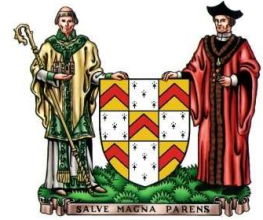


Lichfield City Council

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

16 January 2025

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 23 January 2025**. 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 'Tony 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 DECEMBER 2024

Attached for reference are the comments submitted under delegated authority to 12 December 2024.

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 for an application for a pavement licence (previously circulated by email), if any:

The Auction Café – *no objections*.

- d) To note decisions of Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council (if any):

23/01325/FUL – 33A Trinity House, Suite 4, Market Street, Lichfield – Change of use from Offices (Use Class E) Residential (Use Class C3).

Lichfield City Council: APPROVE on 10 January 2024
APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 9 December 2024
REFUSE for the following reasons:

- *The proposals fail to demonstrate that the development would result in an acceptable level of residential amenity for future residents of the site, due to the location of the proposed dwellings being next to commercial units in the city centre. The proposals result in inadequate impacts on local amenity in terms of noise, odour and disturbance.*

24/01017/FUL – Travis Perkins, Birmingham Road, Lichfield – Erection of 5.5m high external racking units

Lichfield City Council: APPROVE on 6 November 2024
APPROVE for the following reasons:

- *No objections subject to the approval of Network Rail.*

Lichfield District Council: REFUSE on 13 December 2024
REFUSE for the following reasons:

- *The proposed erection of 5.5m high external racking units, by reason of their height, scale, and proximity to residential properties, would result in an unacceptable impact on the visual amenity of the locality and the character of the area. The development would be visually intrusive and overbearing, dominating the outlook of nearby residential properties, particularly those to the west and east of the site, and thereby leading to a significant loss of visual amenity.*
- *The proposed erection of 5.5m high external racking units, by reason of their height, location, and proximity to the operational railway, poses a potential safety risk to railway infrastructure. Insufficient information has been provided to demonstrate that the development would not result in an adverse impact on the operational railway, particularly in relation to the storage and securing of materials, the structural integrity of the racking system, and the potential risk of collapse or oversailing onto the railway line.*

24/01207/FUH – 9 Charnwood Close, Lichfield – Demolition of existing car port and side extension. Erection of a single storey rear and side extension, Second floor extension and loft conversion.

Lichfield City Council: APPROVE on 12 December 2024
APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 13 December 2024
REFUSE for the following reasons:

- *The proposed alterations to the appearance of the existing dwelling, through the use of inappropriate materials that include a double-glazed gable and dormer windows within the roof pitch would have a harmful impact on the setting of the grade II* listed Stowe House and views across its gardens. The proposals would therefore harm the character and appearance of the Conservation Area.*

24/01216/FUH – 167 Lower Sandford Street, Lichfield – Erection of a single and two storey side extension with separate loft conversion.

Lichfield City Council: APPROVE on 12 December 2024
APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 3 January 2025
REFUSE for the following reasons:

- *The design of the two storey side extension does not 'sit comfortably' within the street scene. Whilst set back over the existing side extension it would be still be clearly legible from within the street scene and the resulting design appears visually discordant and therefore the resulting works would neither respect, protect or enhance the prevailing character of the setting or the distinctiveness of the street scene.*
- *The proposed works do not positively reflect good design as the appearance of the extensions are considered visually disruptive, incongruous and do not 'respect' the design and character of the main house by way of the roofline and dormers.*

e) To submit comments to Cornerstone on the proposal of upgrading the radio base station at Oxclose Farm, Grange Lane, Lichfield:

- *No objections.*

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 9 Dec (x3), 16 Dec(x2), 24 Dec, 9 Jan and 13 Jan):-

*Shortbutts Lane, Lichfield
Jackson Road, Lichfield
Harwood Road, Lichfield
Quarry Hills Lane, Lichfield
Various roads, Lichfield
Gaia Lane, Lichfield
Various Streets, Lichfield
Quarry Hills Lane, Lichfield*

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

12 December 2024

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
24/01168/FUL	Erection of 3 Padel tennis courts, facilities building, fencing, flood lighting and associated works	Land At Beacon Park, Greenhough Road	Comments awaited
Local Plan 2043	Issues and Options Consultation - Social Media and Engagement Pack	Lichfield	See comments attached
24/01213/FUH FT	Part retrospective application for the erection of a two storey side extension including internal alterations	30 Darnford Lane	No objections
24/01228/FUH	Erection of a first floor extension over existing garage and single storey rear extension	27 The Leasowe	No objections
24/01255/FUH	Erection of a single storey side extension	67 Meadowbrook Road	No objections
24/01166/FUH FT	Erection of a single storey rear extension with internal alterations, conversion of loft, installation of en-suite and 3 rear dormer windows	10 Blakeman Way	No objections
24/01104/FUL	Section 73 application to vary condition 2 of permission 09/00407/FUL relating to extending the operating times	Morrisons (Petrol Station), Beacon Street	No objections
24/01193/FUH	Erection of a roof extension and first floor dormer to rear elevation	221 Beacon Street	No objections
24/01091/FUL	Installation of dropped kerb and creation of two parking bays in front garden	126 Walsall Road	No objections
24/01216/FUH	Erection of a single and two storey side extension with separate loft conversion	167 Lower Sandford Street	No objections
24/01025/FUH	Conversion of a detached double garage into an office space with an installation of a side window	2 Patrick Mews	No objections
24/01214/FUH	Erection of Oak framed Sun-Room Outbuilding	Russet House, Shaw Lane	Ward comment awaited
24/01017/FUL	Erection of 5.5m high external racking units	Travis Perkins, Birmingham Road	No objections subject to the approval of Network Rail
24/00949/FUL	Erection of 3 bedroom dwelling	Land Adj 31 Oakhurst	See comments attached
24/01142/FULM	Demolition of existing dwellinghouse and outbuildings and erection of 10 dwellings, access and internal driveway and associated landscaping and works	Land At Rosaries, Trent Valley Road	See comments attached

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

12 December 2024

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
24/00403/OUT	Outline planning application for the development of up to 8 homes (Use Class C3) and associated landscaping with all matters reserved except for access and scale	St Michael's Playing Field, Deans Croft	See comments attached
24/01161/LBC	Reconstruction of existing gable wall, replacement of existing roof and wall repairs	34-36 Market Street	No objections
24/01171/LBC	National Grid requested upgrades including: Installation of a cable from existing low voltage main cable to St Mary's House via the car park in a ducted system. 40mm hole drilled inside the archive room to connect cable then resealed, cable then clipped to walls and run to the new combined CT chamber	St Marys House, The Close	No objections
24/01207/FUH	Demolition of existing car port and side extension. Erection of a single storey rear and side extension, Second floor extension and loft conversion	9 Charnwood Close	No objections
24/01199/COUN	Section 73 application to vary condition 2 of permission 23/01216/COUN relating to internal changes to layout, external appearance (including materials), relocation of service doors, service access, bin store and redesign external terrace	Former Debenhams, Bakers Lane	No objections but request that planners check that the bin store is adequately protected and that the cladding is acceptable
24/01202/PNPV	Prior Notification: Installation of solar PV modules. Modules will remain at least 1m from the roof edges, and will protrude not more than 120mm from the roof surface	Samuel Johnson Community Hospital, Trent Valley Road	No objections
24/01237/PND	Prior Notification : Conversion of the first floorspace to create five self-contained residential units under Schedule 2, Part 3, Class MA of the GPDO 2015	First Floor, 21 - 23 Bakers Lane	No objection but would request that suitable measures be put in place within the flats to mitigate any external noise. We would also request that the outside bin and bike storage area is made sufficiently secure
24/01238/FUL	External building alterations, and the erection of an external bicycle storage unit on the land to the rear	First Floor, 21 - 23 Bakers Lane	No objection but would request that suitable measures be put in place within the flats to mitigate any external noise. We would also request that the outside bin and bike storage area is made sufficiently secure

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

12 December 2024

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
24/00705/FUL	Demolition of existing building and erection of a freestanding restaurant with drivethru facility, car parking, landscaping and associated works, including Customer Order Displays (COD) and Play Frame (Sui Generis)	Central House, Business Support Centre, Hermes Road	Our objections to the previous application still stand:- We have concerns about noise and light pollution for the residential premises opposite. There is a very high risk of anti-social behaviour. There are many logged incidents with McDonalds in a variety of locations. The business proposed will negatively impact on the amenity of the surrounding businesses and residents

Applications for submission of comments to Lichfield District Council 12 December 2024

Planning Application Consultation 24/00949/FUL – Land adjacent to 31 Oakhurst, Lichfield

Erection of 3 bedroom dwelling.

We recommend refusal of the above application for the following reasons:

- We agree with the objections already received from neighbours and officers.
- We note that similar applications on this site have been refused previously (13/00518/FUL and 07/00336/OUT) and our submitted comments on those applications still apply.
- This is an over-intensive use of the land and is inappropriate in relation to the street scene and surrounding properties.
- The arboricultural issues remain as do access and egress.

Lichfield City Council

11.11.24

Applications for submission of comments to Lichfield District Council 12 December 2024

Planning Application Consultation 24/01142/FULM – Land at Rosaries, Trent Valley Road, Lichfield

Demolition of existing dwellinghouse and outbuildings and erection of 10 dwellings, access and internal driveway and associated landscaping and works

Although we acknowledge that this is a much better proposal than the previous ones, there are still issues to be addressed, notably:

Highways:

- Steepness of the narrow entry road
- Turning space for bin lorry or other large vehicles. There is a likelihood of parking outside houses on the flush pavement blocking access for large vehicles

Ecology:

- The SEED Biodiversity net gain assessment shows a loss of over 60 'Habitat units'
- Ancient hedge greatly cut back
- 19 trees removed and 13 new ones planted

Drainage:

- The land is often waterlogged which does not seem to be addressed in the report
- The systems for slowing peak water flow into the combined sewer requires a lot of maintenance which is often neglected by residential management organisations

In light of the above we would register our objection to the proposals as they stand.

Lichfield City Council
08.11.24

Applications for submission of comments to Lichfield District Council 12 December 2024

Planning Application Consultation 24/00403/OUT - St Michael's Playing Field, Deans Croft, Lichfield

Outline planning application for the development of up to 8 homes (Use Class C3) and associated landscaping with all matters reserved except for access and scale

We have no objection to this outline application however we would wish that the following proposals are taken on board:-

- Care should be taken to preserve the trees and the hedge next to St Michael's churchyard.
- The heritage setting is very important and must be taken into consideration both with regard to St Michael's church and the listed cottages in Rotten Row.
- We would recommend an archaeological investigation before work begins.

Lichfield City Council
08.11.24

CONSULTATION – LOCAL PLAN 2043 – RESPONSE FROM LABOUR GROUP, LICHFIELD CITY COUNCIL

GENERAL – IDENTIFYING SCOPE AND KEY ISSUES

Question 1: Do you agree that the new local plan should cover the period of 2022 to 2043? YES

Question 2: Do you agree that we need to review our existing local plan policies as set out at Appendix A? YES

Question 3: Do you agree with the proposed approach for the vision for the Local Plan 2043? Yes

Question 4: Do you agree with the key issues and objectives we have identified? Affordable and social housing is key and we need to make sure it is 'pepperpotted' through the district and that it is near to local facilities like healthcare and transport.

- (i) Environment – we need to keep on working towards net zero and looking to using more green energy options like solar panels
- (ii) Transport – provision and access to public transport needs to be more robust. Bus provision in the district is poor and largely unusable for most due to its running times and reliability.
- (iii) Well-being – Better access to free leisure facilities and health care is needed

CONFIDENT COMMUNITIES

Question 5: Do you agree that the standard method should be used as the starting point for setting out housing requirements, noting that this could become mandatory and increase significantly under proposed changes to national policy?

Updates to the National Planning Policy Framework will guide this. We will have to wait and see what they are.

We will not be able to meet our housing requirements with existing sites, previously developed sites and other sites within our urban areas. Do you agree that we should look elsewhere in the district for sites, including potentially a new settlement, to meet our needs?

A new settlement with good transport links to rail and bus, employment options and health care providers (Drs and dentists) will be the best option for providing the houses needed.

Question 6: Which of the broad spatial options identified do you think is the most acceptable for the district or do you think there are there any other options we should consider?

A settlement at Alrewas with rail links is acceptable.

Do you agree we should specify the exact level of affordable homes that we will require from a development?

Yes we should specify the level of social housing and affordable housing as 2 separate figures. The definition of affordable also needs to be addressed.

Question 7: *How do you think we should plan for meeting specialist housing needs within the district, should we identify specific sites for the needs of older people?*

Yes, we should for both specialist housing and housing for older people.

Question 8: *Which approach in respect of self-build and custom housebuilding do you think is the most appropriate?*

No answer

Question 9: *Which option, or combination of options, in respect of meeting the needs of gypsy and travellers do you think is most appropriate?*

The current option.

Question 10: *What do you think are the main issues or deficits in our existing infrastructure provision?*

Access to health care.

Usability of the public transport system

Question 11: *Do you agree we should continue to seek contributions from developers to deliver infrastructure?*

Yes

Question 12: *Do you agree with the proposed approach to heritage assets and the historic environment? Are there any other specific heritage and built environment issues that should be addressed?*

Yes

Question 13: *Do you agree with the use of the Lichfield District Design Code to supplement policy and set clear guidelines for the design of future development in the district?*

'Guidelines' is too wishy washy it needs to be set in policy.

PROSPEROUS COMMUNITIES

Question 14: *Do you agree that we should continue to prioritise previously developed sites and sites within our existing employment areas to meet our employment needs before considering new sites?*

Yes

Question 15: *Which of the broad spatial options identified do you think is the most appropriate or do you think there are other options which we need to consider?*

Using grey and brown belt first.

Question 16: *Do you agree with the right approach to identifying our town centre boundaries the focus on re generating Burntwood town centre and Lichfield city centre?*

Yes

Question 17: *Do you agree with our vision to provide a wider range of higher value employment opportunities within the district?*

Yes

Question 18: *Do you agree with the direction to reduce the reliance on the private car and the ambition to improve alternative sustainable modes of travel?*

Yes

Question 19: *Do you agree with the need to address pockets of deprivation within the district, by improving access to education, skills, training, health and employment opportunities?*

Yes

Question 20: *Do you agree that we should aim to support the tourist economy, and encourage overnight and longer stays, with Lichfield city being the focal point?*

Yes

ACTIVE COMMUNITIES

Question 21: *We want to make it easier for our residents to live a healthy and active lifestyle, by planning for the protection and delivery of open spaces, leisure and recreation facilities. Do you agree?*

Yes

Green Communities

Question 22: *How ambitious should the council be in requiring carbon reduction standards for all developments?*

We should continue to aim for net zero emissions. We should be very ambitious and look to lead on this.

Question 23: *Are there any specific measures that you would like to see that could help to mitigate the impact of flooding*

SUDS

Question 24: *Do you agree that the council should support the delivery of low carbon and renewable energy infrastructure?*

Yes

Question 25: *Should the council establish standards that exceed the statutory 10% biodiversity net gain requirement for development?*

Yes

Question 26: *Do you agree with the proposed approach to supporting the development of green networks across the district? Are there any specific green infrastructure issues that should be addressed?*

Yes

Question 27: *Do you agree with the proposed approach to supporting the development of green networks across the district? Are there any specific green infrastructure issues that should be addressed?*

Yes

Question 28: *Do you agree that the local plan should contain a specific policy for the protection and management of trees, Woodlands and hedgerows? Are there any other related issues that should be addressed?*

Yes. We need to do more to protect hedgerows.

Question 29: *Do you agree with the proposed approach to enhance and protect the District's landscape character? Are there any other landscape character issues that should be addressed?*

Yes

Question 30: *Are there any other local environment issues that the local plan 2043 should consider?*

More visitors to the district will have an impact on the environment.

EVIDENCE FOR THE LOCAL PLAN 2043

Question 31: *Do you agree that the evidence and other documents listed in appendix B will be sufficient to support the local plan 2043?*

Yes

CONSULTATION – LOCAL PLAN 2043 – RESPONSE FROM LIBERAL DEMOCRAT GROUP ON LICHFIELD CITY COUNCIL

GENERAL – IDENTIFYING SCOPE AND KEY ISSUES

Question 1: Do you agree that the new local plan should cover the period of 2022 to 2043? YES

Question 2: Do you agree that we need to review our existing local plan policies as set out at Appendix A? YES

Question 3: Do you agree with the proposed approach for the vision for the Local Plan 2043?

The visions as set out are very nebulous, but this does seem to make a serious effort to make them more concrete.

Question 4: Do you agree with the key issues and objectives we have identified?

This includes the provision of affordable housing as well as accessible housing which we are in favour of. The other issues and objectives are basically non-contentious, but the devil will be in the details. In addition, we would add the following:

- (i) Environment - the plan needs to include specific policies which can then flow through the planning process e.g. insulation, ASHPs, charging points and district heating.
We offer two options for consideration: (a) the Plan includes a policy whereby applications for developments which exceed current building regulations and standards for energy efficiency will be given more favourable consideration than those which merely meet those standards; or (b) the Plan sets energy efficiency standards for buildings that go beyond building regulations.
- (ii) Transport - The proposals include much related to public transport but the Plan needs a specific focus on buses, as these are the main form of public transport around the district. This is especially relevant if we are to have a new settlement –our view is also that that must be connected by train.
- (iii) Well-being - Local Plan to have a local health policy which will then give planning grounds to restrict further businesses that do not promote a healthy lifestyle e.g., fast food restaurants

CONFIDENT COMMUNITIES

Question 5: Do you agree that the standard method should be used as the starting point for setting out housing requirements, noting that this could become mandatory and increase significantly under proposed changes to national policy?

So much depends on the changes to the NPPF – final decisions should be left until national policy has been codified and finalised.

Question 6: We will not be able to meet our housing requirements with existing sites, previously developed sites and other sites within our urban areas. Do you agree that we should look elsewhere in the district for sites, including potentially a new settlement, to meet our needs?

Options are on pp39–49 - given the very vocal opposition to urban sprawl, it seems that we must consider all options including previously unconsidered areas.

We do not feel that significant expansion around the edges of the city of Lichfield and the town of Burntwood is the answer. Nor is the solution to be found in large housing developments in existing villages, where the infrastructure and transport are inadequate to serve the increased population. We are therefore supportive of a new settlement.

Question 7: Which of the broad spatial options identified do you think is the most acceptable for the district or do you think there are there any other options we should consider?

Some further urban expansion is inevitable for a few years, as a settlement-based solution will take a long time to come on line. Village-based development will bring a lot of local opposition and will probably not bring the infrastructure needed in those areas. Since a settlement based solution is a serious option, given the constraints on other options, the location around the National Memorial Arboretum is probably ideal – and the Lichfield to Burton rail link must be reopened as part of such a development (the reopening of this link would also provide a very welcome boost to tourism in the district with the National Memorial Arboretum located in Alrewas).

The alternative potential settlement site at Thorpe Constantine would fail to provide the same necessary connectivity as the NMA site would do, and lacks any potential for rail connection and easy access to a major road. In addition, Thorpe Constantine is in a protected catchment area (Mease) and development would despoil high quality open countryside.

Question 8: Do you agree we should specify the exact level of affordable homes that we will require from a development?

Yes, and in addition, we should be stipulating how many homes will be made available through housing associations and the focus on social as well as affordable homes. It is important that exact levels be specified in the plan in any applications, rather than more vague “up to” figures. In addition, serious consideration should be given to the ownership and management of social housing by the council, or alternatively by LWMTS.

The definition of “affordable” is 80% of market prices/rentals. The local plan needs to appreciate that as the district is an area of high housing costs at 80% that still makes housing very expensive for too many people and so the local plan must promote the importance of social housing.

Also more homes in our district built by private sector developers and put on the open market will not push prices down in the Lichfield area because it is a desirable area. People are attracted to move to our area. This fundamental point needs to be stressed in the local plan and this point emphasises the need for more affordable and social housing in our district so that we can ensure that there is sufficient and appropriate housing for all in our district.

Shared ownership should also be promoted.

Linked to the above points LDC should look to encourage more housing associations to develop affordable and social housing in the district.

Question 9: How do you think we should plan for meeting specialist housing needs within the district, should we identify specific sites for the needs of older people?

Where possible, such housing should be pepper potted along the same lines as affordable housing in order to avoid “silver ghettos”. Special attention should be paid to the provision of a suitable proportion of accessible housing, not only for older residents, but for residents with specific needs, where this is appropriate in the case of new developments. This would include single-story residences as well as the provision of lifts in multi-story buildings as well as accessible-specific features like wheelchair-accessible kitchens and other facilities.

There has been a significant amount of development in the district over recent years for the older generation. Although ensuring that there is sufficient and appropriate housing for that generation is important, the council

through the local plan, needs to ensure that there is also sufficient, appropriate and affordable housing for all other generations.

Question 10: Which approach in respect of self-build and custom housebuilding do you think is the most appropriate?

Difficult to estimate needs for the future. Continue as is on an ad hoc basis.

Question 11: Which option, or combination of options, in respect of meeting the needs of gypsy and travellers do you think is most appropriate?

Again, continue with present policy, but increase liaison with neighbouring authorities.

Question 12: What do you think are the main issues or deficits in our existing infrastructure provision?

There is a lack of primary healthcare facilities district-wide. In addition, visible police presence including behind a desk is missing, especially in Lichfield and Burntwood.

Secondary school provision is another issue. Over recent years a number of new primary schools have been built on the new developments in Lichfield but there are no plans, as far as we are aware, for new secondary schools or the expansion of the existing secondary schools in Lichfield. This seems to be a serious issue for our area.

The local plan should include terms stating that planning applications for developments over a certain size should include a condition that suitable infrastructure be provided concurrently with, or in advance of, the dwelling units which comprise the development. We know that the local infrastructure (roads, schools, GP services etc) is a major concern to our community and so this needs to be directly addressed in the new local plan.

Question 13: Do you agree we should continue to seek contributions from developers to deliver infrastructure?

We definitely need CIL and S106 money

Question 14: Do you agree with the proposed approach to heritage assets and the historic environment? Are there any other specific heritage and built environment issues that should be addressed?

We shouldn't seek to freeze time with respect to architectural design – but we need to encourage developments that harmonise with the existing heritage. There are many examples, in this country and overseas, which demonstrate 21st-century architecture can harmonise and blend with historic structures.

Question 15: Do you agree with the use of the Lichfield District Design Code to supplement policy and set clear guidelines for the design of future development in the district?

We are under the impression that this would not be a question of guidelines, but would be mandatory. Also, as mentioned above, we feel that the Design Code should also leave room for more contemporary design, including Lichfield city centre where historic buildings and architecture are also present.

PROSPEROUS COMMUNITIES

Question 16: Do you agree that we should continue to prioritise previously developed sites and sites within our existing employment areas to meet our employment needs before considering new sites?

That does seem to make more sense and expand these areas where necessary.

Question 17: Which of the broad spatial options identified do you think is the most appropriate or do you think there are other options which we need to consider?

Listed on pp 58-62. Probably best not to use green belt land for employment.

Question 18: Do you agree with the right approach to identifying our town centre boundaries the focus on re generating Burntwood town centre and Lichfield city centre?

We are unclear how much Lichfield city centre needs regeneration outside the BRD project. Lichfield city would, in our opinion, make an excellent centre for MICE (meetings, incentives, conferences, and exhibitions) activities, given its excellent transport links, and a welcoming environment, as demonstrated by the recently acquired purple flag status. We feel this should be listed as an objective in the plan.

Question 19: Do you agree with our vision to provide a wider range of higher value employment opportunities within the district?

Certainly these will bring wealth to the district, and will help reduce commuting from Lichfield to other places. However, it will not on its own help those areas mentioned in Q2. We see that Lichfield could be an excellent base for businesses looking for a Midlands location and possibly including central government departments. who require a skilled professional and managerial workforce. Currently many Lichfield residents are forced to work outside the city, and must commute to larger conurbations. Lichfield also offers excellent road, rail and air connectivity due to its location. The Plan should therefore include a policy to attract such employers to the district.

Question 20: Do you agree with the direction to reduce the reliance on the private car and the ambition to improve alternative sustainable modes of travel?

Yes – we need to develop some better public transport – liaise with SCC to develop bus routes between villages and towns and/or provide on-demand transport services. It may even be possible to follow the lead of other local authorities, and have the District Council responsible for the provision of some public transport, particularly in the more remote villages, or at least provide funding to bus operators to improve the service in our district. Implementation of better rail services including reopening the Alrewas/Burton line is important and a priority if a new settlement is to be proposed around the National Memorial Arboretum.

Question 21: Do you agree with the need to address pockets of deprivation within the district, by improving access to education, skills, training, health and employment opportunities?

Insofar as these matters are the responsibility of LDC, yes. However, many of these are outside the scope of LDC, and are County or even national matters but LDC still has a role in intervening (e.g., building houses and funding bus services) where other authorities and organisations are not delivering sufficiently for our community.

Question 22: Do you agree that we should aim to support the tourist economy, and encourage overnight and longer stays, with Lichfield city being the focal point?

Not just tourism, but Lichfield city would make an excellent MICE (Meetings, Incentives, Conferences and Exhibitions) centre by reason of its central location, transport links and “extra-curricular” evening activities (see 18 above).

ACTIVE COMMUNITIES

Question 23: We want to make it easier for our residents to live a healthy and active lifestyle, by planning for the protection and delivery of open spaces, leisure and recreation facilities. Do you agree?

There is also a role to be played in preventative measures, such as limiting the number of fast food outlets operating in the district, and actively encouraging healthier food choices. If we have a specific health policy in the local plan it will mean that we can promote a healthy lifestyle for our community through the planning process and give LDC grounds for limiting planning permissions for businesses that are not consistent with a healthy lifestyle.

It seems to us that there are two options: (a) the Plan could include wording such as the following: “favourable consideration will be given to applications for businesses which in the opinion of the Council promote a healthy lifestyle”. Clearly, fast food is not the only business which may be regarded as encouraging unhealthy choices (establishments serving alcohol, vape shops (though disposable vapes are likely to be banned in the very near future), and other “unhealthy” choices) would also fit into this category. Such wording, although it does not expressly propose a limit on such establishments, would nonetheless provide a legitimate reason for denying planning permission, or (b) the Plan could include a specific health policy with the objective of limiting the number of such establishments in the district.

GREEN COMMUNITIES

Question 24: How ambitious should the council be in requiring carbon reduction standards for all developments?

Even given that the net zero timetable may prove impracticably expensive, it is still worthwhile shooting for the target, even if many of the shots miss. The climate change emergency and move towards net zero, should definitely be mentioned, so that they can be quoted as planning reasons when new developments come before the council.

As mentioned in our response to Q4, the Plan needs to include specific policies which can then flow through the planning process e.g. insulation, ASHPs, charging points and district heating. We offer two options for consideration: (a) the plan includes a policy whereby applications for developments which exceed current building regulations and standards for energy efficiency will be given more favourable consideration than those which merely meet those standards; or (b) the local plan sets energy efficiency standards for buildings that go beyond building regulations.

Question 25: Are there any specific measures that you would like to see that could help to mitigate the impact of flooding

A requirement that any residential driveways, and any car parking spaces be constructed as far as is practicable with permeable surfaces, to avoid run-offs overloading drainage systems and waterways. Flood plains should be avoided as building sites.

Question 26: Do you agree that the council should support the delivery of low carbon and renewable energy infrastructure?

Yes, and that would include the provision of PV panels on major constructions (e.g., warehouses) as well as residential developments, as conditions for such developments. Solar farms on agricultural land are likely to meet opposition. In addition, solar farms can be created over existing car parking areas, etc., with no loss of amenity.

Question 27: Should the council establish standards that exceed the statutory 10% biodiversity net gain requirement for development?

It's good to be a leader in matters like this. Yes, definitely.

Question 28: Do you agree with the proposed approach to supporting the development of green networks across the district? Are there any specific green infrastructure issues that should be addressed?

Provided that this doesn't impact the agricultural economy of rural communities, and/or food security, this seems like a good idea.

Question 29: Do you agree with the proposed approach to supporting the development of green networks across the district? Are there any specific green infrastructure issues that should be addressed?

Not sure how this question differs from Q28??

Question 30: Do you agree that the local plan should contain a specific policy for the protection and management of trees, Woodlands and hedgerows? Are there any other related issues that should be addressed?

The plan should definitely include some policy for trees, woodland, and hedgerows. There should be no net loss of hedgerows (move them as a last resort).

Waterways and sewage dumping should also be addressed. Drainage planning is an important consideration with larger developments (residential and employment) and we have serious reservations about further development on flood plains.

Question 31: Do you agree with the proposed approach to enhance and protect the District's landscape character? Are there any other landscape character issues that should be addressed?

A very varied natural landscape character – all types seem to be listed and addressed in this document. However, the canal landscape, though not natural, also needs protection and deserves its own mention here.

Question 32: Are there any other local environment issues that the local plan 2043 should consider?

Specifically, the effect of tourism and leisure on natural landscape and environment (e.g., Cannock Chase) – though this is referenced in 8.22

EVIDENCE FOR THE LOCAL PLAN 2043

Question 33: Do you agree that the evidence and other documents listed in appendix B will be sufficient to support the local plan 2043?

Without knowing what else is available, we have to accept this as a comprehensive list.

Local Plan 2043 – Response from Conservative Group, Lichfield City Council on 09.12.24.

Our Conservative group members have preferred to give their individual responses directly but the main issues are:-

- The lack of focussed action driven improvements and additions to infrastructure in terms of services especially availability of doctors and dentist appointments.
- There is a need for improved public transport links to employment areas and hospitals, thereby making better use of Samuel Johnson Hospital facilities and Minor Injuries Unit.
- We would like to see more brown site development and development that will improve sustainability of rural areas with accompanying infrastructure as above.
- We need increased use of energy efficient buildings, solar, electric vehicle charging, air heat pumps (with appropriate planning regulations regarding location and fan noise limitations).
- Retention of open spaces, parks and sports facilities.

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

23 January 2025

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/01168/FUL		All	Erection of 3 Padel tennis courts, facilities building, fencing, flood lighting and associated works	Land At Beacon Park, Greenhough Road	See comments attached
24/01333/FUH		Boley Park	Erection of a two storey side extension	15 Gorsty Bank	No objections
24/01287/FULM		Chadsmead	Demolition of existing buildings, construction of new gospel hall with provision of associated car parking and hardstanding, access, landscaping, boundary treatments and associated works	Land Off Grange Lane	No objections subject to approval by SCC Highways Department
24/01285/FULM		Curborough	Section 73 application to vary Condition 17 permission 19/00732/OUTMEI relating to providing a scheme of highway improvements for the junction of Watery Lane and Eastern Avenue	Land North East of Watery Lane, Curborough	Recommend refusal; The required works should be completed before any houses are occupied as per previous planning approval
24/01214/FUH		Leomansley	Erection of oak framed sun-room outbuilding	Russet House, Shaw Lane	No objections
24/01300/FUH		Leomansley	Erection of single storey rear extension and extension of rear existing patio	47 High Grange	No objections
24/01306/FUH		Leomansley	Erection of a loft conversion with installation of dormer window to create master bedroom suite with en-suite (Fast Track)	1 Halfpenny Lane	No objections
24/01296/LBC		Leomansley	Listed building consent (Alteration): Repairs to Master's House boundary wall and to settlement area of external patio terrace adjacent the boundary wall	St Johns Hospital, St John Street	No objections
24/01332/LBC		Leomansley	Works to Listed building to enable the installation of timber casement window	The Angel Croft, Apartment 4, Beacon Street	No objections
24/01394/LBC		Leomansley	Works to Listed building to enable the 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	Comments by 14 Jan
24/01268/CLE		Leomansley	Certificate of Lawfulness (Existing) : Retention of loft conversion with dormer window	22 Maxtock Avenue	Comments by 14 Jan

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

23 January 2025

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/00651/LBC	1	Leomansley	Section 19 application to vary condition 2 of (approved plan) 20/01375/LBC to allow staircase revisions, additional rooflight and window, relocated rooflight, addition of window glazing bars and glazed entrance screen, relocation of door, retention of vaulting holes and glazing to roof	The Angel Croft Bothy, Beacon Street	Comments by 14 Jan
24/00004/FUH	2	Leomansley	Erection of single storey extension to rear, alterations to adjust two dormers into a single dormer to rear elevation and minor external alterations to glazing and roof lights to reflect internal renovations and garage conversion	4 Whitehall, Beacon Street	Comments by 16 Jan
24/01288/FUL		St Johns	Application under section 73 to vary condition 2 of permission 11/00343/FUL to allow a revision of the overall design plus the inclusion of sustainable features	Garthfell House, Quarry Hills Lane	Ward comment awaited
24/01337/FUL		St Johns	Section 73 application to vary condition 2 permission 23/01395/COU relating to various internal and external alterations including layouts, works to roof including blocking of rooflight, installation of Automatic Opening Vent, demolition of rear porch, blocking of window openings, alteration of windows to form doorways and erection of a cycle store	71-73 Upper St John Street	No objections
24/01329/LBC		St Johns	Section 73 application to vary condition 2 permission 23/01395/COU relating to various internal and external alterations including layouts, works to roof including blocking of rooflight, installation of Automatic Opening Vent, demolition of rear porch, blocking of window openings, alteration of windows to form doorways and erection of a cycle store	71-73 Upper St John Street	No objections
24/01369/FUH		St Johns	Erection of a single storey ground floor extension (re submission of 24/00812/FUH)	30 Scott Close	No objections

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Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/01294/LBC		Stowe	Repairs to plinth blocks, door and windows	47 Stowe Street	No objections subject to LDC Planning Officer finding plans are acceptable (as documents are not clear)
24/01261/FUL		Stowe	Conversion of two existing dwellings to a single dwelling & erection boundary fencing	Netherstowe House North And Netherstowe House South	No objections subject to LDC Planning Officer finding plans are acceptable (as some documents relate to previous applications and are confusing)
24/01262/LBC		Stowe	Works to listed building to enable the conversion of two existing dwellings to a single dwelling & erection boundary fencing	Netherstowe House North And Netherstowe House South	No objections subject to LDC Planning Officer finding plans are acceptable (as some documents relate to previous applications and are confusing)
24/01364/FUH		Stowe	Single storey extension to front of property to create porch area and garage conversion to form ground floor room and small WC room	26 Rocklands Crescent	No objections
24/01264/COU		Stowe	Retrospective application to regularise planning consent 19/01319/PND (Prior Notification : Change of use from offices to 2 no. 2 bedroom apartments)	18A Market Street	No objections
24/01361/FUH		Stowe	Installation of dropped kerb and creation of driveway	57 Chadswell Heights	No objections
24/01257/FUL		Stowe	Replacement of side gate, redecorations to front facade of building and window replacement	22 Conduit Street	Comments by 14 Jan
25/00022/ADV		Stowe	Retention of an illuminated fascia signs	Dylan Convenience Store, 17 St John Street	Comments by 19 Jan

Applications for submission of comments to Lichfield District Council 23 January 2025

Planning Application Consultation 24/01168/FUL - Land at Beacon Park, Greenhough Road, Lichfield

Erection of 3 Padel tennis courts, facilities building, fencing, flood lighting and associated works

Objections

- Aesthetically the building looks unimaginative and a block shape.

Observations

- Parking in this area is already a problem. Could LDC ensure that adequate free, or low priced, charging in its car parks is offered to encourage parking in the car parks rather than nearby streets.
- The ecology reports suggest that there could be bats. There could also be an issue with birds flying into the glass walls of the courts and this may have an impact on the biodiversity net gain figures.
- We are concerned to see loss of any trees in this location and question whether tree roots under the courts would mean these trees are also removed.
- Please consider whether there is sufficient demand for padel tennis.
- Please consider disabled access arrangements.
- Arrangements would be needed for waste collection.

Lichfield City Council

12.12.24

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

23 January 2025

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
24/01104/FUL	12/12/24	Section 73 application to vary condition 2 of permission 09/00407/FUL relating to extending the operating times	Morrisons (Petrol Station), Beacon Street	APPROVE	APPROVE
24/01166/FUHF T	12/12/24	Erection of a single storey rear extension with internal alterations, conversion of loft, installation of en-suite and 3 rear dormer windows	10 Blakeman Way	APPROVE	APPROVE
24/01093/FUH	06/11/24	Installation of a side window on gable end wall	84 Bridgeman Way	APPROVE	APPROVE
24/01013/FUH	06/11/24	Installation of an Air Source Heat Pump at the side of the property	82 Gaia Lane	APPROVE	APPROVE
23/01325/FUL	10/01/24	Change of use from Offices (Use Class E) Residential (Use Class C3)	33A Trinity House, Suite 4, Market Street	APPROVE	REFUSE
24/01047/FUH	06/11/24	Erection of a front porch with internal toilets	15 Sheriffs Close	APPROVE	APPROVE
24/01129/FUH	06/11/24	Erection of a single storey rear extension	33 Southwark Close	APPROVE	APPROVE
24/01213/FUHF T	12/12/24	Part retrospective application for the erection of a two storey side extension including internal alterations	30 Darnford Lane	APPROVE	APPROVE
24/01094/FUH	06/11/24	Erection of a single storey rear extension, alterations to ground floor bay window, installation of front first floor window and removal of chimney	55 Walsall Road	APPROVE	APPROVE
24/01017/FUL	06/11/24	Erection of 5.5m high external racking units	Travis Perkins, Birmingham Road	APPROVE	REFUSE
24/01193/FUH	12/12/24	Erection of a roof extension and first floor dormer to rear elevation	221 Beacon Street	APPROVE	APPROVE
24/01207/FUH	12/12/24	Demolition of existing car port and side extension. Erection of a single storey rear and side extension, Second floor extension and loft conversion	9 Charnwood Close	APPROVE	REFUSE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

23 January 2025

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
24/00908/COU	06/11/24	Change of use of Class E Office building to become Class C (Dwellinghouse) to form 6 apartments with associated internal remodelling, 1 single storey rear extension, 1 full height rear extension & associated adjustments to the front & rear facades, alongside external works within a conservation area	7-9 Swan Road	APPROVE	APPROVE
24/00949/FUL	12/12/24	Erection of 3 bedroom dwelling	Land Adj 31 Oakhurst	REFUSE	REFUSE
24/00705/FUL	12/12/24	Demolition of existing building and erection of a freestanding restaurant with drivethru facility, car parking, landscaping and associated works, including Customer Order Displays (COD) and Play Frame (Sui Generis)	Central House, Business Support Centre, Hermes Road	REFUSE	REFUSE
24/00693/FUL & 24/00694/LBC	06/11/24	Proposed change of use from commercial class E to 3 self-contained residential units (Use Class C3)	27-33 Levetts Fields	APPROVE	APPROVE
24/01025/FUH & 24/01026/LBC	12/12/24	Conversion of a detached double garage into an office space with an installation of a side window	2 Patrick Mews	APPROVE	APPROVE
24/01161/LBC	12/12/24	Reconstruction of existing gable wall, replacement of existing roof and wall repairs	34-36 Market Street	APPROVE	APPROVE
24/01171/LBC	12/12/24	National Grid requested upgrades including: Installation of a cable from existing low voltage main cable to St Mary's House via the car park in a ducted system. 40mm hole drilled inside the archive room to connect cable then resealed, cable then clipped to walls and run to the new combined CT chamber	St Marys House, The Close	APPROVE	APPROVE
24/01216/FUH	12/12/24	Erection of a single and two storey side extension with separate loft conversion	167 Lower Sandford Street	APPROVE	REFUSE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

23 January 2025

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
24/01228/FUH	12/12/24	Erection of a first floor extension over existing garage and single storey rear extension	27 The Leasowe	APPROVE	APPROVE
24/01238/FUL	12/12/24	External building alterations, and the erection of an external bicycle storage unit on the land to the rear	First Floor, 21 - 23 Bakers Lane	APPROVE	APPROVE
24/01237/PND	12/12/24	Prior Notification : Conversion of the first floorspace to create five self-contained residential units under Schedule 2, Part 3, Class MA of the GPDO 2015	First Floor, 21 - 23 Bakers Lane	APPROVE	APPROVE
24/01306/FUH	23/01/25	Erection of a loft conversion with installation of dormer window to create master bedroom suite with en-suite (Fast Track)	1 Halfpenny Lane	APPROVE	WITHDRAWN BY APPLICANT
24/01364/FUH	23/01/25	Single storey extension to front of property to create porch area and garage conversion to form ground floor room and small WC room	26 Rocklands Crescent	APPROVE	APPROVE