

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

03 March 2022

LCC comments for submission to Lichfield District Council

| App No. | Details | Site | LCC Recommendation |
|-------------------|---|--|---|
| 22/00128/FUH | Demolition of single storey extension and erection of new two storey rear extension | 10 Dimbles Lane | No objections |
| 22/00149/FUH | Demolition of rear conservatory, erection of new side extension, alterations to existing porch and garage roof to make a tiled pitched roof and conversion of part of garage to an extra bedroom | 24 The Parchments | No objections |
| 21/01110/AMD | Non Material amendment to allow keeping of the existing wall to the rear extension, re-design the roof space and to allow changes to proposed garage door | 134 Weston Road | Application withdrawn |
| 22/00204/FUH | Full remodel of existing dwelling incorporating a two storey side extension plus erection of a rear single storey extension | 134 Weston Road | No objections providing SPD conditions are complied with regarding the dormer window overlooking the back garden of number 130 |
| 22/00246/FUH | Erection of a double storey side extension | 17 The Leasowe | No objections |
| 22/00019/FUL | Installation of sprinkler tank & pump and associated works | Charnwood House, Dimbles Lane | No objections |
| 22/00188/FUH | Erection of a single storey front extension and two storey side extension | 19 Weston Road | No objections |
| 22/00040/REM M | Reserved matters (access, appearance, landscaping, layout and scale) for residential phases (Phases D, E, F, G, H, I and J) pursuant to Section 72 permission 19/00732/OUTMEI (Variation of conditions 2, 3, 6, 9, 23, 29, 31, 33, 34 of application 14/00057/OUTMEI) | Land North East of Watery Lane, Curborough | Access onto Eastern Avenue and Watery Lane should be completed before construction work starts. The railway bridge needs traffic light controls installing (before construction work starts). Netherstowe Lane needs widening in places to support the expected additional traffic (before construction work starts) |
| 22/00102/FUH | Erection of a first floor side & rear extension to include addition of two side elevation windows and balcony to master bedroom | 43 The Friary | No objections |
| 22/00201/LBC | Installation of fire compartmentation in the roof space | Dr Milleys Hospital, Beacon Street | No objections |
| 22/00203/FUH | Erection of a single storey rear extension | 6 Sandfield Close | No objections |
| 22/00191/FUH | Erection of front single storey extension and conversion of garage into habitable room | 97 Ferndale Road | No objections |
| 22/00182/FUH | Erection of a front porch | 33 Blakeman Way | No objections |

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| 21/01956/OUT FLM | Full application for the construction of 529 dwellings, access via Lichfield Southern Bypass, footpaths, cycleways, public open space, play areas, sports pitches, landscaping, drainage and development infrastructure and Outline application with all matters reserved for a primary school (F1a), a mixed use community hub to include commercial development (Ea, Eb, Ec, Sui Generis hot food takeaways and drinking establishments with expanded food provision) and a community building (F2b) | Land South of Shortbutts Lane | Further comments from ward awaited |
| 22/00139/FUH | Erection of first floor side extension | 40 Redlock Field | No objections |
| 22/00158/FUH | Removal of front porch and erection of a new pitched roof front porch and hallway | 3 Byron Avenue | No objections |
| 22/00166/FUH | Erection of a first floor side extension | 10 London Road | No objections but suggest that obscure glass and limited top opening should be stipulated if a window is on the side elevation of 1st floor extension |
| 22/00176/FUH | Erection of a single storey rear extension with flat roof | 3A Chaucer Close | No objections |
| 22/00265/FUH | Erection of detached single garage | 41 London Road | No objections however we note the application states existing hedge to be retained, we would like this to be enforced |
| 22/00266/FUH | Erection of a ground floor side and rear extension and first floor rear extension to create additional bedroom and ensuite | 1 Seward Close | No objections |
| 20/00521/FULM | Erection of an 84 bedroom care home (inc 2 staff bedrooms) and 15 dwellings, with ancillary parking, site infrastructure and landscaping | Land South of Tamworth Road | See Supplementary Sheet 2 to Agenda Appendix A |
| 22/00072/COU | Conversion of derelict public house to Planning Use Class E with 3 first and second floor apartments and ground floor rear extension | The Greyhound Inn, 121 Upper St John Street | Recommend Refusal; Massing and amenity, Dominating street scene, Registered AcV and not been marketed so change of use not applicable, Parking insufficient both commercial and residential plus bin storage issues, No social housing but part of wider development, High level of resident objections, Incorrect and contradictory statements in applicants documents and Ecology and bat surveys still outstanding and to be substantiated |

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| 22/00129/FUH 22/00130/LBC | Replacement of external windows and doors and provision of new garden terrace plus internal alteration works | Old College House, 34 Dam Street | No objections |
| 22/00157/FUH | Replacement of existing glass roof to garden room with a solid insulated roof and revised fenestration | 103 Valley Lane | No objections |
| 22/00173/FUL | Installation of new packaged ECO2 Mini CO2 gas cooler on a existing platform of steel framework on Stubs & 3 floor mounted 3 x AC units (Daikin AZAS) | Former M & S, 16 Bakers Lane | No objections subject to acceptable noise levels |
| 22/00174/FUL | Installation of new aluminium automatic telescopic sliding door to be finished in Anthracite RAL 7016 | Former M & S, 16 Bakers Lane | No objections |
| 22/00121/FUH | Erection of 2 single storey rear extensions, replacement tiled pitched roof to garage at front and associated internal works | 112 Valley Lane | No objections |
| 22/00192/COU | Change of use from first floor apartment (Use Class C3) to office Use ClassE(g) and associated works | Jukes Funeral Services, 26 Tamworth Street | No objections |
| 22/00195/FUH | Erection of a ground and first floor extension | 1 Sturgeons Hill | No objections |
| 21/00288/FUL M | Demolition of existing buildings and the erection of 13 residential dwellings with associated road works, parking and landscaping | Land at Rosaries, Trent Valley Road | See Supplementary Sheet 1 to Agenda Appendix A |

SUPPLEMENTARY SHEET 1 TO AGENDA APPENDIX A
LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE
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| App No. | Amendment | Ward | Details | Site | LCC Recommendation |
|---|-----------|-------|---|-------------------------------------|-----------------------|
| 21/00288/FUL M | | Stowe | Demolition of existing buildings and the erection of 13 residential dwellings with associated road works, parking and landscaping | Land at Rosaries, Trent Valley Road | Comments below |
| <p>We repeat our earlier reasons for recommending refusal. We do not consider the latest plans make any material difference to the issues raised by residents and statutory consultees. We endorse the comments made by the Civic Society. Serious areas of concern not dealt with by the new plans are:</p> <ol style="list-style-type: none"> 1. Failure to provide final drainage proposals. A simple reference to connecting in to the existing main sewer is not good enough given the age of the Mount Pleasant properties. 2. Still a densely packed new build site, now with two bedroom houses proposed simply by re-branding a third upstairs room as a 'home office'. 3. The development plan misrepresents the ancient hedgerow forming the boundary with the Mount Pleasant villas, the existing trees, sustainability and biodiversity concerns. 4. The Arboricultural Officer's comments ignored and not addressed. 5. Ignores security concerns raised by the Police on access through the site, whether by vehicle or pedestrians. 6. Not addressed an electricity sub-station may be necessary. No room on current plans to provide for one. 7. No bin collection point shown on new layout 8. Still no EV points provided and tandem parking with the associated problems 9. Disregards the conservation and historic environment requirements 10. Totally impractical proposal to install a barrier across the right of way | | | | | |

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| 20/00521/FULM | | St Johns | Erection of an 84 bedroom care home (inc 2 staff bedrooms) and 15 dwellings, with ancillary parking, site infrastructure and landscaping | Land South of Tamworth Road | Comments below |

The minor alterations to this application have no impact on our original objections.

Recommend Refusal for the following reasons:-

1. This is at least the 8th iteration of plans for this site we are strongly of the opinion that this is unacceptable, piecemeal planning; trying to make an unacceptable plan fit the bill compromises the LPA; this should be withdrawn and a new application submitted for clarity and transparency
2. The plans continue to present major over massing of the site; its scaling, size and design will have a huge impact on the surrounding amenity and gateway to the City both on the road and canal side of the proposed development
3. Impact on or from the Cricket Lane SDA development and amenity has not been sufficiently considered
4. Out of character design, conservation concerns re neighbouring listed building - the layout goes up against a listed building
5. Inappropriate site for a care home of vulnerable people due to its closeness to the A38 trunk road
6. There is no report submitted for Air Quality and its impact on the proposed development
7. It is in close proximity to the A38 which is within the Lichfield District Council Air Quality Management Area Order No 2 of 2016. Additionally the Noise Survey submitted was conducted in 2018 and is over 2 years old
8. These locational environmental issues will severely impact residents health, mental well-being and quality of life e.g. opening of windows, sitting outside
9. Insufficient car parking spaces for the care home, visitors and staff will be compromised
10. This location would lead to people parking dangerously on the A51 and verges when the car park is full. Also block pedestrians view when crossing the road to access footpath and bus stops
11. Despite some changes as requested by SCC we are still of the opinion that the access/ egress point is dangerous; exacerbated by the comments made at Point 10. The tweaks made do not enhance the proposed application
12. Landscaping continues to need attention, retention of trees addressed and retention of hedges along A51 to be conditioned
13. The decking proposal and removal of close boarded fencing does not enhance the amenity and could be to the detriment; decking is not a sustainable solution or of environmental value
14. Still concerns re biodiversity and long term impact
15. No demonstrable benefits with regard to sustainable development, bar some economics The City neighbourhood plan seeks high quality/ skilled jobs this will not achieve this also inappropriately sited for staff and visitor commutes, insufficient parking
16. There are no local facilities or social provision within easy walking distance especially for those less able, staff and residents of proposed houses