

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/ST

18 March 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 March 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 the Chair of Planning, the Town Clerk and Deputy Town Clerk.

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.

Councillor R Bragger has declared an interest in planning application 26/00116/FUH as he knows the applicants.

Cllr C Ball has declared an interest in planning application 26/00232/FUH as he knows the applicant.

2 COMMENTS SUBMITTED TO 25 FEBRUARY 2026

Attached for reference are the comments submitted under delegated authority to 25 February 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):

25/01588/FUH – 4 Ivanhoe Road, Lichfield – Erection of garden room and workshop at rear of property.

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

- *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 District Council: APPROVE on 23 February 2026
APPROVE for the following reasons:

- *Compared to the previously refused scheme (25/00523/FUH), the current proposal has reduced visual bulk. This includes the height and the length which creates a simpler form, and material finishes that better respond to the context of the property and the Edwardian terraces along Ivanhoe Road. Whilst there are concerns over the height and nature of the outbuilding to these characterful Edwardian dwellings, the proposal is located entirely within the rear garden and would not impact any heritage assets nor will it disrupt the form of the original terrace in the main road. There are no designated heritage constraints, and the building would not be visible from the public realm beyond the rear of the property (Ivanhoe Road) but will be clearly visible from the rear (Masefield Close) where other outbuilding sheds and garage buildings are located for other properties along Ivanhoe Road. The height is much reduced and the LPA are aware of a fallback option in terms of garden buildings. In this case the pitched roof looks an improved complementary outbuilding rather than the building which could be provided under permitted development under class 3 of the GPDO 2015 as amended.*
- *The building is positioned at the rear of the garden with now a sufficient separation (1m clearance) from neighbouring boundaries. Windows have been proposed to the side elevation of the building and in order to safeguard any perception of overlooking/privacy, the side-facing windows towards 14 Masefield Close will be permanently obscure-glazed above*

1.7 m (minimum Pilkington Level 3) and retained as such in perpetuity. Furthermore, if this application were accepted then the LPA would consider no further/or additional side-facing windows or alterations to the eastern or western elevations shall be made without prior written approval from the Local Planning Authority. Concerns have been raised regarding overlooking however this would be no different to a garden building and workshop constructed under Permitted Development and there are intervening boundaries. Light reduction has been raised in terms of concerns raised however the light would continue to move around the front and rear garden any additional impacts caused by the building and not sufficient to refuse the application given the pitched roof at a maximum of 3.6m sloping down to 2.2m at the eaves. The use of the incidental building has been queried especially in the future and the difference between accommodation and the garden room. This is an important point however the LPA are able to apply conditions to avoid use not commensurate with incidental use.

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 16 Feb and 27 Feb):-

*Watery Lane, Lichfield
Cathedral to Castle 2026*

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

25 February 2026

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
26/00080/TCN	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	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	See comments attached
26/00141/REMM	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	No objections
26/00149/FUH	Proposed single storey front extension	86 Haymoor	No objections
26/00157/FUH	Single storey side and rear extension	11A Cranleigh Way	No objections
26/00160/FUL	Conversion of detached garage to a hobby / study room (retrospective)	21 Curlew Close	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	No ward comment
26/00039/FUH	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	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	Erection of a detached double garage	19 The Friary	Ward comment awaited

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE
25 February 2026**

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
26/00072/FUH	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	Proposed landscape strip	Land South Former Debenhams, Birmingham Road	No objections
25/01592/COUM	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	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	Installation of 1 fascia sign and 1 projecting sign	Former Bodycare, 22 Bakers Lane	No objections
26/00116/FUH	Single and two storey side and rear extension front roof and porch alterations	13 Benson Close	No objections providing the LDC arboricultural officer is happy with the tree plan and there is no impact on the amenities of neighbours including the house at the back in Covey Close
26/00180/FUH	Two storey rear extension and installation of new gates to side access	18 Gaia Lane	No objections

Applications for submission of comments to Lichfield District Council

Planning Application Consultation 26/00055/OUTFLM - Land at Cricket Lane, Lichfield

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.

We recommend refusal of this application for the same reasons we recommended refusal of application 25/00267/OUTFLM. 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 City Council

23.02.26

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

25 March 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00231/FUH		Boley Park	Single storey rear extension	7 Coltman Close	Recommend refusal as the extension would crowd in on the neighbouring property and although the ensuite bathroom would have an obscure glazed window it is overlooking the neighbour's rear garden
26/00232/FUH		Curborough	Ground and first floor extension	38 St Margarets Road	No objections, subject to the LDC Arboricultural Officer's agreement to the proposals regarding the trees.
Staffordshire County Council		Chadsmead	Cycle and pedestrian infrastructure improvements between Irving Close and Grange Lane	Eastern Avenue	No objections. However, Member comments submitted awaiting response from SCC.
26/00285/FUH		Chadsmead	Single storey front and side extension with timber porch.	69 Dimbles	No objections providing materials match existing as specified.
26/00169/FUH		Leomansley	Erection of a detached double garage	19 The Friary	No objections
26/00167/FUH		Leomansley	Two storey side and rear extension to create 2-bedroom annexe accommodation, connected to the existing dwelling	35 Ferndale Road	No objections
26/00088/ADV		Leomansley	Installation of 1 fascia signage to front elevation	City Point, Unit 3B, Swan Road	No objections
26/00328/FUH		Leomansley	Front porch extension	6 Lillington Close	No objections
26/00190/FUL		St Johns	Erection of 2 self-build dwellings with associated off-street parking and external amenity space	18 London Road	No objections, however still have concerns over access
26/00186/FUH		St Johns	Section 73 application to permission of 25/01172/FUH to alter condition 2 (Previously approved plans) to increase rear projection to align with neighbour and amend internal layout	31 Cherry Orchard	No objections
26/00239/FUH		St Johns	Two storey side extension with hipped roof to match existing, to create a larger downstairs utility area and shower room, plus additional bedroom and ensuite	54 Redlock Field	Comments by 9 Mar

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

25 March 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00305/FUH		St Johns	Single storey rear extension, garage conversion, flue.	2 Abraham Avenue	Comments by 23 Mar
26/00312/FUH		St Johns	Section 73 application to vary condition 2 (approved plans) of permission 23/00878/FUH to allow the increase in size and layout of approved side extension	16 London Road	Comments by 23 Mar
26/00303/FUH		St Johns	Erection of a single storey rear extension with associated internal alterations and garage conversion with a new roof	Sandfields House Fosseway Lane	Comments by 23 Mar
26/00304/LBC		St Johns	Works to Listed building to allow the erection of a single storey rear extension with associated internal alterations and garage conversion with a new roof	Sandfields House Fosseway Lane	Comments by 23 Mar
26/00324/LBC		St Johns	Works to Listed building to enable the change of use from an existing underused Landlord's Store into an Office	Rear Of 71 To 73 Upper St John Street	Comments by 30 Mar
26/00177/FUL & 26/00178/ADV		Stowe	Replacement of shop front & installation of 7 air conditioning units to rear elevation (first floor level) and installation of new fascia sign	45 Market Street	No objections
26/00168/FUH		Stowe	Section 73 application to permission of 24/00850/FUH to vary condition 2 and remove condition 4 to alter previously approved drawings and materials for the front elevation to render in smooth white, remove timber cladding and finish windows and doors in agate grey	4 Fecknam Way	No objections
26/00191/COU & 26/00192/LBC		Stowe	Works to listed building to enable the conversion from office to a four bedroom apartment (lower ground and ground floor only)	Minster House, Minster Pool Walk	No objections
26/00196/COU & 26/00197/LBC		Stowe	Works to listed building to enable the conversion of vacant upper floors to form two 2 bedroom apartments (first and second floor)	3 Market Street	No objections
26/00209/LBC		Stowe	Erection of internal stairlift	15 The Close	No objections
26/00279/ADV		Stowe	Installation of 2no. non-illuminated individually mounted black 'Audika' 5mm aluminium letters and blue 5mm aluminium motif mounted via spacers onto fascia and 1no. non-illuminated projecting sign in blue painted timber	The Hearing Centre, 20 Bore St	Comments by 20 Mar

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

25 March 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00280LBC		Stowe	Works to listed building to enable the removal of 2no. existing fascia signs and installation of 2no. new fascia signs	The Hearing Centre, 20 Bore St	Comments by 20 Mar
26/00240/FUH		Stowe	Single storey rear and side extensions with flat roofs to create open plan kitchen/dining area and larger bedroom with ensuite. Including part conversion of existing garage to create utility area	14 Mallicot Close	Comments by 20 Mar

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

25 March 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
26/00039/FUH	25/02/26	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	APPROVE	APPROVE
25/01106/FUL	22/01/26	Demolition of an existing dwelling and the erection of two new dwellings and a garage	23 Stafford Road	APPROVE	APPROVE
25/00707/FUH	16/07/25	Demolition of existing car port and side extension and erection of a two storey rear and side extension	9 Charnwood Close	APPROVE	APPROVE
25/01596/FUL	22/01/26	Conversion of garage and erection of a two storey side extension	23 The Pines	APPROVE	APPROVE
25/01588/FUH	22/01/26	Erection of garden room and workshop at rear of property	4 Ivanhoe Road	REFUSE	APPROVE
25/01592/COUM	25/02/26	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	APPROVE	APPROVE
26/00072/FUH	25/02/26	Rear ground floor extension together with part garage conversion	35 Mason Avenue	APPROVE	APPROVE
26/00062/FUH	25/02/26	Erection of a two-storey side extension to form enlarged living room, garage, orangery and master bedroom	45 Sandfield Meadow	APPROVE	APPROVE
26/00025/FUH	22/01/26	Erection of a single storey rear extension and loft conversion with installation of front and rear dormers	1 Ellsmore Meadow	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

25 March 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
26/00059/FUL	25/02/26	Erection of single storey rear extension to existing changing room	Lichfield City Football Club Sports Ground, Enots Sports And Social Club, Brownsfield Road	APPROVE	APPROVE