

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

12 January 2023

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
	Proposal for coach layover stops	The Friary	Comments attached
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	Comments attached
22/01664/FUH	Erection of ground floor rear extension	66 Birchwood Road	No objections
22/01669/FUH	Erection of replacement garage roof, new porch pitched roof and gable, new side entrance, bike store and replacement garden store to provide yoga studio/home office	2 The Parchments	No objections
22/01108/FUH	Erection of single storey rear extension	95 Gaia Lane	No objections
22/01640/FUH	Two storey rear extension, creation of first floor and new roof with dormers to front to form 4 bedrooms, bathrooms and kitchen/diner and demolition of garage and all associated works	82 Gaia Lane	No objections
22/01470/FUH	Erection of double garage	35 Ferndale Road	No objections
22/01705/FUH	Erection of single storey rear extension and remodelled front	122 Chesterfield Road	No comments
22/01692/FUL	Demolition of existing bungalow and erection of 1 new bungalow	1 Quarry Hills Lane	No objections
22/01525/FUH	Erection of single storey rear extension, loft conversion with dormer, new conservatory roof and wall and internal changes	145 Trent Valley Road	No objections subject to Arboricultural Officer agreement
22/01671/FUH	Erection of garage to side	34 Chadswell Heights	No objections

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The Friary, Lichfield – proposal for coach layover stops

A number of councillors considered the proposal to make sense to encourage tourism and a longer stay by visitors. The festival gardens are a lovely spot to be dropped off as a tourist. The following summarises the concerns expressed about the proposal.

While there needs to be somewhere for coaches to park close to the city centre, we are not in favour of the removal of the free parking spaces by The Friary. They are very useful for Lichfield residents and those visiting the City for a short stay. There should be provision for coaches to park in the existing car parks such as the University to avoid loss of the free car parking spaces.

The new bus station should be opposite the Railway Station. We question the need for the coach spaces along the Friary at this time. There are already coach parking bays in the bus station which do not seem to be 100% occupied.

The road is wide enough here to not effect traffic entering Lichfield from the Bowling Green. However concern coaches will provide a visual barrier to the view of Festival Gardens, at this very attractive entrance to the City.

The Coaches will interfere with the residential setting of the road.

If this is not a drop off and collection point then perhaps the coaches could be parked in a less conspicuous location.

Lichfield City Council

Applications for submission of comments to Lichfield District Council 12 January 2023

22/01956/OUTFLM Land South of Shortbutts Lane - 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).

The biodiversity net gain has not been addressed correctly. We note the Ecology Officer has responded requiring compliant plans. This development should not proceed until this issue has been resolved satisfactorily.

We endorse the following comments lodged on density. The density is still not acceptable and the design needs to comply with the NPPF Design Code.

Objection Mr Petrou 5/10/22

Urban Design two documents 23/9/22

Civic Society 14/9/22

The following has also been raised:

The previous response from LCC included:

"Housing Delivery and Policy Lichfield 6: South of Lichfield allocates the land as a site for a sustainable, well-designed, mixed-use development to provide approximately 450 dwellings, employment development, appropriate associated facilities and transport, social and physical infrastructures. This hybrid application does not comply with the above."

This comment is still relevant to a recommendation for refusal. It is worth adding, where it refers to 'appropriate associated facilities', to highlight the paucity of GP services to the south of the city and the need to include these, in consultation with NHS England.

More general comments: -

1. There will be school children being walked to the new school from all directions. Those crossing at Knowle Lane will need a pedestrian crossing on what will become a busier road.
2. Knowle Lane is currently 60mph limit. This does not justify being at this limit now (50 mph would suit the road width) but a 30mph stretch will be necessary once the school is in use.
3. With new estates, grit bins are rarely provided. These should be paid for as part of the development, in liaison with SCC.
4. There should be no land left 'unadopted' once the developer moves off site (as has happened on other new estates).

Lichfield City Council