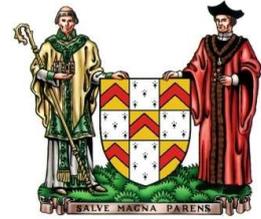


Lichfield City Council

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

18 February 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 **Wednesday 25 February 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

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 22 JANUARY 2026

Attached for reference are the comments submitted under delegated authority to 22 January 2026.

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):

25/01461/COU – Unit 60A Britannia Enterprise Park, Britannia Way, Lichfield
– Change of use from veterinary use to pet cremation service including siting of internal furnace.

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

- *No objections.*

Lichfield District Council: REFUSE on 20 January 2026
REFUSE for the following reasons:

- *The site is located within a recognised employment area however, inadequate information has been provided to justify the height of the stack or the operation of the furnace and any lack of information does not overcome the fact that the operation of the furnace is within a 'smoke control area' as defined by DEFRA and the appliance is not exempt which cannot outweigh the harm to amenity as identified.*

25/01497/FUH – 66 Burton Old Road West, Lichfield – Proposed two side extension, single storey rear extension, loft conversion with rear dormer, and detached rear building at rear of garden.

Lichfield City Council: APPROVE on 22 January 2026
APPROVE for the following reasons:

- *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.*

Lichfield District Council: REFUSE on 3 February 2026
REFUSE for the following reasons:

- *The proposed design of the two storey side extension is not wholly subordinate to the main house as it is not set back from the principal elevation nor set down from the existing roofline, combined with the forward projection of the front two storey extension, results in a dominant and bulky form of development that is out of keeping with the character and proportions of the host dwelling. The proposed rear dormer is overlarge and sited poorly within the roof slope (not set down), The cumulative impact of the proposed extensions would result in harm the*

architectural integrity and visual appearance of the host property and its appearance within the wider street scene.

- *Insufficient information has been provided regarding the proposed parking layout and the new road crossover particularly as the existing garage is to be removed and the works propose an additional fifth bedroom. Without clear details demonstrating adequate on-site parking provision, the proposal would be likely to result in a shortfall of parking, leading to potential further on-street parking pressure and a risk to highway safety.*
- *Trees are within site and no tree survey has been provided and the application form is incorrect as trees appear within the influence of the works proposed. Without a survey and a tree protection measures the Local Planning Authority are unable to rule out any potential harm to retained trees.*
- *Insufficient information has been provided regarding the outbuilding to the rear and the impact on this construction on the active railway and without information of agreements with the associated party, the Local Planning Authority cannot confirm the amenity of the asset is protected.*

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 15 Jan, 26 Jan, 2 Feb and 5 Feb):-

*Purcell Avenue, Lichfield
Lower Sandford Street, Lichfield
A38, Lichfield
A38 - upcoming engagement events*

LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE
22 January 2026

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
25/01483/FUL	Erection of 3 Padel tennis courts, facilities building, fencing, flood lighting and associated works (amendment to 24/01168/FUL)	Land At Beacon Park, Greenhough 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	Erection of a single storey rear and side extension	5 Darnford Lane	No objections
25/01596/FUL	Conversion of garage and erection of a two storey side extension	23 The Pines	No objections
25/01450/FUH	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	Installation of front driveway gates (Resubmission of 25/01289/FUH)	11 Field Road	No objections
25/01486/FUH	Demolition of existing concrete plank garage plus a single storey rear and side extension	15 Christ Church Gardens	No objections
25/01261/FUL	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	Demolition of an existing dwelling and the erection of two new dwellings and a garage	23 Stafford Road	No objections
25/01540/FUL	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	Retention of two covered pergolas	Springfields Day Nursery, Beacon Street	No objections
26/00025/FUH	Erection of a single storey rear extension and loft conversion with installation of front and rear dormers	1 Ellsmore Meadow	No objections
25/01440/FUH	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

LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE
22 January 2026

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
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	See comments attached
25/01506/COU	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	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	Erection of garden room and workshop at rear of property	4 Ivanhoe Road	See comments attached
25/01465/ADV, 25/01466/ADV & 25/01467/ADV	Installation of various signs, illuminated signs, digital booth screen and illuminated totem sign	Former Lichfield Business Centre, Hermes Road	No objections
25/01519/LBC	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	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	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
25/01583/FUH	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

Applications for submission of comments to Lichfield District Council 25 February 2026

Planning Application Consultation 25/01588/FUH - 4 Ivanhoe Road, Lichfield.

Erection of garden room and workshop at rear of property.

We see no reason to change our previous recommendation for refusal. Please see our comments on previous application 25/00523/FUH. Therefore we recommend that this latest application is refused:

- The design of the garden room and workshop is that the building is more living accommodation than gardener's store. If anything this looks even more like living accommodation than previously.
- Its size and high glass window content would represent a loss of amenity for the owners of 14 Masefield Close, where the two premises are in very close proximity.

Lichfield City Council
16.01.2026

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

25 February 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00080/TCN		All	Telecommunications Determination: Replacement of 3 existing antennas and 1 existing equipment cabinet and installation of one 22.5m monopole, 6 new antennas and 1 new 300mm dish with other associated ancillary works thereto	Land Adj Unit 14, Britannia Way	No objections
26/00055/OUTFLM		All	Section 73 application to vary condition 36 (Highways England Swinfen Island Works) of permission 25/00267/OUTFLM to amend the trigger for the delivery of the Swinfen Island infrastructure works	Land At Cricket Lane	Comments awaited
26/00141/REMM		All	Section 73 application to vary condition 1 (approved plans and specifications) of permission 24/00137/REMM to allow the substitution from Persimmon house types to HarperCrewe house types	Land At Cricket Lane	Comments by 19 Feb
26/00149/FUH		Boley Park	Proposed single storey front extension	86 Haymoor	No objections
26/00157/FUH		Boley Park	Single storey side and rear extension	11A Cranleigh Way	No objections
26/00160/FUL		Boley Park	Conversion of detached garage to a hobby / study room (retrospective)	21 Curlew Close	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	No ward comment
26/00039/FUH		Leomansley	Demolition of existing ground floor W.C. to create open to air porch, internal alterations including garage conversion and installation of bi-fold doors, Juliette balconies and sky lights	8 Chatterton Avenue	No objections
26/00062/FUH		Leomansley	Erection of a two-storey side extension to form enlarged living room, garage, orangery and master bedroom	45 Sandfield Meadow	No objections
26/00169/FUH		Leomansley	Erection of a detached double garage	19 The Friary	Comments by 26 Feb

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

25 February 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00072/FUH		St Johns	Rear ground floor extension together with part garage conversion	35 Mason Avenue	No. 33 may have concerns re the view of the garage so perhaps the Planning Officer could check if any mitigation might be suggested, but as it is single storey we have no objections
26/00021/FUL		Stowe	Proposed landscape strip	Land South Former Debenhams, Birmingham Road	No objections
25/01592/COUM		Stowe	Section 73 application to permission of 24/01199/COUM to vary conditions 2 (Approved Plans), 5 (Cycle facilities), 7 (Material details), 11 (Soft landscaping details), 12 (Landscape management and maintenance plan), 13 (Hard landscaping details), 15 (Details of glazing panels) and 16 (Details of surface materials and boundary treatments) to allow amendments to the design of the scheme and to provide details required by some conditions in order to update them to compliance conditions	Former Debenhams, Bakers Lane	No objections
26/00059/FUL		Stowe	Erection of single storey rear extension to existing changing room	Lichfield City Football Club Sports Ground, Enots Sports And Social Club , Brownsfield Road	No objections
26/00086/ADV		Stowe	Installation of 1 fascia sign and 1 projecting sign	Former Bodycare, 22 Bakers Lane	No objections
26/00116/FUH		Stowe	Single and two storey side and rear extension front roof and porch alterations	13 Benson Close	Comments by 19 Feb
26/00180/FUH		Stowe	Two storey rear extension and installation of new gates to side access	18 Gaia Lane	Comments by 23 Feb

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

25 February 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
25/01415/LBC	11/12/25	Works to Listed Building to enable the installation of 7 photovoltaic panels to the rear slopes of the building	23 Lombard Street	APPROVE	APPROVE
25/01300/COU	22/01/26	Change of use from existing public house to Class E (Commercial, Business and Service) and Class F2 (Local community)	121 Upper St John Street	REFUSE	REFUSE
25/01486/FUH	22/01/26	Demolition of existing concrete plank garage plus a single storey rear and side extension	15 Christ Church Gardens	APPROVE	APPROVE
25/00344/LBC	11/12/25	Damp related works including installation of mechanical ventilation system in 3 basements of the property	Worthington House, 6 Bird Street	APPROVE	APPROVE
25/01461/COU	11/12/25	Change of use from veterinary use to pet cremation service including siting of internal furnace	Unit 60A Britannia Enterprise Park, Britannia Way	APPROVE	REFUSE
25/01506/COU	22/01/26	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	REFUSE	REFUSE
25/01326/LBC	11/12/25	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	APPROVE	APPROVE
25/01465/ADV & 25/01466/ADV & 25/01467/ADV	22/01/26	Installation of various signs, illuminated signs, digital booth screen and illuminated totem sign	Former Lichfield Business Centre, Hermes Road	APPROVE	APPROVE
25/01547/FUH	22/01/26	Erection of a single storey rear and side extension	5 Darnford Lane	APPROVE	APPROVE
25/01583/FUH	22/01/26	Section 73 application to permission of 25/00412/FUH to allow minor changes to the style and colour of the porch	45 Lime Grove	APPROVE	APPROVE
25/01261/FUL	22/01/26	Change of roof type for a single storey enrolment hub building from flat roof to pitched roof	South Staffordshire College, The Friary	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

25 February 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
25/01576/FUH	22/01/26	Installation of front driveway gates (Resubmission of 25/01289/FUH)	11 Field Road	APPROVE	APPROVE
25/01519/LBC	22/01/26	Works to Listed building to enable installation of 1 boiler and flue in existing cupboard on the ground floor	5B Vicars Close	APPROVE	APPROVE
25/01450/FUH	25/02/26	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	NO WARD COMMENT	APPROVE
25/01483/FUL	22/01/26	Erection of 3 Padel tennis courts, facilities building, fencing, flood lighting and associated works (amendment to 24/01168/FUL)	Land At Beacon Park, Greenhough Road	APPROVE	APPROVE
25/01497/FUH	22/01/26	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	APPROVE	REFUSE
25/01538/ADV	22/01/26	Erection of 4 fascia signs and 2 projecting and hanging signs for Starbucks	Commercial unit at land south of Shortbutts Lane	APPROVE	APPROVE
25/01540/FUL	22/01/26	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	APPROVE	APPROVE
25/01556/FUL	22/01/26	Retention of two covered pergolas	Springfields Day Nursery, Beacon Street	APPROVE	APPROVE