 22/01367/LBC	Works to Listed building to enable the erection of 2 storey rear extension to number 12 Lombard Street and demolition of derelict engineering works and rebuild and extend existing frontage, extension to provide bakery, café and kitchen to number 10 Lombard Street	10 Lombard Street	No objections
22/01549/LBC	Internal alterations to re-open previous opening at first floor, construct new stud wall and doorway at first floor, form two new toilets at second floor, install additional extract vent to second floor toilet and install new kitchen at second floor	First and second floors, 33A Market Street	No objections
22/01608/FUH	Alterations to front elevation to include white/cream render, vertical timber slat cladding and light grey windows	Keepers Corner, Stowe Hill Gardens	No objections
22/01638/FUL & 22/01639/LBC	Installation of External Commemorative Plaque	Cruck House, Stowe Street	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

12 January 2023

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
		All	Proposal for coach layover stops	The Friary	Comments attached
21/01956/OUTF LM		All	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	Comments attached
22/01664/FUH		Boley Park	Erection of ground floor rear extension	66 Birchwood Road	No objections
22/01669/FUH		Chadsmead	Erection of replacement garage roof, new porch pitched roof and gable, new side entrance, bike store and replacement garden store to provide yoga studio/home office	2 The Parchments	No objections
22/01108/FUH	1	Chadsmead	Erection of single storey rear extension	95 Gaia Lane	No objections
22/01640/FUH		Chadsmead	Two storey rear extension, creation of first floor and new roof with dormers to front to form 4 bedrooms, bathrooms and kitchen/diner and demolition of garage and all associated works	82 Gaia Lane	No objections
22/01470/FUH	1	Leomansley	Erection of double garage	35 Ferndale Road	No objections
22/01705/FUH		St Johns	Erection of single storey rear extension and remodelled front porch	122 Chesterfield Road	Comments by 30 Dec
22/01692/FUL		St Johns	Demolition of existing bungalow and erection of 1 new bungalow	1 Quarry Hills Lane	No objections
22/01525/FUH		Stowe	Erection of single storey rear extension, loft conversion with dormer, new conservatory roof and wall and internal changes	145 Trent Valley Road	No objections subject to Arboricultural Officer agreement
22/01671/FUH		Stowe	Erection of garage to side	34 Chadswell Heights	No objections

Applications for submission of comments to Staffordshire County Council 21 December 2022

The Friary, Lichfield – proposal for coach layover stops

A number of councillors considered the proposal to make sense to encourage tourism and a longer stay by visitors. The festival gardens are a lovely spot to be dropped off as a tourist. The following summarises the concerns expressed about the proposal.

While there needs to be somewhere for coaches to park close to the city centre, we are not in favour of the removal of the free parking spaces by The Friary. They are very useful for Lichfield residents and those visiting the City for a short stay. There should be provision for coaches to park in the existing car parks such as the University to avoid loss of the free car parking spaces.

The new bus station should be opposite the Railway Station. We question the need for the coach spaces along the Friary at this time. There are already coach parking bays in the bus station, which I have yet to see 100% occupied.

The road is wide enough here to not effect traffic entering Lichfield from the Bowling Green. However concern coaches will provide a visual barrier to the view of Festival Gardens, at this very attractive entrance to the City.

The Coaches will interfere with the residential setting of the road.

If this is not a drop off and collection point then perhaps the coaches could be parked in a less conspicuous location.

Lichfield City Council

Applications for submission of comments to Lichfield District Council 12 January 2023

22/01956/OUTFLM Land South of Shortbutts Lane - 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).

The biodiversity net gain has not been addressed correctly. We note the Ecology Officer has responded requiring compliant plans. This development should not proceed until this issue has been resolved satisfactorily.

We endorse the following comments lodged on density. The density is still not acceptable and the design needs to comply with the NPPF Design Code.

Objection Mr Petrou 5/10/22

Urban Design two documents 23/9/22

Civic Society 14/9/22

The following has also been raised:

The previous response from LCC included:

"Housing Delivery and Policy Lichfield 6: South of Lichfield allocates the land as a site for a sustainable, well-designed, mixed-use development to provide approximately 450 dwellings, employment development, appropriate associated facilities and transport, social and physical infrastructures. This hybrid application does not comply with the above."

This comment is still relevant to a recommendation for refusal. It is worth adding, where it refers to 'appropriate associated facilities', to highlight the paucity of GP services to the south of the city and the need to include these, in consultation with NHS England.

More general comments: -

1. There will be school children being walked to the new school from all directions. Those crossing at Knowle Lane will need a pedestrian crossing on what will become a busier road.
2. Knowle Lane is currently 60mph limit. This does not justify being at this limit now (50 mph would suit the road width) but a 30mph stretch will be necessary once the school is in use.
3. With new estates, grit bins are rarely provided. These should be paid for as part of the development, in liaison with SCC.
4. There should be no land left 'unadopted' once the developer moves off site (as has happened on other new estates).

Lichfield City Council

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

12 January 2023

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
22/00979/FULM & 22/00980/LBC	13/10/22	Change of use of the main house from Use Class B1 (office) to Use Class C3 (dwellinghouse) to create 5no. apartments, change of use of detached building (former training centre in association with the on-site use) into 1no. dwelling and erection of 5no. luxury apartments to the rear	Access Bookings Limited, 20 St John Street	APPROVE	APPLICATION WITHDRAWN
22/01425/FUH	10/11/22	Erection of side extension and garage conversion	10 Spencer Road	APPROVE	APPROVE
22/01440/FUH	10/11/22	Erection of first floor rear extension and replacement pitched roof to existing rear extension	18 Woodfields Drive	APPROVE	APPROVE
22/01467/FUH	10/11/22	Erection of terrace and balustrades over existing flat roof	58 George Lane	APPROVE	REFUSE
22/01472/FUH	10/11/22	Erection of single storey rear extension, new chimney and alteration to rear roof	1 Nether Beacon	APPROVE	APPROVE
22/01528/FUL	10/11/22	Erection of replacement roof refrigeration plant, alteration to existing gate and new smoking shelter	Waitrose, Stonneyland Drive	APPROVE	APPROVE
22/01417/ADV	14/12/22	Installation of 7 non-illuminated signs and 2 non-illuminated totem signs	Unit 1, Fosseyway Gate (new build day nursery)	APPROVE	APPROVE
22/01515/FUH	10/11/22	Erection of two storey front extension and relocation of boundary wall (Resubmission of application 17/01627/FUL)	27 Simpson Road	APPROVE	APPROVE
22/01507/FUH	10/11/22	Erection of first floor side extension and conversion of existing carport to form garage	9 Richmond Drive	APPROVE	APPROVE
22/01475/FUH	10/11/22	Retention of single storey rear extension	3 Ploughmans Walk	APPROVE	APPROVE
22/01504/ADV	10/11/22	Installation of 6 hanging signs to existing lamp post columns	Birmingham Road	REFUSE	APPROVE
22/00990/COU	10/11/22	Change of use from domestic dwelling to retail and office use	17 Church Street	APPROVE	APPROVE
22/01522/FUH	10/11/22	Erection of first floor side extension and conversion of existing bedroom to en-suite	69 Birchwood Road	APPROVE	APPROVE
22/01522/FUH	10/11/22	Erection of first floor side extension and conversion of existing bedroom to en-suite	69 Birchwood Road	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

12 January 2023

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
22/01549/LBC	14/12/22	Internal alterations to re-open previous opening at first floor, construct new stud wall and doorway at first floor, form two new toilets at second floor, install additional extract vent to second floor toilet and install new kitchen at second floor	First and second floors, 33A Market Street	APPROVE	APPROVE