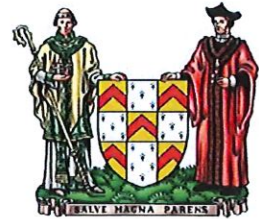


Lichfield City Council

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 May 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, 1 June 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 3 MAY 2023

Attached for reference are the comments submitted under delegated authority to 3 May 2023.

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):

23/00141/FUH – 1A Charnwood Close – Erection of porch, single storey side extension and two storey rear extension.

Lichfield City Council: REFUSE on 6 April 2023
REFUSE for the following reason:

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.

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

Lichfield City Council has objected to the application on the grounds that by virtue of its size and dominance the proposal would have a detrimental affect on 11 Brownfield Road. However, it is also noted that a larger scheme, certainly in respect to size, was approved under planning permission 20/00654/FUH. As such it is considered that the size and scale of the proposed extensions has already been determined as acceptable by the previous approval. In this respect the representations made by the City Council are not considered to constitute a 'significant' objection.

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 May, 18 May (x3) and 19 May).

Gaia Lane
A5127 Birmingham Road
Temporary Road Closures for Lichfield Food and Drink Festival 2023
Abnalls Lane, Lichfield
The Friary / St John Street

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE
03 May 2023**

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
22/00940/FUH	Changes to front elevation including balcony and white through colour render, plus new windows one at side and one at rear	11 The Parchments	No objections
23/00308/FUL	Replacement of gravel car park with open grade tarmac	Rocklands School, Purcell Avenue	No objections
23/00365/COU	Change of use from grass verge to domestic garden and erection of a 2m high close boarded timber fence and gates	Land Rear 31 St Annes Road	No objections if the applicant is the owner of the land and the proposal has the approval of the LDC Arboricultural Officer
23/00411/FUH	Erection of rear and side single storey extension	5 Harwood Road	No objections subject to consideration of whether massing is an issue
23/00349/FUH	Erection of single storey rear extension, front canopy roof and timber cladding to front	4 Little Grange	No objections
23/00334/FUH	Erection of two storey and single storey rear extensions plus first floor front extension and ground floor side extension plus garage conversion	40 Ferndale Road	No objections
23/00293/FUL	Application under Section 73 of the 1990 Town and Country Planning Act to amend conditions 2 3 4 5 to Approve a Material Minor Amendment to Dwelling Approved Under Planning Permission 22/00824/FUL	Land Rear of 22, London Road	No objections
23/00291/FUL	Erection of 2 detached dwellings and associated works	Deanslade Farm, Claypit Lane	No objections
23/00325/FUL	Erection of new front entrance and internal alterations	Jacme Oral Care Ltd, 80 Upper St John Street	No objections
23/00246/ADV	Installation of 1 Illuminated Totem Sign	Samuel Johnson Community Hospital	This amendment does not address our previous objections which still stand. 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

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

03 May 2023

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
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 including 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 - our previous objections still stand
23/00400/FUH	Erection of first floor side extension and front garage extension	118 Trent Valley Road	No objections
23/00272/FUL	Erection of a substation for 8 rapid electric vehicle charge points and associated electrical equipment	Car Park At Backcester Lane	No objections
23/00439/FUH	Single storey side and rear extension to form store, kitchen, WC and store	125 Trent Valley Road	No objections

Applications for submission of comments to Lichfield District Council 3 May 2023

Amended application 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.

Our previous comments submitted 27.02.23 still stand:-

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

14.04.23

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

01 June 2023

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
23/00461/FUH		Chadsmead	Conversion of existing garage to form new entrance to dwelling and internal remodelling	12 Forge Lane	No objections
23/00503/FUH		Chadsmead	Erection of first floor side extension and garage conversion	18 Irving Close	No objections
23/00575/FUH		Chadsmead	Erection of single storey rear extension, application of render, installation of roof windows and internal works (amendment to application 22/01240/FUH)	72 Gaia Lane	Comments by 30 May
23/00409/FUL		Curborough	Erection of new 2 bed dwelling	2 Anglesey Road	Object due to massing, loss of green space and greenery and concern that garden is too small for the size of the property
23/00463/FUH		Leomansley	Alteration to the first floor dormer window to the front elevation	23 Christchurch Lane	No objections
23/00498/FUH		Leomansley	Erection of pitched roof to garage canopy and kitchen to replace existing flat roof	29 Christchurch Lane	No objections
23/00334/FUH		Leomansley	Erection of two storey and single storey rear extensions plus first floor front extension and ground floor side extension plus garage conversion	40 Ferndale Road	No objections
23/00052/FUH	1	Leomansley	Erection of first floor rear extension	26 Friary Avenue	Comments by 25 May
23/00433/FUH		St Johns	Two storey side extension, and conversion of garage into habitable rooms, replacement of conservatory and erection of detached double garage with ancillary accommodation at first floor	2B Hillside	No objections
23/00488/FUL		St Johns	Part conversion of existing detached garage (loft space office & storage space) into Granny Annex (Retention)	The Cottage, Tamworth Road	No objections
23/00566/FUH		St Johns	Erection of rear conservatory	84 Bridgeman Way	Comments by 26 May
23/00547/FUH		St Johns	Erection of first floor rear extension	17 Woodfields Drive	Comments by 25 May
23/00422/FULM		Stowe	Erection of a 66 Bed Care Home for older people with associated demolition, parking, access, landscaping and associated ground works	53-55 Scotch Orchard	No objections
23/00229/FUH	1	Stowe	Installation of dropped kerb and creation of parking area	63 Valley Lane	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

01 June 2023

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
23/00246/ADV	3	Stowe	Installation of 1 Illuminated Totem Sign	Samuel Johnson Community Hospital	This amendment does not address our previous objections which still stand. 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
23/00140/COU	2	Stowe	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 including 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	Our previous objections still stand - see comments attached
23/00140/COU	3	Stowe	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 including 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	As above:- Our previous objections still stand - see comments attached
23/00554/FUH		Stowe	Erection of single storey rear and side extension	24 Furnivall Crescent	Comments by 26 May
23/00558/LBC		Stowe	Installation of photovoltaic panels and essential roof repairs	St Marys House, The Close	Comments by 26 May
23/00557/FUH		Stowe	Erection of single storey rear extension, alterations to front entrance and proposed gable roofs over existing front dormers	9 Cathedral Rise	Comments by 1 June

Applications for submission of comments to Lichfield District Council 1 June 2023

Amended application 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.

Our previous comments submitted 27.02.23, 14.04.23 and 03.05.23 still stand:-

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

23.05.23

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

01 June 2023

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
23/00141/FUH	06/04/23	Erection of porch, single storey side extension and two storey rear extension	1A Charnwood Close	REFUSE	APPROVE
23/00203/FUH	06/04/23	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	APPROVE	APPROVE
23/00164/FUH	06/04/23	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	APPROVE	APPROVE
23/00210/FUL & 23/00211/ADV	06/04/23	Replacement of 2 external ATM machines with 1 new external machine and replacement of sections of glazing	HSBC Bank Plc, 49 Market Street	APPROVE	APPROVE
23/00259/FUH	06/04/23	Erection of single and two storey side and rear extensions (resubmission of 21/00507/FUH)	75 Gaia Lane	APPROVE	APPROVE
23/00224/FUH	06/04/23	Erection of two storey rear extension	7 The Sycamores	APPROVE	APPROVE
23/00230/FUH	06/04/23	Erection of single storey rear extension	39 Sheriffs Close	APPROVE	APPROVE
22/01709/COU	02/03/23	Change of use of 28-30 Chapel Lane to a 7-person HMO (Use Class Sui Generis)	Costcutter, 28 Chapel Lane	APPROVE	APPROVE
22/01122/COU	14/09/22	Change of use from one self contained flat to no3 self contained studio flats	Flat above 3 St John Street	APPROVE	APPROVE
23/ 00266/COU & 23/00267/LBC	06/04/23	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	APPROVE	APPROVE
23/00293/FUL	03/05/23	Application under Section 73 of the 1990 Town and Country Planning Act to amend conditions 2 3 4 5 to Approve a Material Minor Amendment to Dwelling Approved Under Planning Permission 22/00824/FUL	Land Rear Of 22, London Road	APPROVE	APPROVE
23/00349/FUH	03/05/23	Erection of single storey rear extension, front canopy roof and timber cladding to front	4 Little Grange	APPROVE	APPROVE

AGENDA APPENDIX B**LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE****01 June 2023*****LDC Decisions on Planning Applications***

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
23/00271/FUH	02/03/23	Erection of rear and side extension	3 Brownsfield Road	APPROVE	APPROVE
23/00229/FUH	03/05/23	Installation of dropped kerb and creation of parking area	63 Valley Lane	APPROVE	APPROVE
23/00271/FUH	06/04/23	Erection of rear and side extension	3 Brownsfield Road	APPROVE	APPROVE