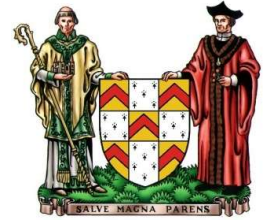


Lichfield City Council

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

4 December 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 11 December 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 5 NOVEMBER 2025

Attached for reference are the comments submitted under delegated authority to 5 November 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:

Bar Home (Was Walkabout) – 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):

25/01289/FUH – 11 Field Road, Lichfield – Installation of front driveway gates.

Lichfield City Council: APPROVE on 5 November 2025
APPROVE for the following reasons:

- *No objections.*

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

- *The location of the proposed gates would likely result in vehicles partially obstructing the carriageway (Footpath and carriageway) whilst the gates are opened, due to the lack of adequate set back to allow vehicles fully off of the carriageway. This is a particular concern given the proximity to a road junction and would not be in the interest of pedestrian and highway safety.*
- *The construction of the driveway gates would create further harmful form of enclosure and unhelpful visual precedent within this open plan estate which is characterised by minimal boundary interventions, lawned and planted areas which are distinctive within this locality.*

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

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).

- *Appeal dismissed.*

Planning Appeal - 25/00021/REF – LDC application number 24/00705/FUL - Site at Former Central England Co-op, Business Support Centre - 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)

- *Appeal allowed.*

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 27 Oct, 7 Nov, 10 Nov, 13 Nov (x2), 17 Nov, 18 Nov, 20 Nov and 24 Nov):-

Watery Lane, Lichfield
St Johns Avenue, Lichfield
Cricket Lane and Long Bridge Road, Lichfield
Christ Church Lane, Lichfield
Burton Old Road West, Lichfield
Birmingham Road, Lichfield
Borrowcop Lane, Lichfield
A5192 Eastern Avenue and Watery Lane, Lichfield
Link Footway from Maple Grove to Alder, Lichfield

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

05 November 2025

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
25/01165/FUH	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	Garage conversion and front porch	11 Newlyn Close	No objections
25/01103/FUH	Removal of existing single storey and single car garage to be replaced with new single storey double garage	73 Burton Old Road East	No objections
25/01322/FUH	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	Demolition of existing conservatory and erection of two single storey rear extensions	3 Mawgan Drive	Ward comment awaited
25/01145/FUH	Second storey side and front extension	18 Siddons Close	No objections
25/01174/FUH	Erection of garden shed	15 Beecroft Avenue	No objections
25/01204/FUH	Two storey side extension, single storey rear extension, alterations to boundary treatments	1 Darwin Close	No objections
25/01289/FUH	Installation of front driveway gates	11 Field 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	No objections
25/01156/COU & 25/01157/ADV	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	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	Partial change of use of existing car park to water filling station including the erection of the structure	Morrisons, Beacon Street	No objections
25/01219/REM	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

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

05 November 2025

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
25/01247/FUH	Two storey side extension	52 Parnell Avenue	No objections
25/01269/FUL	Erection of 3 two bedroom dwellings and associated works	Land rear of 67-79 Beacon Street	Ward comment awaited
25/01170/FUH	Single storey rear extensions	85 Tamworth Road	No objections
25/01172/FUH	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	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	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	Double storey side extension & single storey front extension	25 Masfield Close	No objections
25/01234/FUH	Proposed single storey rear extension	5 Goodwin Drive	No objections
25/01255/FUL	Erection of 2 self-build dwellings with associated off street parking and external amenity space	18 London Road	Ward comment awaited
25/01199/FUH & 25/01200/LBC	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	Ward comment awaited
25/01324/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	Ward comment awaited
25/01151/COU	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
25/01152/FUL	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	Repair & refurbishment of shop front. Installation of a non illuminated fascia sign & double sided projecting sign	20 Conduit Street	No objections

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

05 November 2025

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
25/01169/FUL	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	Works to listed building to enable the erection / Repair of Boundary Wall (Part-Retrospective)	Minster House, Minster Pool Walk	No objections
25/01131/FUL	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	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	No objections
25/01236/FUL	Replace existing flat roof with pitched tiled roof	15 Bore Street	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

11 December 2025

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
25/01330/FUH		Boley Park	Demolition of existing conservatory and erection of two single storey rear extensions	3 Mawgan Drive	No objections
25/01461/COU		Boley Park	Change of use from veterinary use to pet cremation service including siting of internal furnace	Unit 60A Britannia Enterprise Park, Britannia Way	Comments by 7 Dec
25/01278/FUH		Chadsmead	Renewal/refurbishment of the front garden of the property, including replacement of all border hedges, fences, paving slabs and gravel	17 St Chads Road	No objections
25/01369/FUH		Chadsmead	Replacement larger porch & second vehicular access with footway crossing	15 Nether Beacon	No objections
25/01269/FUL		Leomansley	Erection of 3 two bedroom dwellings and associated works	Land rear of 67-79 Beacon Street	No objections
25/01319/FUH		Leomansley	Single storey rear extension	20 Walnut Walk	No objections
25/01333/LBC		Leomansley	Works to Listed building to enable structural additions to the existing building on two levels to support unsafe existing timber structural elements	Access Bookings Limited, 20 St John Street	No objections
25/01373/LBC		Leomansley	Section 19 application to vary conditions 2 (approved Plans) and 3 (make good any damage) permission 25/00567/LBC to replace a number of windows originally scheduled for renovation	Access Bookings Ltd, 20 St John Street	No objections
25/01386/LBC		Leomansley	Section 19 application to vary condition 2 of (approved plans) 24/01394/LBC. Alterations include changes to the elevations, rooflights and ground floor of rear wing	Old Library, The Friary	No objections
25/01408/FUH & 25/01409/LBC		Leomansley	Works to listed building including alterations to a staircase arrangement, replacement windows & entrance door, adjustment to bathroom dormer roof & window, extending the vaulted ceiling in the master bedroom, hallway roof repair	67 Beacon Street	No objections
25/01326/LBC		Leomansley	Works to Listed Building to enable the replacement polycarbonate and glass roof sheets with tiled roof to match and installation of double glazed units	Dr Milleys Hospital, Beacon Street	Comments by 6 Dec
25/01338/FUH		St Johns	Proposed second storey side extension	6 Greenwood Drive	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

11 December 2025

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
25/01255/FUL		St Johns	Erection of 2 self-build dwellings with associated off street parking and external amenity space	18 London Road	Object due to concerns that this is an over intensive use of the site, the access is restricted due to a long narrow drive, that a platform provision is needed for bins and that more cars would be accessing an increasingly congested route that will also accommodate walking routes to schools
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	Recommend refusal due to this being too great an alteration to a grade 2 listed building and there are already a lot of alterations on this site
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	No objections
25/01374/FUL		St Johns	Installation of a new EV Charging Hub, associated infrastructure and all other associated works	Shell, Service Station, London Road	No objections
25/01440/FUH		St Johns	Erection of a first floor front extension	20 Grosvenor Close	Comments by 2 Dec
25/01300/COU		St Johns	Change of use from existing public house to Class E (Commercial, Business and Service) and Class F2 (Local community)	121 Upper St John Street	Comments by 5 Dec
25/01415/LBC		Stowe	Works to Listed Building to enable the installation of 7 photovoltaic panels to the rear slopes of the building	23 Lombard Street	Comments by 2 Dec
25/00344/LBC		Stowe	Damp related works including installation of mechanical ventilation system in 3 basements of the property	Worthington House, 6 Bird Street	Comments by 7 Dec

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

11 December 2025

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
25/01156/COU & 25/01157/ADV	05/11/25	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	APPROVE	APPROVE
25/01152/FUL	05/11/25	Erection of replacement two storey rear extension and dormer window, and resurfacing of car parking area (part-retrospective)	41 Trent Valley Road	APPROVE	APPROVE
25/01151/COU	05/11/25	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	APPROVE	APPROVE
25/01145/FUH	05/11/25	Second storey side and front extension	18 Siddons Close	APPROVE	APPROVE
25/01174/FUH	05/11/25	Erection of garden shed	15 Beecroft Avenue	APPROVE	APPROVE
25/01186/COU	05/11/25	Partial change of use of existing car park to water filling station including the erection of the structure	Morrisons, Beacon Street	APPROVE	APPROVE
25/01126/ADV	05/11/25	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	APPROVE	APPROVE
25/00564/FUL & 25/00565/ADV	05/11/25	Repair & refurbishment of shop front. Installation of a non illuminated fascia sign & double sided projecting sign	20 Conduit Street	APPROVE	APPROVE
25/01169/FUL	05/11/25	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	APPROVE	APPROVE
24/00637/FUH	17/07/24	Single storey side extension	6 The Old Stoneyard, Boswell Cottage, Cross Keys	APPROVE	APPROVE
25/01230/FUH	05/11/25	Double storey side extension & single storey front extension	25 Masfield Close	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

11 December 2025

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
25/01289/FUH	05/11/25	Installation of front driveway gates	11 Field Road	APPROVE	REFUSE
25/01236/FUL	05/11/25	Replace existing flat roof with pitched tiled roof	15 Bore Street	APPROVE	APPROVE
25/01204/FUH	05/11/25	Two storey side extension, single storey rear extension, alterations to boundary treatments	1 Darwin Close	APPROVE	APPROVE
25/01256/FUL & 25/01257/LBC	05/11/25	Works to listed building to enable the erection / Repair of Boundary Wall (Part-Retrospective)	Minster House, Minster Pool Walk	APPROVE	APPROVE
25/01201/FUH	05/11/25	Erection of a single storey side and rear extension to existing lean-to and creation of a WC	21 Hillside	APPROVE	APPROVE
25/01210/FUH	05/11/25	Garage conversion and front porch	11 Newlyn Close	APPROVE	APPROVE
25/01229/LBC	05/11/25	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	APPROVE	APPROVE
25/01181/FUH	05/11/25	Two storey extension to the front of the house and single storey extension to the existing garage	47 Borrowcop Lane	APPROVE	APPROVE
25/01255/FUL	05/11/25	Erection of 2 self-build dwellings with associated off street parking and external amenity space	18 London Road	REFUSE	REFUSE