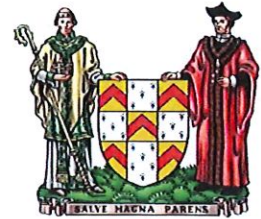


# Lichfield City Council

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

30 March 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 Chair 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, 6 April 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](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.

## 2 COMMENTS SUBMITTED TO 2 MARCH 2023

Attached for reference are the comments submitted under delegated authority to 2 March 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:

*Hindleys Bakery, 10 Tamworth Street*

- d) To submit comments to Lichfield District Council on a 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):

**22/01680/FUL – 15 Beecroft Avenue** – Demolition of existing bungalow and erection of replacement with one bungalow and one dormer bungalow.

Lichfield City Council: REFUSE on 1 February 2023  
REFUSE for the following reason:

*Objection due to massing as plot appears too small for two bungalows. Also, new access point on narrow road would significantly alter street scene.*

Lichfield District Council: APPROVE on 17 March 2023  
APPROVE for the following reasons:

*The scale and overall design of the proposed development is not considered to result in harm to the built or natural environment and the character of the area and would bring about improvements to a plot in a poor state of repair which currently detracts from the attractiveness of the area. Furthermore, the proposal would not give rise to any significant additional harm to adjoining, or nearby neighbours' amenity, or result in severe highways safety impacts.*

**23/00111/FUH – 67 Wissage Road** – Erection of single storey rear extension and 2 storey side extension.

Lichfield City Council: REFUSE on 2 March 2023  
REFUSE for the following reason:

*Recommend refusal as proposal not in keeping with street scene, massing and front windows are out of keeping with the rest of the property and the adjoining one.*

Lichfield District Council: APPROVE on 24 March 2023  
APPROVE for the following reasons:

*Approved subject to conditions including that the roof tiles and brickwork match the existing property.*

#### **4 PLANNING APPEAL DECISIONS**

**Planning Appeal 22/00013/REF (20/00262/FUL) Decision at Land North Of, Deanslade Farm, Claypit Lane, Lichfield**

Permission granted for 6 dwellings and associated works.

Circulated by email on 24 February 2023.

#### **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 6 Mar, 7 Mar, 17 Mar (x3), 20 Mar and 23 Mar).

Christchurch Lane  
Lichfield City Centre (pedestrianisation)  
Wood End Lane  
Watling Street  
Various roads in Staffordshire – Preventative pre-patching works  
Watery Lane  
Netherstowe Lane



**LICHFIELD CITY COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**02 March 2023**

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

App No.	Details	Site	LCC Recommendation
23/00085/FUH	Single storey side extension to form kitchen and utility and replacement boundary wall and patio	6 Keepers Close	No objections
23/00067/FUH	Re-locate entrance porch, side extension above single storey extension and rear two storey extension	149 Weston 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 providing there is a separate planning application made for any business use required
23/00112/COU	Single and two storey extensions and alterations to create a 12 bed House of Multiple Occupancy and erection of cycle and bin storage and associated works	133 Weston Road	Object for following reasons: (1) over-development of the site; (2) 12 bedrooms would be very small and lack amenities; (3) insufficient parking; (4) HMO would be out of character with the area; (5) potential for anti-social behaviour
23/00137/FUL	Installation of footpath to go from the clubhouse to Astro turf pitch	Lichfield Cricket And Hockey Club , Eastern Avenue	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 providing the extension does not conflict with the 25 degree rule in relation to 82a
22/00763/FUH	Erection of single storey rear and side extension and detached triple garage	49 Gaia Lane	No objections
23/00063/FUH	Single storey extension to the rear of the property	105 Birmingham Road	No objections
23/00163/FUH	Erection of single storey side extension to form utility	165 Walsall Road	No objections
23/00179/FUH	Erection of front porch	20 Colling Drive	No objections
23/00172/FUH	Erection of external double garage	35 Ferndale Road	No objections
23/00072/FUH	Single storey rear extension to form kitchen and dining room	3 Ivanhoe Road	No objections
23/00083/FUL	Erection of 1 three bedroom and 1 four bedroom semi-detached dwelling and associated external works (access from Masefield Close)	Land Rear Of 30 - 34, Ivanhoe Road	No objections
22/01709/COU	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

**LICHFIELD CITY COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**02 March 2023**

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

App No.	Details	Site	LCC Recommendation
23/00121/FUL	Renovations and alterations to existing building including insulation, recladding, various external alterations, installation of electric vehicle charging points and replacement of front hard landscaping to planting beds	Shire House, Birmingham Road	Ward comments awaited
23/00150/FUH	Erection of single storey side extension, replacement roof and rear dormer and internal alterations to facilitate loft conversion	2 Redlock Field	Ward comments awaited
23/00075/FUH	Two storey rear extension to form kitchen and bedroom	3 Trent Valley Road	No objections subject to approval of the LDC arboricultural officer
23/00075/FUH	Two storey rear extension to form kitchen and bedroom	3 Trent Valley Road	No objections subject to approval of the LDC arboricultural officer
23/00075/FUH	Erection of a single and two storey rear extension to form kitchen and bedroom	3 Trent Valley Road	No objections subject to approval of the LDC arboricultural officer
23/00080/FUL & 23/00081/LBC	Installation of 1 external condenser unit mounted to rear and various internal alterations to include new flooring, decorations and lighting	The Hearing Centre, 20 Bore Street	No objections
23/00084/ADV & 23/00093/LBC	Installation of timber lettering and motif mounted onto 2 existing fascias with spacers. 1 double sided timber projecting sign with new metal bracket to match existing and repaint shopfront white	The Hearing Centre, 20 Bore Street	No objections
23/00111/FUH	Erection of single storey rear extension and 2 storey side extension. Revised scheme.	67 Wissage Road	Recommend refusal as proposal not in keeping with street scene, massing and front windows are out of keeping with the rest of the property and the adjoining one
23/00140/COU	Sub division of unit to form two ground floor units, one for use by KFC (sui generis) with outside seating area and a further hot food takeaway use, together with use of upper floors for Gym (Class Ed). Alterations to front and rear elevation to include new doors and access to first floor, installation of extraction and ventilation for KFC and extension of rear access pathway to dedicated refuse storage area	Former Argos Retail Store, 4 - 6 Gresley Row	Comments attached
23/00046/FUH	Erection of 2 storey front, side and rear extensions including internal alterations and demolition of existing garage (amendment to application 22/00702/FUH in relation to materials)	12 Charnwood Close	No objection subject to the approval of the LDC Arboricultural Officer



**LICHFIELD CITY COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**02 March 2023**

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

<b>App No.</b>	<b>Details</b>	<b>Site</b>	<b>LCC Recommendation</b>
23/00141/FUH	Erection of porch, single storey side extension and two storey rear extension	1A Charnwood Close	Object to this application on the grounds of scale and dominance caused by a 2 storey extension so close to the neighbouring bungalow with resultant loss of privacy
23/00156/LBC	Listed building consent to enable the replacement of the existing timber handrail with wrought steel railings and handrails	4 The Close	No objections

**Applications for submission of comments to Lichfield District Council 2 March 2023**

**23/00140/COU – Former Argos Retail Store, 4-6 Gresley Row**

**Sub division of unit to form two ground floor units, one for use by KFC (sui generis) with outside seating area and a further hot food takeaway use, together with use of upper floors for Gym (Class ED). Alterations to front and rear elevation to include new doors and access to first floor, installation of extraction and ventilation for KFC and extension of rear access pathway to dedicated refuse storage area.**

Object to this application for the following reasons:-

- The current proposal for a huge extraction unit is unacceptable in terms of the visual impact. It sits within the conservation area, on a major access road for the City. It will be incongruous in the street scene.
- Also the extraction unit location is unacceptable in terms of noise pollution for residential premises opposite.
- There is inadequate provision for secure waste storage. Any waste bins sited at the rear of the premises will be a magnet for litter, misuse and will be unsightly.
- There is a very high risk of anti-social behaviour. There are many logged incidents with KFCs in a variety of locations.
- The application does not address any mitigation measures to address litter issue.
- The business proposed will negatively impact on the amenity of the surrounding businesses and residents.

Lichfield City Council

27.02.23

## LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

06 April 2023

*Applications for submission of comments to Lichfield District Council*

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/00040/REMM	2	All	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	Comments attached
23/00228/FUH		Boley Park	Retention of porch and block paving to side of property	19 Ascot Close	No objections subject to approval from the LDC arboricultural officer
23/00230/FUH		Boley Park	Erection of single storey rear extension	39 Sheriffs Close	No objections
23/00259/FUH		Chadsmead	Erection of single and two storey side and rear extensions (resubmission of 21/00507/FUH)	75 Gaia Lane	No objections
23/00067/FUH	1	Chadsmead	Re-locate entrance porch, side extension above single storey extension and rear two storey extension	149 Weston Road	No objections
23/00052/FUH		Leomansley	Erection of first floor rear extension	26 Friary Avenue	No objections
23/ 00266/COU & 23/00267/LBC		Leomansley	Works to listed building to enable the change of use from office space to 3 two bed residential apartments and associated works (amendments to application 22/00499/LBC)	Garrick House, 2 Queen Street	Comments by 28 Mar
23/00110/FUL		St Johns	Erection of replacement dwelling	1 Tamworth Road	No comments
23/00193/LBC		St Johns	Works to a listed building to replacement existing internal floor area with reinforced concrete slab and insulation	25 The Malt House, Cairns Close	No comments
23/00224/FUH		St Johns	Erection of two storey rear extension	7 The Sycamores	No objections
23/00164/FUH		Stowe	Single storey rear and first floor side extension with dormer windows to form an ensuite to the front and a bedroom to the rear	3 Cathedral Rise	No objections
23/00203/FUH		Stowe	Erection of single storey side and 2 rear extensions, demolition of front entrance and existing rear extension and various external works	The Tudors, 17 Gaia Lane	No objections
23/00229/FUH		Stowe	Installation of dropped kerb and creation of parking area	63 Valley Lane	No objections
23/00210/FUL & 23/00211/ADV		Stowe	Replacement of 2 external ATM machines with 1 new external machine and replacement of sections of glazing	HSBC Bank Plc, 49 Market Street	No objections



## LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

06 April 2023

*Applications for submission of comments to Lichfield District Council*

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
23/00141/FUH	1	Stowe	Erection of porch, single storey side extension and two storey rear extension	1A Charnwood Close	Object to this application on the grounds of scale and dominance caused by a 2 storey extension so close to the neighbouring bungalow with resultant loss of privacy
23/00246/ADV		Stowe	Installation of 1 Illuminated Totem Sign	Samuel Johnson Community Hospital	We object to this application, supporting the comments of the LDC Conservation Officer. The sign is far too large for the location and, in addition to this, any approved sign should correctly reflect the facilities available which this sign does not
23/00271/FUH		Stowe	Erection of rear and side extension	3 Brownsfield Road	No objections subject to there not being any 45-degree rule implications for number 5

**Applications for submission of comments to Lichfield District Council 6 April 2023**

**22/00040/REMM – Land North East of Watery Lane**

**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)**

We repeat our earlier comments and regard them as fundamental to the safety of all road users.

1. Access onto Eastern Avenue and Watery Lane should be completed before construction work starts.
2. The railway bridge needs traffic light controls installing (before construction work starts).
3. Netherstowe Lane needs widening at places to support the expected additional traffic (before construction work starts).

In addition, traffic lights at the railway bridge should take account of access to the proposed development and the bridge. There should also be a footpath, at least from that junction to beyond the railway bridge, if not further northbound on Watery Lane.

One council member has also asked the following:

When the next phase is brought forward for the additional houses on this plot can we please ensure the correct affordable housing mix is applied as a percentage. Despite the number of new houses there is no Section 106 mentioned for secondary education. The local schools are full. He asks that firm decisions are made during the negotiation stage.

Lichfield City Council  
27 March 2023

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

06 April 2023

*LDC Decisions on Planning Applications*

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
23/00028/FUH	01/02/23	Erection of single storey detached double length garage and new boundary wall	17 Francis Road	APPROVE	APPROVE
23/00030/FUH	01/02/23	Conversion of existing integrated garage to study including alterations to exterior openings, external materials and internal alterations	200D Upper St John Street, Lichfield	APPROVE	APPROVE
23/00038/FUH	01/02/23	Demolition of existing rear conservatory and erection of single storey garden room with pitch roof and gable end	66A Walsall Road	APPROVE	APPROVE
23/00034/FUH	01/02/23	Conversion of existing double garage to use as ancillary accommodation	4 Mary Slater Road	APPROVE	APPROVE
23/00013/LBC	01/02/23	Works to a listed building to allow internal alterations to create enlarged living kitchen area	Sandfields Lodge, Fosseway Lane	APPROVE	APPROVE
22/01290/LBC	10/11/22	Erection of three bay implement store	Stowe House, Netherstowe	APPROVE	APPLICATION WITHDRAWN
22/00609/FULM	20/07/22	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	APPROVE	APPROVE
22/01013/FUL	18/08/22	Erection of new fence to site boundary to side and associated earthworks	5 Vale Close	APPROVE	APPROVE
22/01640/FUH	02/03/23	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	APPROVE	APPROVE
22/01546/FUH	14/12/22	Erection of single storey rear extension and associated internal alterations	40 Birchwood Road	APPROVE	APPROVE



## LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

06 April 2023

*LDC Decisions on Planning Applications*

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
22/01669/FUH	02/03/23	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	APPROVE	APPROVE
23/00043/FUL	01/02/23	Construction of 15 bay car park area and access road	Saxon Hill Academy, Kings Hill Road	NO WARD COMMENTS	APPROVE
23/00002/FUH	01/02/23	Erection of single storey rear extension, 2 single storey front extensions, loft conversion and enlarged driveway area	62A Cricket Lane	APPROVE	APPROVE
23/00072/FUH	02/03/23	Single storey rear extension to form kitchen and dining room	3 Ivanhoe 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
22/01680/FUL	01/02/23	Demolition of existing bungalow and erection of replacement with one bungalow and one dormer bungalow	15 Beecroft Avenue	REFUSE	APPROVE
22/01692/FUL	12/01/23	Demolition of existing bungalow and erection of 1 new bungalow	1 Quarry Hills Lane	APPROVE	APPROVE
23/00080/FUL & 23/00081/LBC	02/03/23	Installation 1 external condenser unit mounted to rear and various internal alterations to include new flooring, decorations and lighting	The Hearing Centre, 20 Bore Street	APPROVE	APPROVE
23/00084/ADV & 23/00093/LBC	02/03/23	Installation of timber lettering and motif mounted onto 2 existing fasciae with spacers. 1 double sided timber projecting sign with new metal bracket to match existing and repaint shopfront white	The Hearing Centre, 20 Bore Street	APPROVE	APPROVE
22/01438/FUL	14/12/22	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	REFUSE	REFUSE

## LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

06 April 2023

*LDC Decisions on Planning Applications*

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
23/00046/FUH	02/03/23	Erection of 2 storey front, side and rear extensions including internal alterations and demolition of existing garage (amendment to application 22/00702/FUH in relation to materials)	12 Charnwood Close	APPROVE	APPROVE
22/00763/FUH	02/03/23	Erection of single storey rear and side extension and detached triple garage	49 Gaia Lane	APPROVE	APPROVE
23/00085/FUH	02/03/23	Single storey side extension to form kitchen and utility and replacement boundary wall and patio	6 Keepers Close	APPROVE	APPROVE
23/00111/FUH	02/03/23	Erection of single storey rear extension and 2 storey side extension. Revised scheme	67 Wissage Road	REFUSE	APPROVE