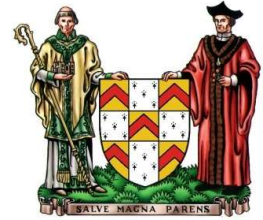


Lichfield City Council

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 October 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 **Wednesday 5 November 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.

2 COMMENTS SUBMITTED TO 2 OCTOBER 2025

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

Paddy & Scott's – 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):

25/00267/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.

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

- *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 District Council: APPROVE on 18 September 2025
APPROVE for the following reasons:

- *Please see email sent to all councillors on 22 September attaching the Lichfield District Council Decision Notice (17 page document).*

25/00660/FUL – Land at rear of 14 Cricket Lane, Lichfield – Erection of a single dwelling and associated parking and landscaping.

Lichfield City Council: REFUSE on 28 August 2025
REFUSE for the following reasons:

- *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.*

Lichfield District Council: APPROVE on 3 October 2025
APPROVE for the following reasons:

- *The proposed dwelling would have a height to the eaves of only 3.9 metres, which helps to ensure that it would not appear overly dominant in the street scene. While it would be positioned forward of the established building line on Longbridge Road, it would broadly align with the side elevation of the corner property on Cricket Lane, helping it integrate into this transitional location.*

- *The design is of a contemporary but modest form and scale, which is not considered to be out of keeping with the mixed character of the surrounding residential area. The inclusion of solar panels on the roof is also modest in extent and would not materially harm the appearance of the dwelling or wider street scene.*
- *The proposed dwelling does not breach the 45-degree code when assessed against neighbouring properties, ensuring that outlook and light to adjacent dwellings would be preserved. There are no first-floor side elevation windows proposed, which prevents any direct overlooking of neighbouring gardens or habitable rooms. As such, it is not considered that the proposal would result in unacceptable overlooking, overshadowing or loss of light to adjoining occupiers.*
- *In this case, the site has already been cleared of vegetation prior to submission of the application, with neighbours reporting that trees, hedgerows and shrubs were removed and a boundary fence erected. No trees on the site were protected by a Tree Preservation Order, and the land does not lie within a conservation area. As such, their removal did not require consent from the Local Planning Authority and cannot itself form a reason for refusal.*
- *The submitted plans show that the development would be accompanied by new boundary planting and garden landscaping. While this would provide some visual softening of the development, the loss of mature vegetation cannot be fully mitigated. Nevertheless, given the absence of statutory protection for the trees that have been removed, and the proposed introduction of new landscaping, it is not considered that the application should be refused on arboricultural grounds.*

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

Planning Appeal – 25/00027/FUL – LDC application number 25/00615/FUH –
 2 Abraham Avenue, Lichfield – Single storey rear extension, garage conversion and new flue.

Our previous comments made on 5 June 2025 still stand:-
 REFUSE for the following reasons:

- *Recommend refusal due to massing.*
- *Also, concern that 2 drains are to be built over and possible violation of 45 degree rule in relation to neighbouring property.*

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 29 Sep(x6), 30 Sep, 2 Oct, 3 Oct and 15 Oct):-

*Borrowcop Lane, Lichfield
 Church Street, Lichfield
 Trent Valley Road, Lichfield
 Netherstowe Lane, Lichfield
 Watery Lane, Curborough
 A5127 Burton Road, Lichfield
 A5192 Eastern Avenue and Watery Lane, Lichfield
 Chesterfield Road, Lichfield
 Gaia Lane, Lichfield
 Knowle Lane and Cricket Lane, Lichfield*

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

02 October 2025

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
25/00605/OUT MEI	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	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	Single storey side facing extension	12 Gaiafields Road	No objections
25/01064/FUH	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	Installation of stretch tent to beer garden with internal festoon lighting and heaters	The Hedgehog, Stafford Road	No objections
25/00771/FUL & 25/00761/LB C	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	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	Single storey rear extension, lifting of roof to form first floor rooms, garage widening with new roof plus new porch	6 Longbridge Road	No objections subject to 45 degree rule in relation to 8 Longbridge Road
25/01124/FUH	Proposed single storey front extension, garage conversion and single storey rear extension	124 Chesterfield Road	No objections
25/01006/FUH	Single storey rear extension	16 Beacon Street	No objections provided the LDC Conservation Officer is happy with the choice of materials
25/01070/PND	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	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

05 November 2025

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
25/01165/FUH		Boley Park	Single storey side extension with pitched roof to create an open plan kitchen/diner/living space, along with a new porch and front entrance	20 Birchwood Road	No objections
25/01210/FUH		Boley Park	Garage conversion and front porch	11 Newlyn Close	No objections
25/01103/FUH		Boley Park	Removal of existing single storey and single car garage to be replaced with new single storey double garage	73 Burton Old Road East	Comments by 28 Oct
25/01322/FUH		Boley Park	Removal of existing hedge construction of garden wall(s), reinstatement of fence and forming new boundary hedge	Manton House, 2 Mawgan Drive	No objections
25/01330/FUH		Boley Park	Demolition of existing conservatory and erection of two single storey rear extensions	3 Mawgan Drive	Comments by 4 Nov
25/01145/FUH		Chadsmead	Second storey side and front extension	18 Siddons Close	No objections
25/01174/FUH		Chadsmead	Erection of garden shed	15 Beecroft Avenue	No objections
25/01204/FUH		Chadsmead	Two storey side extension, single storey rear extension, alterations to boundary treatments	1 Darwin Close	No objections
25/01289/FUH		Curborough	Installation of front driveway gates	11 Field 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	No objections
25/01156/COU & 25/01157/ADV		Leomansley	Change of use of ground floor premises from commercial (use class E) to educational centre use (class F1-a) and all associated works. Installation of internally illuminated fascia signs and hanging sign	Apartment 3B & 3C, City Point, Swan Road	No objections
25/01126/ADV		Leomansley	Installation of replacement signs to include 2 pictorial to existing brackets, 2 set of individual letters, 1 menu case and 1 set of window graphics	13 Bird Street	No objections
25/01186/COU		Leomansley	Partial change of use of existing car park to water filling station including the erection of the structure	Morrisons, Beacon Street	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 November 2025

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
25/01219/REM		Leomansley	Reserved Matters application for the appearance, landscaping, scale, access and layout for the erection of four dwellings and associated works (relating to application 23/01057/OUT)	5 Stafford Road	No objections
25/01247/FUH		Leomansley	Two storey side extension	52 Parnell Avenue	No objections
25/01269/FUL		Leomansley	Erection of 3 two bedroom dwellings and associated works	Land rear of 67-79 Beacon Street	Comments by 3 Nov
25/01170/FUH		St Johns	Single storey rear extensions	85 Tamworth Road	No objections
25/01172/FUH		St Johns	Erection of a single storey rear extension and single storey side infill extension to form open plan living space on ground floor and internal reconfigurations to first floor	31 Cherry Orchard	No objections
25/01181/FUH		St Johns	Two storey extension to the front of the house and single storey extension to the existing garage	47 Borrowcop Lane	No objections
25/01201/FUH		St Johns	Erection of a single storey side and rear extension to existing lean-to and creation of a WC	21 Hillside	No objections
25/01230/FUH		St Johns	Double storey side extension & single storey front extension	25 Masefield Close	No objections
25/01234/FUH		St Johns	Proposed single storey rear extension	5 Goodwin Drive	No objections
25/01255/FUL		St Johns	Erection of 2 self-build dwellings with associated off street parking and external amenity space	18 London Road	Comments by 26 Oct
25/01199/FUH & 25/01200/LBC		St Johns	Erection of a single storey rear extension, internal alterations to accommodate extension, extension of existing basement and conversion of garage with creation of new roof	Sandfields House, Fosseway	Comments by 28 Oct
25/01324/FUH		St Johns	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	Comments by 3 Nov
25/01151/COU		Stowe	Section 73 application to vary condition 2 to application 18/00369/COU to alter the external appearance of the dwellinghouse and site layout (part retrospective)	The Coach House, 43 Trent Valley Road	No objection provided there is no negative impact on the property at number 39

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 November 2025

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
25/01152/FUL		Stowe	Erection of replacement two storey rear extension and dormer window, and resurfacing of car parking area (part-retrospective)	41 Trent Valley Road	No objection provided there is no negative impact on the property at number 39
25/00564/FUL & 25/00565/ADV		Stowe	Repair & refurbishment of shop front. Installation of a non illuminated fascia sign & double sided projecting sign	20 Conduit Street	No objections
25/01169/FUL		Stowe	Section 73 application to vary condition 2 by submitting amended drawings that show the existing steel frame having diagonal bracing and to remove condition 3 to permission of 24/01238/FUL	First Floor, 21 - 23 Bakers Lane	No objections
25/01256/FUL & 25/01257/LBC		Stowe	Works to listed building to enable the erection / Repair of Boundary Wall (Part-Retrospective)	Minster House, Minster Pool Walk	No objections
25/01131/FUL		Stowe	Alterations to frontage of car repair workshop, demolition of existing offices and valet bay, reordering of car park to frontage and installation of portakabin (sales office)	Unit 1A Crossfield Industrial Estate, Crossfield Road	No objections
25/01229/LBC		Stowe	Works to Listed Building: Internal works including part demolition of a section of the existing wall, insertion of a new steel beam and reconfiguration of existing shower room to form 2 W/Cs	Stowe House, Suite 3, Netherstowe	Comments by 28 Oct
25/01236/FUL		Stowe	Replace existing flat roof with pitched tiled roof	15 Bore Street	Comments by 2 Nov

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 November 2025

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
25/00934/FUL	28/08/25	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	APPROVE	APPROVE
25/00952/FUH	28/08/25	Proposed extensions and loft conversion, including a single-story rear extension for an accessible living space	129 Weston Road	APPROVE	APPROVE
25/00267/OUT FLM	30/04/25	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	REFUSE	APPROVE
25/00817/LBC	28/08/25	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	APPROVE	APPROVE
25/00840/FUL	02/10/25	Installation of stretch tent to beer garden with internal festoon lighting and heaters	The Hedgehog, Stafford Road	APPROVE	APPROVE
24/01285/FUL M	23/01/25	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	REFUSE	WITHDRAWN BY APPLICANT
25/00982/FUH	28/08/25	Proposed single storey rear extension	19 Thomas Lane	APPROVE	APPROVE
25/00967/LBC	28/08/25	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	APPROVE	APPROVE
25/00968/FUH	28/08/25	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	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 November 2025

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
25/00977/FUH	28/08/25	Side and rear extension including conversion of loft and roof former to rear creating living space	56 Netherbridge Avenue	APPROVE	APPROVE
25/00969/FUH & 25/00970/LBC	28/08/25	Works to listed building to enable a single storey rear extension	Netherstowe House North And Netherstowe House South, Netherstowe Lane	APPROVE	APPROVE
25/00986/FUH	28/08/25	Single storey front and rear extensions and double storey side extension	54 Burton Old Road West	APPROVE	APPROVE
24/01264/COU	23/01/25	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	APPROVE	APPROVE
25/00930/LBC	28/08/25	Works to listed building to alter internal ceilings and attics to create vaulted high ceilings with smaller raised storage space	27-33 Levetts Fields	APPROVE	APPROVE
25/00660/FUL	28/08/25	Erection of a single dwelling and associated parking and landscaping	Land rear of 14 Cricket Lane	REFUSE	APPROVE
25/01064/FUH	02/10/25	Erection of a two storey rear, part single storey and two storey side extension (Resubmission of 25/00714/FUH)	27 Swallow Croft	APPROVE	APPROVE
25/01006/FUH	02/10/25	Single storey rear extension	16 Beacon Street	APPROVE	APPROVE
25/00771/FUL & 25/00761/LBC	02/10/25	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	APPROVE	APPROVE
25/01120/FUH	02/10/25	Single storey rear extension, lifting of roof to form first floor rooms, garage widening with new roof plus new porch	6 Longbridge Road	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 November 2025

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
25/01014/FUH	02/10/25	Demolition of conservatory, single storey rear extension, extension over garage and extension to porch roof to form canopy	19 Carmichael Close	APPROVE	APPROVE
25/01124/FUH	02/10/25	Proposed single storey front extension, garage conversion and single storey rear extension	124 Chesterfield Road	APPROVE	APPROVE
25/01063/ADV	02/10/25	Installation of 1 directory totem sign, 1 directional sign, 9 directional unit totem and 1 entrance totem across site	Land at Cricket Lane	APPROVE	APPROVE
25/01071/LBC	02/10/25	Works to listed building to replace 9 existing timber windows to aluminium windows	Keelys Solicitors LLP, 28 Dam Street	APPROVE	APPROVE
25/01172/FUH	05/11/25	Erection of a single storey rear extension and single storey side infill extension to form open plan living space on ground floor and internal reconfigurations to first floor	31 Cherry Orchard	APPROVE	APPROVE
25/01170/FUH	05/11/25	Single storey rear extensions	85 Tamworth Road	APPROVE	APPROVE
25/01165/FUH	05/11/25	Single storey side extension with pitched roof to create an open plan kitchen/diner/living space, along with a new porch and front entrance	20 Birchwood Road	APPROVE	APPROVE