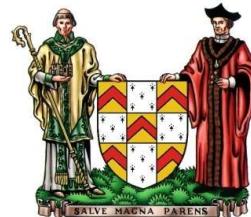


Lichfield City Council

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

15 January 2026

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 22 January 2026**. 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 11 DECEMBER 2025

Attached for reference are the comments submitted under delegated authority to 11 December 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 submit comments to Lichfield District Council for a street naming request (previously circulated by email):

One road to be named at the commercial development at Cricket Lane. Lichfield City Council suggested either Walters or Yates. These two names are from the War Memorial at Remembrance Gardens.

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

25/01338/FUH – 6 Greenwood Drive, Lichfield – Proposed second storey side extension.

Lichfield City Council: APPROVE on 11 December 2025
APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 17 December 2025
REFUSE for the following reasons:

- *Insufficient information and incorrect information on the application form has been submitted to allow the Local Planning Authority to fully assess the potential impact of the proposed development on trees protected by Tree Preservation Order (TPOs) within the site. In the absence of any detailed Arboricultural Impact Assessment on tree protection, the Local Planning Authority cannot be satisfied that the proposals would safeguard the health and longevity of the protected trees.*
- *Insufficient information has been submitted to allow the Local Planning Authority to fully assess the potential impact of the proposed development on protected species (bats) by way of a bat survey given works to the roof line. In the absence of a detailed bat survey/ecological appraisal, the Authority cannot be satisfied that the proposals would safeguard or avoid harm to a European Protected Species.*

4 TEMPORARY PUBLIC PATH DIVERSION ORDER

Members are asked to note receipt of the following Public Path Diversion Order from Lichfield District Council (previously circulated via email on 8 Dec):-

1R/1994 Lichfield, 4 Streethay, 11 & 12 Curborough & Elmhurst

5 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 16 Dec, 18 Dec, 2 Jan, 5 Jan (x2) and 7 Jan):-

Cappers Lane, Lichfield

Ryknild Street, Lichfield

Link Footway from Ryknild Street to Curlew Close, Lichfield

Wissage Road, Lichfield

Watery Lane, Lichfield

Cricket Lane, Lichfield

LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE

11 December 2025

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
25/01330/FUH	Demolition of existing conservatory and erection of two single storey rear extensions	3 Mawgan Drive	No objections
25/01461/COU	Change of use from veterinary use to pet cremation service including siting of internal furnace	Unit 60A Britannia Enterprise Park, Britannia Way	No objections
25/01278/FUH	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	Replacement larger porch & second vehicular access with footway crossing	15 Nether Beacon	No objections
25/01269/FUL	Erection of 3 two bedroom dwellings and associated works	Land rear of 67-79 Beacon Street	No objections
25/01319/FUH	Single storey rear extension	20 Walnut Walk	No objections
25/01333/LBC	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	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	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	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	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	No objections
25/01338/FUH	Proposed second storey side extension	6 Greenwood Drive	No objections

LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE

11 December 2025

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
25/01255/FUL	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	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	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	Installation of a new EV Charging Hub, associated infrastructure and all other associated works	Shell, Service Station, London Road	No objections
25/01440/FUH	Erection of a first floor front extension	20 Grosvenor Close	Ward comment awaited
25/01300/COU	Change of use from existing public house to Class E (Commercial, Business and Service) and Class F2 (Local community)	121 Upper St John Street	Ward comment awaited
25/01415/LBC	Works to Listed Building to enable the installation of 7 photovoltaic panels to the rear slopes of the building	23 Lombard Street	No objections
25/00344/LBC	Damp related works including installation of mechanical ventilation system in 3 basements of the property	Worthington House, 6 Bird Street	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

22 January 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
25/01483/FUL		All	Erection of 3 Padel tennis courts, facilities building, fencing, flood lighting and associated works (amendment to 24/01168/FUL)	Land At Beacon Park, Greenough Road	No objections providing the new location of the proposed facility does protect trees and that it has no implications for wildlife, footpaths, or noise and light pollution on nearby residences, or that mitigation measures are taken if any impacts are found
25/01547/FUH		Boley Park	Erection of a single storey rear and side extension	5 Darnford Lane	No objections
25/01596/FUL		Boley Park	Conversion of garage and erection of a two storey side extension	23 The Pines	No objections
25/01450/FUH		Chadsmead	Demolition of existing conservatory and construction of a single storey rear extension, alterations to roof above existing garage. New detached garage and repositioning of existing driveway access and dropped kerb	1 Beecroft Avenue	Ward comment to follow once further Highways response submitted
25/01576/FUH		Curborough	Installation of front driveway gates (Resubmission of 25/01289/FUH)	11 Field Road	No objections
25/01486/FUH		Leomansley	Demolition of existing concrete plank garage plus a single storey rear and side extension	15 Christ Church Gardens	No objections
25/01261/FUL		Leomansley	Change of roof type for a single storey enrolment hub building from flat roof to pitched roof	South Staffordshire College, The Friary	No objections
25/01106/FUL		Leomansley	Demolition of an existing dwelling and the erection of two new dwellings and a garage	23 Stafford Road	No objections
25/01540/FUL		Leomansley	Part demolition and extension/alterations of existing building and change of use from commercial (Class E) to residential (Class C3); and, erection of two detached residential units (Use Class C3) with associated development comprising access, parking, landscaping	5 Stafford Road	No objections
25/01556/FUL		Leomansley	Retention of two covered pergolas	Springfields Day Nursery, Beacon Street	No objections

AGENDA APPENDIX A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

22 January 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00025/FUH		Leomansley	Erection of a single storey rear extension and loft conversion with installation of front and rear dormers	1 Ellsmore Meadow	Comments by 19 Jan
25/01440/FUH		St Johns	Erection of a first floor front extension	20 Grosvenor Close	No objection providing there is no loss of amenity to number 18 either visually or in terms of light loss
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	See comments attached
25/01506/COU		St Johns	Section 73 application to vary condition 3 (Hours of operation) to permission of 20/00470/COU to vary approved opening hours of the yoga and fitness studio	The Old House Out Buildings, Deanslade Farm, Claypit Lane	Recommend refusal due to likely negative impact on neighbours and the locality
25/01538/ADV		St Johns	Erection of 4 fascia signs and 2 projecting and hanging signs for Starbucks	Commercial unit at land south of Shortbutts Lane	No objections, subject to normal Standard Advertising Conditions
25/01588/FUH		St Johns	Erection of garden room and workshop at rear of property	4 Ivanhoe Road	Comments by 14 Jan
25/01465/ADV, 25/01466/ADV & 25/01467/ADV		Stowe	Installation of various signs, illuminated signs, digital booth screen and illuminated totem sign	Former Lichfield Business Centre, Hermes Road	No objections
25/01519/LBC		Stowe	Works to Listed building to enable installation of 1 boiler and flue in existing cupboard on the ground floor	5B Vicars Close	No objections
25/01510/OUT		Stowe	Outline application for the demolition of outbuildings, development of up to six new build dwellinghouses, retention of the existing dwellinghouse, and access a matter of detail (all other matters reserved)	Roseries, Trent Valley Road	No objection subject to approval by the LDC Arboricultural Officer of the tree plan and the resolution of any issues with access and drainage
25/01497/FUH		Stowe	Proposed two side extension, single storey rear extension, loft conversion with rear dormer, and detached rear building at rear of garden	66 Burton Old Road West	No specific objection to this application but note concern that the very large scale of the project may impact adversely on the neighbours at no. 68

AGENDA APPENDIX A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

22 January 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
25/01583/FUH		Stowe	Section 73 application to permission of 25/00412/FUH to allow minor changes to the style and colour of the porch	45 Lime Grove	No objections

Applications for submission of comments to Lichfield District Council on 10 December 2025.

Planning Application Consultation 25/01300/COU - 121 Upper St John Street, Lichfield.

Change of use from existing public house to Class E (Commercial, Business and Service) and Class F2 (Local community).

No objections but request that the following concerns be highlighted for planning officer's consideration.

It is unfortunate that despite planning conditions, set around 2014, there was little overt promotion of the pub to be re-established as an ACV when at that time it was still potentially a viable business until the owners withdrew the lease; therefore it is important that the change of use focuses on a community based establishment/outlet as far as possible and that any changes are assessed for impact of the local community and adjacent residents.

However, it is now possible that the site would no longer be viable for it to be a public house especially with the Bridge Tavern now refurbished and extended and fully open. Therefore, a community use for the ground floor would be welcomed.

There are slight concerns re parking but not knowing exactly what the ground floor will be used for makes it difficult to assess needs, this will need careful consideration when this is known; the previous iteration as a pub mainly attracting the local community who walked there, some with mobility aids.

Lichfield City Council
10.12.25

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

22 January 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
25/01234/FUH	05/11/25	Proposed single storey rear extension	5 Goodwin Drive	APPROVE	APPROVE
25/01219/REM	05/11/25	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	APPROVE	WITHDRAWN BY APPLICANT
25/01247/FUH	05/11/25	Two storey side extension	52 Parnell Avenue	APPROVE	APPROVE
25/01103/FUH	05/11/25	Removal of existing single storey and single car garage to be replaced with new single storey double garage	73 Burton Old Road East	APPROVE	APPROVE
25/01324/FUH	11/12/25	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	APPROVE	APPROVE
25/01330/FUH	11/12/25	Demolition of existing conservatory and erection of two single storey rear extensions	3 Mawgan Drive	APPROVE	APPROVE
25/01131/FUL	05/11/25	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	APPROVE	APPROVE
25/01322/FUH	05/11/25	Removal of existing hedge construction of garden wall(s), reinstatement of fence and forming new boundary hedge	Manton House, 2 Mawgan Drive	APPROVE	APPROVE
25/01319/FUH	11/12/25	Single storey rear extension	20 Walnut Walk	APPROVE	APPROVE
25/01199/FUH & 25/01200/LBC	11/12/25	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	REFUSE	REFUSE
25/01269/FUL	11/12/25	Erection of 3 two bedroom dwellings and associated works	Land rear of 67-79 Beacon Street	APPROVE	APPROVE

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

22 January 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
25/01369/FUH	11/12/25	Replacement larger porch & second vehicular access with footway crossing	15 Nether Beacon	APPROVE	APPROVE
25/01338/FUH	11/12/25	Proposed second storey side extension	6 Greenwood Drive	APPROVE	REFUSE
25/01333/LBC	11/12/25	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	APPROVE	APPROVE
25/01373/LBC	11/12/25	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	APPROVE	APPROVE
25/01374/FUL	11/12/25	Installation of a new EV Charging Hub, associated infrastructure and all other associated works	Shell, Service Station, London Road	APPROVE	WITHDRAWN BY APPLICANT
25/01386/LBC	11/12/25	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	APPROVE	APPROVE
25/01278/FUH	11/12/25	Renewal/refurbishment of the front garden of the property, including replacement of all border hedges, fences, paving slabs and gravel	17 St Chads Road	APPROVE	APPROVE
25/01440/FUH	11/12/25	Erection of a first floor front extension	20 Grosvenor Close	APPROVE	APPROVE
25/01408/FUH & 25/01409/LBC	11/12/25	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	APPROVE	APPROVE