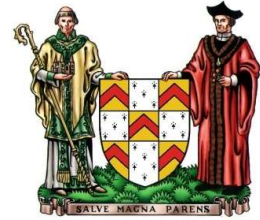


# Lichfield City Council

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

29 May 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 5 June 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](mailto: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 30 APRIL 2025

Attached for reference are the comments submitted under delegated authority to 30 April 2025.

### 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 Wine House – no objections.*

*The Beacon – no objection to this application providing the closing time is restricted so as to be in line with other licensed premises in the area as there are a lot of residential properties nearby.*

*Patty Freaks – 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):

**25/00200/FUH – 60 Gaia Lane, Lichfield** – Loft conversion with front dormer and 3 dormers to the rear.

Lichfield City Council: APPROVE on 26 March 2025

APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 17 April 2025

REFUSE for the following reasons:

- *The Lichfield City Conservation Area plan places significance on the importance of views across the Conservation area. This proposal wishes to add dormers to both the front and rear roof slope of the property and in the process removing the two main chimneys on the property. The proposed alterations to the building as proposed would disrupt these established sightlines and the overall visual harmony of the conservation area.*
- *The proposed alterations the dormers are not appropriately scaled or detailed in relation to the host building and appear visually intrusive and the loss of chimneys result in this loss of a traditional character of this non designated heritage asset. These interventions are incongruous and would compromise the architectural integrity and character of the building.*

**25/00270/FUH - 56 Netherbridge Avenue, Lichfield** - Single storey side extension and creation of parking area.

Lichfield City Council: APPROVE on 26 March 2025

APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 22 April 2025

REFUSE for the following reasons:

- *The cumulative impact of the proposed extension due to its associated scale and form represents poor design which is considered visually incongruous and would not be wholly subordinate to the original dwelling thus overwhelming the original form and character of this semi-detached dwelling resulting in overdevelopment of the site.*
- *The proposed side extension fails to respect the character of this open plan estate and cul de sac as its form is overly large which will impact the openness/spaciousness of this corner plot and the setting of the public footpath.*
- *The applicant has failed to supply sufficient information in the form of an Arboricultural Method Statement to BS5837:2012 and tree/root protection areas to allow the Local Planning Authority to clarify the impact on the retained trees.*
- *The proposed bedroom window will be located 16m away from numbers 41 & 43, occupants would have direct invisibility between properties, resulting in overlooking and loss of amenity. The development fails to achieve adequate distance separation.*

**25/00268/FUL - Go Local, 46-48 Wheel Lane, Lichfield** - Installation of an automated teller machine and associated signage.

Lichfield City Council: APPROVE on 26 March 2025  
APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 24 April 2025  
REFUSE for the following reasons:

- *The proposed installation of an Automated Teller Machine (ATM), by virtue of its location immediately adjacent to the shop entrance and within a constrained area enclosed by railings, fails to provide adequate defensible space or privacy for users and creates a 'pinch point' that would allow individuals to loiter in close proximity. This raises significant concerns relating to the potential for criminal activity, including 'shoulder surfing' and distraction theft, and does not create a safe and inclusive environment for users.*

**25/00337/LBC – 29-33 Levetts Fields, Lichfield** - Works to listed building to enable alterations including removal second floor living room and replacing with a split mezzanine floor.

Lichfield City Council: APPROVE on 30 April 2025  
APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 9 May 2025  
REFUSE for the following reasons:

- *The proposed works involve the removal of the attic floor and ceiling to introduce a split mezzanine level within a Grade II listed building. These alterations would result in the unjustified loss of historic fabric and would fail to preserve the special architectural and historic interest of the building. The applicant has not demonstrated that the harm is necessary or that it would deliver any public benefits sufficient to outweigh the identified harm, particularly as an alternative scheme—approved under*

*references 24/00693/FUH and 24/00694/LBC—exists that allows for the building's conversion without this additional loss of significance.*

**25/00343/FUH - 17 Hillside, Lichfield** - Conversion of existing outside storage area to part storage/part hobby room to include a new flat roof.

Lichfield City Council: APPROVE on 30 April 2025  
APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 20 May 2025  
REFUSE for the following reasons:

- *The development of the garage space would result in the further loss of a parking space for the property and further displacement of vehicles onto the carriageway.*

e) To note the decision of the Planning Inspectorate for the following planning appeal:

**Planning Appeal - 24/00030/REF - 19 Queen Street, Lichfield** - Appeal against refusal of 23/00989/FUL Demolition of existing valeting bay and removal of containers and erection of MOT/Diagnostics building:-

- *Appeal dismissed.*

#### **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 24 Apr (x3), 28 Apr (x2), 29 Apr (x2), 2 May, 6 May, 8 May, 13 May, 15 May (x2) and 23 May) :-

*Various Streets, Lichfield*  
*Yew Tree Close, Lichfield*  
*Bird Street, Beacon Street and Swan Road, Lichfield*  
*Longbridge Road, Cromwells Meadow and London Road (Service Road), Lichfield*  
*St. Margarets Road, Lichfield*  
*Various roads, Lichfield city centre (Lichfield Spring Food Festival 2025)*  
*A38 Weeford to Bassets Pole, Northbound Exit Slip Road, near Weeford*  
*Ponesfield Road, Lichfield*  
*Claypit Lane, Lichfield*  
*Upper St John Street, Lichfield*  
*Various Streets, Lichfield and East Staffs*  
*Wissage Road, Lichfield*  
*Various Streets, Lichfield*  
*Tamworth Street, Lichfield*

**LICHFIELD CITY COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**30 April 2025**

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

<b>App No.</b>	<b>Details</b>	<b>Site</b>	<b>LCC Recommendation</b>
25/00267/OUT FLM	Section 73 application to vary condition 36 (Highways England Swinfen Island Works) of permission 18/01217/OUTFLM to amend the trigger for the delivery of the Swinfen Island infrastructure works	Land At Cricket Lane	<b>See comments attached</b>
25/00317/FUH	Erection of orangery extension to rear	28 Cornfield Drive	<b>No objections</b>
25/00383/FU	Construction of porch to front elevation (over 3m height)	3 Bracken Close	<b>No objections</b>
25/00390/FUH	Single storey rear extension and internal alterations	1 Freeford Gardens	<b>No objections</b>
25/00346/FUH	Two storey side and rear extension, single storey front and rear extension including porch	89 Weston Road	<b>No objections</b>
25/00391/FUH	Front first floor gable extension, addition of front bay window, enclosure of existing porch, garage conversion and rear single storey extension and alteration to existing garden retaining walls	11 Bulldog Lane	<b>No objections subject to 45 degree rule in relation to 17 Bulldog Lane</b>
25/00462/FUH	Demolition of existing front, side and rear single storey element and construction of a two storey front, side and rear extensions with internal alterations	96 Gaia Lane	<b>No objections</b>
25/00349/FUH	Single storey side extension to form bedroom and living area	37 Giles Road	<b>No objections</b>
25/00298/FUH	Single and two storey side extension with separate loft conversion (resubmission of 24/01216/FUH)	167 Lower Sandford Street	<b>No objections</b>
25/00332/FUH	Garage conversion	137 Walsall Road	<b>No objections</b>
25/00314/FUH	Erection of front porch	44 Walnut Walk	<b>No objections</b>
25/00380/FUH	Single storey rear extension	35 Sandfield Meadow	<b>No objections</b>
25/00315/FUH	Erection of first floor side extension and the erection of a double storey rear extension	10 Fern Croft	<b>No objections</b>
25/00466/FUH	Erection of infill single storey front extension and replacement of current flat roof with mono-pitched roof	42 Ferndale Road	<b>No objections</b>
25/00467/FUH	Porch to front of dwelling	32 Stafford Road	<b>No objections</b>
25/00470/COU	Change of use from a residential dwelling to become part of Spires Dental Surgery	9 Queen Street	<b>No objections</b>

**LICHFIELD CITY COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**30 April 2025**

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

<b>App No.</b>	<b>Details</b>	<b>Site</b>	<b>LCC Recommendation</b>
25/00279/FUH	Erection of single storey rear extension and 2 rooflights with internal alterations	12 Minors Hill	<b>No objections</b>
25/00343/FUH	Conversion of existing outside storage area to part storage/part hobby room to include a new flat roof	17 Hillside	<b>No objections</b>
25/00389/FUH	First floor side extension and garage conversion to create a home office, an additional bedroom and a larger family bathroom	36 Redlock Field	<b>No objections</b>
25/00307/COU	Change of use of 28-30 Chapel Lane from a 7-person HMO (Class Sui Generis) to 9-person HMO (Class Sui Generis), installation of dormer windows to facilitate loft conversion, increased bicycle parking; retention of existing shop (Class E)	28 Chapel Lane	<b>No objections providing the same conditions are attached as on the previous application 22/01709/COU and that the bin storage area is extended to allow for the number of bins required by the Waste Officer</b>
25/00471/COU	Conversion of one side of detached double garage to dog grooming salon	74 Manor Rise	<b>Ward comment awaited</b>
25/00299/FUH	First floor and single storey rear extensions to form kitchen and en suite	Ashleigh, Station Road	<b>No objections</b>
25/00338/FUH	Erection of a two storey rear extension	29 Burton Old Road West	<b>No objections</b>
25/00310/LBC	Works to listed building to enable the re-roofing of flat roof, replace main skylight and board up 3 others and remove redundant extractor fan	8 Conduit Street	<b>No objections</b>
25/00283/FUH	Erection of new flat roof and roof lantern to garage and internal works	12 Auchinleck Drive	<b>No objections</b>
25/00337/LBC	Works to listed building to enable alterations including removal of second floor living room and replacing with a split mezzanine floor	29-33 Levetts Fields	<b>No objections</b>
25/00412/FUH	Erection of front porch	45 Lime Grove	<b>No objections</b>
25/00288/COU	Change of use from E(a) to E(b), erection of a two storey side extension, including fire escape stairs and creation of external seating area	34 Bakers Lane	<b>No objections</b>

**LICHFIELD CITY COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**30 April 2025**

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

<b>App No.</b>	<b>Details</b>	<b>Site</b>	<b>LCC Recommendation</b>
25/00381/FUL & 25/00011/LBC	Upgrades to existing outdoor area with the erection of a stand-alone wooden garden canopy and the relocation of the cellar cooling unit. (Retrospective)	Duke Of York	<b>No objections</b>
25/00161/COU	Change of use of a former bowling green/pub amenity space to car parking (Retrospective)	Duke Of York	<b>No objections</b>

**Applications for submission of comments to Lichfield District Council 30 April 2025**

**Planning Application Consultation 25/00267/OUTFLM - Land At Cricket Lane, Lichfield**

**Section 73 application to vary condition 36 (Highways England Swinfen Island Works) of permission 18/01217/OUTFLM to amend the trigger for the delivery of the Swinfen Island infrastructure works.**

We recommend refusal of this application. The developer's statistics do show some likely increase in traffic and we do not think the safety provisions at Swinfen Island have been fully addressed, especially for traffic coming into Lichfield from the A38 southbound. The priority should be to expedite the improvement to the junction rather than to alter the condition. The developers should adhere to the conditions of the original planning permission.

Lichfield City Council

08.04.25



LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 June 2025

*Applications for submission of comments to Lichfield District Council*

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
25/00579/FUL		All	Reconfiguration of 18 hole golf course into a new 9 hole pitch & putt course, creation of new pathways and associated works	Land At Beacon Park, Swan Road	No objections
Staffordshire County Council D0266D		All	Traffic Regulation Order	London Road	Comments by 30 May
25/00606/FULM EI		All	Floodplain improvement works consisting of the realignment and reprofiling of a section of Circuit Brook and adjacent land and associated works	Land west of Watery Lane	Comments by 2 June
25/00517/FUH		Boley Park	Demolition of existing garage and new single storey side extension to form kitchen and living space	9 Cranleigh Way	No objections
25/00543/FUH		Boley Park	Ground floor rear extension	5 Newlyn Close	No objections
25/00327/FUH		Boley Park	First floor extension over existing garage	9 Holywell Rise	No objections
25/00533/FULM		Chadsmead	Variation of Condition 2 of planning permission 15/00108/FULM to allow the addition of a bowling green alongside the car park extension	Lichfield Cricket And Hockey Club	No objections
24/00781/FUH		Chadsmead	Retention of the replacement of side gate	11 St Chads Road	No objections providing LDC conservation team consider that an aluminium gate is in keeping with the Article 4 regulations relating to this area
25/00603/FUH		Chadsmead	Erection of two storey rear extension, alteration to front entrance and side screen wall	2 Beecroft Avenue	No objections
25/00403/FUL		Curborough	Infill of existing recess to nursery school building and associated making good of external surfaces	Willows Primary School, Anglesey Road	No objections
25/00567/LBC		Leomansley	Works to listed building to enable the restoration and replacement of windows	20 St John Street	No objections
25/00570/FUL		Leomansley	Erection of two units for residential care for children (Use Class C2) with associated development comprising access, parking, landscaping and support office	5 Stafford Road	Comments by 30 May

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 June 2025

*Applications for submission of comments to Lichfield District Council*

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
25/00471/COU		St Johns	Conversion of one side of detached double garage to dog grooming salon	74 Manor Rise	No objections but suggest that no more than 2 customers on site to avoid parking problems
25/00521/FUH		St Johns	Installation of external wall insulation	25 Beech Gardens	No objections
25/00523/FUH		St Johns	Proposed garden room and workshop	4 Ivanhoe Road	See comments attached
25/00373/FUH		St Johns	Erection of single storey rear extension	7 Allsopp Road	No objection, subject to the 45 degree rule in relation to 5 Allsopp Rd
25/00305/FUL		St Johns	Single storey rear extension, creation of a residential unit on first floor, demolition to existing outbuilding and creation of car park and beer garden	55 Upper St John Street	No objections subject to LDC Planning Officer being satisfied with size, suitability and access of bin stores and car park assessed for safety and visibility plus impact on pedestrians and wheelchairs
25/00089/FUH		St Johns	Erection of detached garage with annexe above and conversion of existing garage and various alterations to bungalow	41A Borrowcop Lane	Comments by 30 May
25/00615/FUH		St Johns	Single storey rear extension, garage conversion and new flue	2 Abraham Avenue	Comments by 30 May
SCC/25/0049/VO		Stowe	Application to not comply with (to vary) Condition 1 of permission SCC/23/0130/FULL-MIN to amend the building layout and elevations	Hawthorn House, Burton Old Road West	No objections
25/00529/FUH		Stowe	Two storey side and rear extension, porch extension and alterations to the appearance of the property	19 Charnwood Close	No objections
25/00548/FUL		Stowe	Erection of a infill extension at first floor level and removal of existing windows to kitchen area	First Floor, 25 Bore Street	No objections
25/00571/LBC		Stowe	Works to listed building to enable the erection of sign to front elevation	St Marys Old School, Minster Pool Walk	No objections
25/00477/CLE		Stowe	Certificate of Lawfulness (Existing) : Use of property as 2 self contained apartments	100 Trent Valley Road	No objections

**Applications for submission of comments to Lichfield District Council 1 June 2025**

**Planning Application Consultation 25/00523/FUH - 4 Ivanhoe Road, Lichfield.**

**Proposed garden room and workshop.**

Recommend refusal for the following reasons:

- Loss of amenity for the rear neighbour at number 14.
- This is a form of back land development as a workshop could be turned into living accommodation or employment facility (not just home employment) in the not too distant future so restrictions on use are needed.
- Concerns about what the height of this building will be and likely impact on the neighbouring property to the west and on neighbouring gardens.
- If approved, there should be a condition that obscured glass is used for the roof lights.

Lichfield City Council  
12.05.25

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 June 2025

*LDC Decisions on Planning Applications*

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
25/00200/FUH	26/03/25	Loft conversion with front dormer and 3 dormers to the rear	60 Gaia Lane	APPROVE	REFUSE
25/00270/FUH	26/03/25	Single storey side extension and creation of parking area	56 Netherbridge Avenue	APPROVE	REFUSE
25/00118/FUL & 25/00231/LBC	26/03/25	Section 73 application to vary condition 2 (Approved Plans) of application 22/01366/FUL to reduce the size and scale of the development	10 Lombard Street	APPROVE	APPROVE
25/00299/FUH	30/04/25	First floor and single storey rear extensions to form kitchen and en suite	Ashleigh, Station Road	APPROVE	APPROVE
25/00203/LBC & 25/00202/FUH	26/03/25	Works to listed building to enable the erection of a single storey rear extension	Netherstowe House North & Netherstowe House South	APPROVE	WITHDRAWN BY APPLICANT
25/00268/FUL	26/03/25	Installation of an automated teller machine and associated signage	Go Local, 46-48 Wheel Lane	APPROVE	REFUSE
25/00269/ADV	26/03/25	Retention of 1 illuminated logo panel, 1 illuminated top sign and 1 illuminated bottom sign	Go Local, 46-48 Wheel Lane	APPROVE	APPROVE
25/00216/LBC	26/03/25	Works to listed building to enable the removal of existing boiler and flue from outhouse and installation of replacement boiler to first floor bathroom	11 The Close	APPROVE	APPROVE
25/00279/FUH	26/03/25	Erection of single storey rear extension and 2 rooflights with internal alterations	12 Minors Hill	APPROVE	APPROVE
25/00314/FUH	30/04/25	Erection of front porch	44 Walnut Walk	APPROVE	APPROVE
25/00274/FUH	26/03/25	Proposed rear extension replacing existing conservatory	6 Alesmore Meadow	APPROVE	APPROVE
25/00332/FUH	30/04/25	Garage conversion	137 Walsall Road	APPROVE	APPROVE
25/00264/LBC	26/03/25	Works to a listed building to allow internal reconfiguration including erection of 2 partition walls, partial removal of existing wall and associated works	The Corn Exchange, Heritage Bar & Grill, Conduit Street	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 June 2025

*LDC Decisions on Planning Applications*

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
25/00298/FUH	30/04/25	Single and two storey side extension with separate loft conversion (resubmission of 24/01216/FUH)	167 Lower Sandford Street	APPROVE	APPROVE
25/00283/FUH	30/04/25	Erection of new flat roof and roof lantern to garage and internal works	12 Auchinleck Drive	APPROVE	APPROVE
25/00317/FUH	30/04/25	Erection of orangery extension to rear	28 Cornfield Drive	APPROVE	APPROVE
25/00337/LBC	30/04/25	Works to listed building to enable alterations including removal second floor living room and replacing with a split mezzanine floor	29-33 Levetts Fields	APPROVE	REFUSE
24/00455/LBC	13/06/24	Listed Building works consisting of installation of external lighting and minor internal alterations to doors	Bishops House, 22 The Close	APPROVE	APPROVE
25/00310/LBC	30/04/25	Works to listed building to enable the re-roofing of flat roof, replace main skylight and board up 3 others and remove redundant extractor fan	8 Conduit Street	APPROVE	APPROVE
25/00343/FUH	30/04/25	Conversion of existing outside storage area to part storage/part hobby room to include a new flat roof	17 Hillside	APPROVE	REFUSE
25/00383/FU	30/04/25	Construction of porch to front elevation (over 3m height)	3 Bracken Close	APPROVE	APPROVE
25/00346/FUH	30/04/25	Two storey side and rear extension, single storey front and rear extension including porch	89 Weston Road	APPROVE	APPROVE
25/00338/FUH	30/04/25	Erection of a two storey rear extension	29 Burton Old Road West	APPROVE	APPROVE
25/00470/COU	30/04/25	Change of use from a residential dwelling to become part of Spires Dental Surgery	9 Queen Street	APPROVE	APPROVE
25/00390/FUH	30/04/25	Single storey rear extension and internal alterations	1 Freeford Gardens	APPROVE	APPROVE
25/00349/FUH	30/04/25	Single storey side extension to form bedroom and living area	37 Giles Road	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 June 2025

*LDC Decisions on Planning Applications*

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
25/00391/FUH	30/04/25	Front first floor gable extension, addition of front bay window, enclosure of existing porch, garage conversion and rear single storey extension and alteration to existing garden retaining walls	11 Bulldog Lane	APPROVE	APPROVE
25/00380/FUH	30/04/25	Single storey rear extension	35 Sandfield Meadow	APPROVE	APPROVE