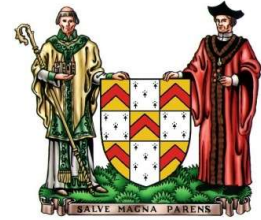


Lichfield City Council

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 September 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 2 October 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 '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.

Cllr D Baker declared an interest in planning application 25/00660/FUL as it is in close proximity to her property.

2 COMMENTS SUBMITTED TO 28 AUGUST 2025

Attached for reference are the comments submitted under delegated authority to 28 August 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:

None.

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

25/00820/LBC – 32 Beacon Street, Lichfield – Single storey rear infill extension to form lounge and roof garden terrace.

Lichfield City Council: APPROVE on 16 July 2025
APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 27 August 2025
REFUSE for the following reasons:

- *The proposed extension/enclosed link represent poor design by virtue of bulk, form and setting/location of the works alongside the resulting incongruous appearance and materiality. Particular concerns are raised in respect the loss of the historic separation regarding the impact of the link on the existing detached outbuilding and the associated loss of the original courtyard feature to the rear of the property.*

- e) To submit comments to the Planning Inspectorate for the following planning appeal:

Planning Appeal – 25/00025/REF - LDC application number 25/00663/COU – Fish Face, Willow Court, Tamworth Road – Section 73 application to vary condition 9 of permission 13/01328/COU relating to opening hours (to be allowed to open on Sundays and Bank Holidays from the hours of 4.00pm to 9.00pm).

Our previous comments made on 30 June 2025 still stand:-
REFUSE for the following reasons:

1. *Neighbouring residents are already blighted and should have the right to enjoy their peace and odour free Sundays and public holidays. These conditions were known when the outlet was taken on.*
2. *Recommend that LDC planning officers look at the history of this application including enforcement, previous recent application for operation on Sunday and public holidays and recent comment from residents.*

3. *Also, one of our councillors was informed, and subsequently observed, that the planning notice by the outlet has been interfered with and recently removed. Additionally, there are suspicions that there is some cooking taking place on some Sundays and public holidays, if not for shop sales then for delivery, which also impacts the local environment and resident's rights with odours increased activity, car parking etc.*

Newly submitted information for Appeal APP/K3415/W/25/3367872 and Notification of Planning Appeal - 25/00021/REF - Site at Former Central England Co-op, Business Support Centre, Lichfield

LCC's previous objections 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.

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 26 Aug, 5 Sep, 12 Sep and 18 Sep):-

*Various Streets, Lichfield
Netherstowe Lane, Lichfield
Quarry Hills Lane, Lichfield
Birchwood Close, Lichfield*

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

28 August 2025

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
25/00765/PRE APM	Request for pre-application advice for residential development of approximately 30 homes	Land off Stafford Road	We have concerns about access and traffic on the A51 as well as the condition of the water supply to the site and will assess again when more detailed plans are available. We also strongly recommend that green infrastructure such as electric car charging points and solar power/heat pumps are incorporated as standard into the plan and not offered as an 'upgrade'
25/00977/FUH	Side and rear extension inclding conversion of loft and roof former to rear creating living space	56 Netherbridge Avenue	No objections
25/00838/FUH	Retention of front door	17 St Chads Road	No objections
25/00878/FUH	Single storey rear extension to form kitchen/living with ground floor internal reconfiguration, minor alteration to front elevation of internal garage, existing detached garage containing asbestos to be rebuilt	4 Nether Beacon	No objections
25/00952/FUH	Proposed extensions and loft conversion, including a single-storey rear extension for an accessible living space	129 Weston Road	We object to this application unless the LDC Planning Officer is satisfied with regard to the 45 degree issue in relation to letting light into number 127
25/00993/FUH	Single storey side facing extension	12 Gaiafields Road	Ward comment awaited
25/00982/FUH	Proposed single storey rear extension	19 Thomas Lane	No objections
25/00968/FUH	Erection of a two storey side extension to form garage, utility, W/C to ground floor, installation of front porch with W/C and bedroom with en-suite to first floor	3 Simpson Road	No objections
25/00812/FUL	Demolition of single storey extension to vacant office block, including façade alterations and additional designated car parking	Central House, Queen Street	No objections
25/00817/LBC	Section 19 application to vary condition 2 (Approved Plans) of application 20/01375/LBC relating to minor alterations to Linnet House and the Hotel elements of approved scheme	The Angel Croft, Beacon Street	Recommend approval but we would like to see environmental elements added such as heat pumps, solar, better insulation etc.

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

28 August 2025

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
25/00967/LBC	Section 19 application to vary condition 2 (Approved Plans) of application 20/01375/LBC relating to minor alterations to Talbot House of approved scheme	Land and buildings at Angel Croft & Westgate, Beacon Street	No objections
25/00992/LBC	Works to listed building to enable the removal, replacement and repair of damaged/failing lead valley gutter and associated roof tiles. Repointing and re-setting of 1 dilapidated chimney stack	Bower House, Beatrice Court	No objections
Staffordshire County Council E1547L	Proposed Traffic Regulation Order	St Johns Grange	No objections
25/00802/FUH	Single storey rear extension, dormer window and associated works	63 Borrowcop Lane	No objections if the construction is in accordance with the 45 degree rule
25/00796/FUH	Renovation and extension of an existing residential property to include:- a new pitched roof above an existing flat roofed extension, front porch, rear single storey extension and dormer roof extension	Wychwood, 218 Upper St John Street	No objections
25/00509/LBC	Repair existing roof and add insulation plus felt	Sandfields House, Fossey Lane	No objections
25/00873/ADV	Installation of 1 illuminated totem sign	Commercial Unit at land south of Shortbutts Lane	No objections
25/00932/FUH	Proposed two storey rear extension	48 Baker Way	No objections but note that it will make a very narrow channel for any maintenance work /movements around the site
25/00934/FUL	Single storey rear extension, conversion of outbuilding to dwelling (ancillary to the operation), new smoking shelter and creation of beer garden	55 Upper St John Street	No objections providing the smoking shelter is of such width that deliveries of products can still take place using the alleyway to the side and not involve a dray vehicle needing to offload from Upper St John Street itself
25/00909/ADV	Installation of 2 handpainted signs to main pub building, 1 hanging sign to front elevation and timber amenity boards to front and side elevations	55 Upper St John Street	No objections

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

28 August 2025

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
25/00660/FUL	Erection of a single dwelling and associated parking and landscaping	Land rear of 14 Cricket Lane	Concern that there is some loss of amenity to 51 Longbridge Road. Suggest that if it was a smaller footprint, some of the trees of the side nearer to 51 Longbridge Rd would be able to be retained and the new dwelling could be further back, so as to be less obtrusive in relation to the line of housing in Longbridge Road
25/00820/LBC	Single storey rear infill extension to form lounge and roof garden terrace	32 Beacon Street	No objections
25/00917/LBC	Works to listed building to reconfigure and upgrade existing kitchen and WC facilities with associated internal works, installation of 2 oil filled electric radiators, extractor fans, installation of a new water heater, improvements to plumbing and waste drainage, new electrical sockets and new sink	Samuel Johnson Birthplace Museum And Bookshop	No comment as this application is our own
25/00930/LBC	Works to listed building to alter internal ceilings and attics to create vaulted high ceilings with smaller raised storage space	27-33 Levetts Fields	No objections
25/00931/FUL	Division of existing ground floor former bank into two retail units of Use Class E(a)/E(b), with external alterations	Former Barclays Bank, 1 Breadmarket Street	No objections
25/00969/FUH & 25/00970/LBC	Works to listed building to enable a single storey rear extension	Netherstowe House North And Netherstowe House South, Netherstowe Lane	No objections providing the LDC Arboricultural Officer is satisfied with the tree plan
25/00980/FUH	Single storey side extension	7 Stowecroft	No objections
25/00986/FUH	Single storey front and rear extensions and double storey side extension	54 Burton Old Road West	No objections
25/00963/FUL	Construct timber ramp and steps	Stowe Court, Stowe Street	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

02 October 2025

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
25/00605/OUT MEI		All	Outline planning application for residential development; secondary school; primary school; care village and health care hub; mixed use local centre; public open space; playing fields and sports hub; and ancillary and enabling works and demolition of existing structures (all detailed matters reserved for future consideration)	Land At North Lichfield, Netherstowe Lane, Netherstowe (Curborough Brooks)	See comments attached
25/01014/FUH		Boley Park	Demolition of conservatory, single storey rear extension, extension over garage and extension to porch roof to form canopy	19 Carmichael Close	No objections
25/00993/FUH		Chadsmead	Single storey side facing extension	12 Gaiafields Road	No objections
25/01064/FUH		Chadsmead	Erection of a two storey rear, part single storey and two storey side extension (Resubmission of 25/00714/FUH)	27 Swallow Croft	No objections
25/00840/FUL		Leomansley	Installation of stretch tent to beer garden with internal festoon lighting and heaters	The Hedgehog, Stafford Road	No objections
25/00771/FUL & 25/00761/LBC		Leomansley	Revised internal arrangements, new porch and bin store, external boundary treatment and pedestrian access for the conversion of 20 St John Street into 6 residential units. (Amendments to 23/00692/FUL)	Access Bookings Limited, 20 St John Street	Await information from Lichfield District Council
25/01063/ADV		St Johns	Installation of 1 directory totem sign, 1 directional sign, 9 directional unit totem and 1 entrance totem across site	Land at Cricket Lane	No objections providing there are no neighbour concerns regarding the proposed siting of the signs in terms of obstruction of verge or road
25/01120/FUH		St Johns	Single storey rear extension, lifting of roof to form first floor rooms, garage widening with new roof plus new porch	6 Longbridge Road	Comments by 22 Sep
25/01124/FUH		St Johns	Proposed single storey front extension, garage conversion and single storey rear extension	124 Chesterfield Road	Comments by 22 Sep
25/01006/FUH		Stowe	Single storey rear extension	16 Beacon Street	No objections provided the LDC Conservation Officer is happy with the choice of materials

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

02 October 2025

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
25/01070/PND		Stowe	Conversion of offices (Use Class E) to 4 one bedroom apartments and 2 two bedroom apartments (Use Class C3)	First And Second Floors, 1 Breadmarket Street	No objection subject to the noise mitigation measures and fire escape routes being adequate
25/01071/LBC		Stowe	Works to listed building to replace 9 existing timber windows to aluminium windows	Keelys Solicitors LLP, 28 Dam Street	No objections

Application for submission of comments to Lichfield District Council 2 October 2025

Planning Application Consultation 25/00605/OUTMEI - Land at North Lichfield, Netherstowe Lane, Netherstowe (Curborough Brooks).

Outline planning application for residential development; secondary school; primary school; care village and health care hub; mixed use local centre; public open space; playing fields and sports hub; and ancillary and enabling works and demolition of existing structures (all detailed matters reserved for future consideration).

We recommend refusal of this application in its current form for the following reasons:

- The proposal is for 1200 houses with 40% 'affordable'. Social housing should be an important element to be maintained. We would want more specific reference to social housing for rent as a significant element in any agreed development.
- A flood plain improvement works plan is being proposed but there remain concerns about flooding and drainage strategy. In particular we have concerns about water run off considering how close the aquifer is to the surface.
- Environmental concerns include light pollution, noise pollution from the Curborough sprint course, protection for trees, hedges, bats and birds. We would want to see Solar PV, Heat Pumps and Electric Vehicle charging points as standard on all properties with the orientation of the houses to maximise solar benefits. We are pleased to note that 45% of the site would be open space and footpaths would be protected.
- Access and transport are not adequately dealt with. Eastern Avenue, Watery Lane, Netherstowe Lane, and A38 will all be affected. There are detailed but over-optimistic proposals for cycling, and other active transport suggestions, but public transport would need significant improvement. We note that National Highways and National Rail have significant concerns - on capacity, security, and likely impact of major roads and railways on residential amenities. Consideration of the access to/from the development needs greater consideration for non-vehicle traffic, e.g. bikes and scooters etc.
- We support the concerns of the county archaeologist. It is an interesting Second World War site.
- We ask that any later approval would require very detailed adherence to the LDC design code (as housing strategy officer suggests).
- The proposal includes a primary and secondary school and a health centre. There may be potential problems in recruiting staff for health services.
- Construction would be from 2027-33, so very disruptive for the new estates just getting established in Streethay and Curborough. As mentioned above we highlight the concerns especially flooding and access/transport. We suggest there's enough in this part of the city already.

Lichfield City Council

05.09.25

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

02 October 2025

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
25/00812/FUL	28/08/25	Demolition of single storey extension to vacant office block, including façade alterations and additional designated car parking	Central House, Queen Street	APPROVE	APPROVE
25/00873/ADV	28/08/25	Installation of 1 illuminated totem sign	Commercial Unit at land south of Shortbutts Lane	APPROVE	APPROVE
25/00820/LBC	28/08/25	Single storey rear infill extension to form lounge and roof garden terrace	32 Beacon Street	APPROVE	REFUSE
25/00838/FUH	28/08/25	Retention of front door	17 St Chads Road	APPROVE	APPROVE
25/00931/FUL	28/08/25	Division of existing ground floor former bank into two retail units of Use Class E(a)/E(b), with external alterations	Former Barclays Bank, 1 Breadmarket Street	APPROVE	APPROVE
25/00878/FUH	28/08/25	Single storey rear extension to form kitchen/living with ground floor internal reconfiguration, minor alteration to front elevation of internal garage, existing detached garage containing asbestos to be rebuilt	4 Nether Beacon	APPROVE	APPROVE
25/00963/FUL	28/08/25	Construct timber ramp and steps	Stowe Court, Stowe Street	APPROVE	APPROVE
25/00909/ADV	28/08/25	Installation of 2 handpainted signs to main pub building, 1 hanging sign to front elevation and timber amenity boards to front and side elevations	55 Upper St John Street	APPROVE	APPROVE
25/00992/LBC	28/08/25	Works to listed building to enable the removal, replacement and repair of damaged/failing lead valley gutter and associated roof tiles. Repointing and re-setting of 1 dilapidated chimney stack	Bower House, Beatrice Court	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

02 October 2025

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
25/00917/LBC	28/08/25	Works to listed building to reconfigure and upgrade existing kitchen and WC facilities with associated internal works, installation of 2 oil filled electric radiators, extractor fans, installation of a new water heater, improvements to plumbing and waste drainage, new electrical sockets and new sink	Samuel Johnson Birthplace Museum And Bookshop	APPROVE	APPROVE
25/00932/FUH	28/08/25	Proposed two storey rear extension	48 Baker Way	APPROVE	APPROVE
25/00980/FUH	28/08/25	Single storey side extension	7 Stowecroft	APPROVE	APPROVE
25/00993/FUH	28/08/25	Single storey side facing extension	12 Gaiafields Road	APPROVE	APPROVE