

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

25 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 **Wednesday, 1 February 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.

2 COMMENTS SUBMITTED TO 12 JANUARY 2023

Attached for reference are the comments submitted under delegated authority to 12 January 2023.

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):

22/01560/FUL – Little Meadows, St Chads Road – Demolition of existing dormer bungalow and side garage and erection of replacement dwelling and associated works.

Lichfield City Council: REFUSE on 14 December 2022
REFUSE for the following reason:

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.

Lichfield District Council: APPROVE on 16 January 2023
APPROVE for the following reasons:

Approved subject to the installation of a brick-built bat box.

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 6 Jan).

Wood End Lane traffic management

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

12 January 2023

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
	Proposal for coach layover stops	The Friary	Comments attached
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	Comments attached
22/01664/FUH	Erection of ground floor rear extension	66 Birchwood Road	No objections
22/01669/FUH	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	Erection of single storey rear extension	95 Gaia Lane	No objections
22/01640/FUH	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	Erection of double garage	35 Ferndale Road	No objections
22/01705/FUH	Erection of single storey rear extension and remodelled front	122 Chesterfield Road	No comments
22/01692/FUL	Demolition of existing bungalow and erection of 1 new bungalow	1 Quarry Hills Lane	No objections
22/01525/FUH	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	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 do not seem to be 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

01 February 2023

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/01680/FUL		Chadsmead	Demolition of existing bungalow and erection of replacement with one bungalow and one dormer bungalow	15 Beecroft Avenue	Object due to massing as plot appears too small for two bungalows. Also, new access point on narrow road would significantly alter street scene
22/01538/FUH	1	Chadsmead	Installation of replacement windows and alterations to rear window and side door	79 Gaia Lane	Comments by 24 Jan
22/00763/FUH	2	Chadsmead	Erection of single storey rear and side extension and detached triple garage	49 Gaia Lane	Comments by 26 Jan
23/00028/FUH		Curborough	Erection of single storey detached double length garage and new boundary wall	17 Francis Road	No objections provided that there is sufficient new planting to replace the mature hedge that will be removed
22/01744/FUH		Leomansley	Single storey side and rear extension to form utility room and kitchen	48 Blakeman Way	No objections
23/00038/FUH		Leomansley	Demolition of existing rear conservatory and erection of single storey garden room with pitch roof and gable end	66A Walsall Road	No objections
23/00034/FUH		Leomansley	Conversion of existing double garage to use as ancillary accommodation	4 Mary Slater Road	No objections
23/00013/LBC		St Johns	Works to a listed building to allow internal alterations to create enlarged living kitchen area	Sandfields Lodge, Fossey Lane	No objections
22/01709/COU		St Johns	Change of use of 28-30 Chapel Lane to a 7-person HMO (Use Class Sui Generis)	Costcutter, 28 Chapel Lane	No objections but parking could be an issue as only 1 space provided
23/00030/FUH		St Johns	Conversion of existing integrated garage to study including alterations to exterior openings, external materials and internal alterations	200D Upper St John Street, Lichfield	Object to removal of use of a garage due to parking issues on this road. Also object to change of street scene/amenity of the four terraced houses
23/00002/FUH		St Johns	Erection of single storey rear extension, 2 single storey front extensions, loft conversion and enlarged driveway area	62A Cricket Lane	Comments by 23 Jan
23/00043/FUL		St Johns	Construction of 15 bay car park area and access road	Saxon Hill Academy, Kings Hill Road	Comments by 24 Jan

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

01 February 2023

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/01685/FUL		St Johns	Demolition of single storey side extension and erection of 1 new dwelling	Therapy 3, 132 Birmingham Road	Comments by 24 Jan
22/01033/FUH & 22/01034/LBC		Stowe	Reduction in height of chimney	14 Lombard Street	No objections
22/01525/FUH	1	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

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

01 February 2023

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
22/01371/FUL	10/11/22	Installation of air handling unit on east elevation and erection of 2.4 metre high acoustic fencing around the perimeter of the air handling unit	Nettex Pharma, Watery Lane	APPROVE	APPROVE
22/01568/FUH	14/12/22	Erection of single storey rear extension to replace existing conservatory	5 Warren Close	APPROVE	APPROVE
22/01108/FUH	12/01/23	Erection of single storey rear extension	95 Gaia Lane	APPROVE	APPROVE
22/01227/FUH	14/09/22	Demolition of existing coach house and erection of new side extension	16 London Road	APPROVE	APPLICATION WITHDRAWN
22/01560/FUL	14/12/22	Demolition of existing dormer bungalow and side garage and erection of replacement dwelling and associated works	Little Meadows, St Chads Road	REFUSE	APPROVE
22/01423/FUH	10/11/22	Erection of side, rear and front two storey extensions and internal alterations	96 Gaia Lane	APPROVE	APPROVE
22/00704/FUL & 22/00705/LBC	20/07/22	Erection of replacement second floor including roof and dormer window and associated works	Crave, 59 Tamworth Street	APPROVE	APPROVE
22/01132/FUL	14/09/22	Erection of a Class E unit to be occupied by Greggs PLC	Land at Crossfield Road	APPROVE	APPROVE
22/01470/FUH	12/01/23	Erection of double garage	35 Ferndale Road	APPROVE	APPROVE
22/01608/FUH	14/12/22	Alterations to front elevation to include white/cream render, vertical timber slat cladding and light grey windows	Keepers Corner, Stowe Hill Gardens	APPROVE	APPROVE