

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

20 May 2021

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 Chairman 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, 27 May 2021**. 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 celia.freeman@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.

Cllr P McDermott declared an interest in application 21/00760/FUH as it relates to a neighbouring property.

2 COMMENTS SUBMITTED TO 6 MAY 2021

Attached for reference are the comments submitted under delegated authority to 6 May 2021

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 on Street Pavement Licence Applications as listed in **Appendix C**.
- d) To note decisions of Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council

20/01840/FUL – William Lunns Homes, Stowe Street

LCC – 27/1/21 – No objections

LDC – 14/5/21 – Refuse

It is considered that the proposal does not represent an appropriate form of development. Whilst the principle of the development is acceptable, material considerations relating to the removal of protected trees weigh against the proposal in determination. The Arboricultural Officer has been consulted, of whom raises significant objections to the scheme, due to the loss of Protected trees and the associated impacts on visual amenity within the locality.

In conclusion, the proposal would result in the loss of protected trees and therefore does not comply with Policy NR4, and Policy BE1 of the Local Plan Strategy, the Trees Landscaping and Development SPD and relevant policies contained within the NPPF. As such, the proposal is recommended for refusal.

4 TEMPORARY ROAD TRAFFIC REGULATIONS

Members are asked to note receipt of the following Temporary Road Traffic Regulations from Staffordshire Highways (previously circulated via email)

- a) PTTRO 4238799 Claypit Lane and Fosseway

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

06-May-21

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
21/00597/FUH	Erection of ground floor and first floor front and side extensions	21 Willowsmere Drive	<i>No Objections</i>
21/00634/FUH	Erection of a single storey rear extension	30 Boley Lane	<i>No Objections</i>
21/00663/FUH	Erection of a two storey side extension	5 Birchwood Road	<i>No Objections</i>
21/00527/ADV	Display of 1No. illuminated fascia sign comprising of letters on rails and logo	Unit 1B, Boley Park Shopping Centre, Ryknild Street	<i>No Objections</i>
21/00530/ADV	Display of 1No. illuminated fascia sign and 1No. Non illuminated fascia sign	Unit 1A, Boley Park Shopping Centre, Ryknild Street	<i>No Objections</i>
21/00543/FUH	Erection of first floor front extension over garage, removal of porch to be replaced by erection of single storey front extension and alterations to rear	35 Swallow Croft	<i>No Objections</i>
21/00596/FUH	Erection of a single storey rear extension	27 Anson Avenue	<i>No objections, subject to a satisfactory Stage 45 degree rule assessment.</i>
21/00507/FUH	Single and two storey side and rear extensions to form kitchen, lounge, utility, sitting room, bedrooms and en suite	75 Gaia Lane	<i>No objections provided the factors in the Heritage Statement are implemented, and that the hedgerow is planted to compensate for the loss of the trees.</i>
21/00504/FUH	Email from LDC about Stage 1 analysis of the 45 degree Assessment.	6 Siddons Close	<i>No objections, subject to a satisfactory Stage 45 degree rule assessment.</i>
21/00727/COU	Change of use of glasshouse to retail use and erection of 28no. timber cabins (retention of works partially completed)	The Plant Plot, Stafford Road	<i>No Objections</i>
21/00493/FUH	Loft conversion, new dormer to rear and internal alterations	1 Harman Drive	<i>No Objections</i>
21/00432/FUH	Erection of single storey rear extension	16 Friary Avenue	<i>No Objections</i>
21/00508/FUH	Two storey rear extension with alterations and refurbishment throughout and garage conversion with new pitched roof over garage	3 Hayes View	<i>No Objections</i>
21/00584/FUH	Proposed insertion of three (3) dormer windows and one (1) rooflight to garage to use roof space as a home gym and study.	31 Lynfield Road	<i>No Objections</i>

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

06-May-21

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
21/00586/FUH	Replace the single storey store, garage and porch from the frontage with a single storey extension, erection of new car port to the driveway and removal of a lilac tree. The application also includes an erection of an additional window to the side storey with a glazed rooflight.	Beacon Croft, Shaw Lane	<i>No Objections</i>
21/00696/FUH	Erection of first floor rear extension	15 Friary Avenue	<i>No Objections</i>
21/00625/FUH	Erection of 2No storey front extension to existing residential property	19 Deykin Road	<i>No Objections</i>
20/01374/FUL M	Refurbishment, extension and conversion of Westgate House (Grade II listed) to create 4 no. apartments and 1 no. townhouse, conversion and extension of existing outbuilding to create 1 no. detached dwelling, conversion and extension of Westgate Cottage (Grade II listed) to provide boutique hotel (12 no. guest suites) and spa and 6 no. apartments, erection of detached apartment building to provide 13 no. apartments, erection of 3 no. dwellings and detached garages, erection of garaging and 4 no. apartments over, basement car parking, bridge over Leamonsley Brook, hard and soft landscaping, access and associated works. Amended Plans and / or additional information submitted: Revised information received in respect of heritage, trees and flood risk	Land And Buildings At Angel Croft & Westgate, Beacon Street	<i>No Objections</i>
21/00628/FUH	Erection of single storey rear extension and rear dormer extension, porch extension, upgrade to front dormer	35 Leomansley View	<i>No Objections</i>
21/00043/COU	Change of Use from offices (Use Class E) 2No. 2 bed apartments (Use Class C3) with associated internal and external works	3 Market Street	<i>No Objections</i>

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

06-May-21

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
21/00044/LBC	Change of Use from offices (Use Class E) 2No. 2 bed apartments (Use Class C3) with associated internal and external works	3 Market Street	<i>No Objections</i>
21/00292/LBC	Replacement of rear exterior fire escape	Worthington House, 6 Bird Street	<i>No Objections</i>
21/00200/FUL	Works to beer garden to create level seating areas with oak sleeper retaining walls and safety balustrade	George and Dragon Inn, 28 Beacon Street	<i>No Objections</i>
21/00115/COU	Change of use from E(c)(ii) estate agents to E (b) restaurant and Sui Generis ancillary takeaway with low level discharge extract canopy to rear and new shop front	Jayman, 2 Bore Street	<i>No Objections</i>
21/00116/ADV	Display of 3 internally illuminated fascia signs and 2 internally illuminated projecting signs	Jayman, 2 Bore Street	<i>No Objections subject to Standard Advertising Conditions.</i>
21/00488/FUL	Section 73 application to vary condition 1 (Approved plans) of permission 19/01504/FULM replacing previously approved plans with 1281_11 Rev B Plans and elevations, relating to installation of black aluminium pedestrian gates and railings to Tanneries Walkway	The Old Picture House, Tamworth Street	<i>Amended comments subltitted on 29 April - Objection - due to a right of way issue.</i>
21/00626/FUH	Erection of infill extension to rear, internal reconfiguration, replacement of windows to rear elevation, refurbishing and redecorating windows to front elevation, replace existing front door, move and reposition door to side passage, installation of air conditioning and condenser unit, internal wall insulation and external wall insulation, insertion of two additional velux skylights and side window to outrigger, new glass doors to rear of outrigger	53 Rotten Row	<i>No Objections</i>

LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE

06-May-21

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
21/00627/LBC	Works to listed building to allow erection of infill extension to rear, internal reconfiguration, replacement / refurbishment / redecorating of windows, replacement and relocation of doors, installation of air conditioning equipment, wall insulation, and insertion of two rooflights	53 Rotten Row	<i>No Objections</i>
21/00448/FUL	Erection of 8No dwellings and associated works	Land Adj 121 Upper St John Street	RECOMMEND REFUSAL: 1. <i>This latest iteration fails to improve on previous applications LCC have recommended refusal for on a number of material and policy principles; the updated NPPF adds weight to the decision to refuse</i> 2. <i>Inappropriate development in the area, with an increase the over-intensification of the site, poor scaling and "massing" of dwellings</i> 3. <i>The provision for parking is inadequate for the number of proposed units and spaces appear too narrow</i> 4. <i>Bin stores positioning inappropriate</i> 5. <i>Inadequate provision for vehicle turning on site for safe exit/ parking</i> 6. <i>Likely addition of more parking along Upper St John's street impacting existing residents</i> 7. <i>Highways issues are noted with regard to capacity, safety and visibility. The proposed development will compromise this very well used footpath serving commuters and residents using the City Rail Station, bus station and city centre facilities; along with the many school children and other footpath users of the City. Vehicles accessing the proposed site will be regularly driving over the footpath here adding to safety concerns... continued below</i>

LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE

06-May-21

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
21/00448/FUL	Erection of 8No dwellings and associated works	Land Adj 121 Upper St John Street - continued	8.Potential adverse impact on the planned cycle way included in the Lichfield City Plan from Cricket Lane to St John Street. 9.The proposed development will compromise the operation of the Greyhound Inn, taking parking and bin storage spaces and creating difficulties for deliveries and those customers, who in the main, walk to the pub or use mobility scooters. This could lead to the .Loss of an Asset of Community Value and a building that is a landmark in this area. Loss of this valuable asset will have a profound impact on both the employees and customers in a Ward where such amenities are already limited. 10.The development would have a detrimental impact on the amenity and quality of residents wellbeing – including those that might live on the new development if it were to go ahead. 11.Further damage to the visual amenity will be its impact on the Listed Holy Cross Church and its ancient frontage. Conservation issues are raised.
21/00448/FUL	Erection of 8No dwellings and associated works	Land Adj 121 Upper St John Street - continued	12.The land has considerable differences in gradient which would further impact the amenity and street scene, it will also effect the wellbeing of residents of Beechwoods whose gardens and homes will directly face the proposed dwellings. 13.Concerns raised by the Arboricultural Officer; and loss of biodiversity will be evident
21/00400/COU	Change of use from Use Class E (Commercial, Business and Service) to B2 (General Industry) for vehicle repairs and MOT test centre	The Old Brewery Maltings, Davidson Road	No Objections
20/01766/FUL MEI	Variation of Condition 26 (Opening hours) of application 17/00977/OUTMEI relating to food/non-food retail opening hours As you may be aware a planning application has recently been received for the above site. Amended plans and / or additional information has been submitted in relation to the following: EIA Application	Land on the East Side of Birmingham Road	No Objections - but we would like the EH officer to check and consider the impact of traffic on and off the site 'including delivery lorry beepers being used' out of normal Sunday trading hours and then likely causing a Sunday nuisance for Foxgloves and the new Deanslade residents close by. There is still the need to ensure usual Sunday trading conditions are imposed and enforceable as referred to before.

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

06-May-21

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
21/00458/FUH	Demolition of existing conservatory and erection of single storey rear extension	54 Blamoral Close	<i>No Objections</i>
21/00670/FUH	Erection of proposed home office annexe and associated works	15 Cherry Orchard	<i>No objections - provided that the recommendation of the Arbocultural Officer is incorporated into the permission and that Highways and neighbours using the shared drive are satisfied with the arrangements.</i>
21/00494/FUH	Erection of first floor side extension with remodelled roof to garage and porch	14 Woodfields Drive	<i>No Objections</i>
21/00617/FUH	Erection of a side and front single storey extension and garage conversion with new side garden wall	20 Worcester Close	<i>No Objections</i>
21/00514/FUL M	Erection of extension to manufacturing unit (Use Class B2), canopy, aerosol storage compound, realigned boundary fencing and associated works to car park	Nettex Pharma, Trent Valley Industrial Estate, Eastern Avenue	<i>No Objections</i>

AGENDA APPENDIX A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

27 May 2021

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
21/00798/FUH		Boley/Pentire Road	Erection of a single storey extension to form potting shed with access from existing porch	The Farthings, Cross Lane	<i>No Objections</i>
21/00710/FUL		Boley/Pentire Road	Variation of condition 2 (Drawings) of application 19/01090/FUH	21 Mawgan Drive	<i>No Objections</i>
21/00884/FUH		Boley/Pentire Road	Erection of ground floor rear extension	14 Spearhill	<i>Comments by 26 May</i>
21/00617/FUH	1	Curborough	Erection of a side and front single storey extension and garage conversion with new side garden wall	20 Worcester Close	<i>No Objections</i>
21/00706/FUH		Curborough	Erection of a ground floor single storey side extension	36 Stychbrook Gardens	<i>No Objections</i>
21/00822/FUH		Curborough	Erection of conservatory to rear	7 Ponesgreen	<i>No Objections</i>
21/00831/FUH		Curborough	Erection of 2 storey side extension	15 Worcester Close	<i>No Objections</i>
21/00668/FUH		Chadsmead / Garrick Road	Modernisation and the erection of a first floor side, single storey front and rear extension and the installation of insulated render and associated works	9 Gaialands Crescent	<i>No Objections</i>
21/00867/FUH		Chadsmead / Garrick Road	Erection of a single storey rear extension following demolition of existing conservatory and utility room and erection of a single storey front extension to create new porch	6 Woods Croft	<i>No Objections subject to the following point: It seems that the only external impact of this bungalow development is the extension of the utilities room into the garden by about 1.2 metres. Looking at the site plan and the satellite view by Google maps, this extension is up to the boundary with No 4 that has a part of its building next to it. If this part of No 4 has a window on the garden side, the extension of No 6 could conflict with the 45 degree rule. Providing that there is no such window and conflict with the 45 degree view, we can see no objection to this development.</i>
21/00757/FUH		Leomansley	Erection of single storey front extension	21 Ferndale Road	<i>No Objections</i>
21/00794/FUH		Leomansley	Erection of a single storey rear extension	25 Alesmore Meadow	<i>No Objections</i>

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

27 May 2021

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
20/01374/FUL M		Leomansley	Refurbishment, extension and conversion of Westgate House (Grade II listed) to create 4 no. apartments and 1 no. townhouse, conversion and extension of existing outbuilding to create 1 no. detached dwelling, conversion and extension of Westgate Cottage (Grade II listed) to provide boutique hotel (12 no. guest suites) and spa and 6 no. apartments, erection of detached apartment building to provide 13 no. apartments, erection of 3 no. dwellings and detached garages, erection of garaging and 4 no. apartments over, basement car parking, bridge over Leamonsley Brook, hard and soft landscaping, access and associated works.	Land And Buildigs At Angel Croft & Westgate, Beacon Street	No Objections
21/00673/FUL		Leomansley	Erection of 2No. temporary single storey classroom blocks	Queens Croft Special School, Birmingham Road	No Objections
21/00303/FUH		Leomansley	Erection of front, side and rear extensions with internal alterations	43 Ferndale Road	No Objections
21/00838/FUH		Leomansley	Erection of ground floor kitchen extension	171 Lower Sandford Street	No Objections
21/00949/FUH		Leomansley	Erection of a two storey side extension to create enlarged living room, garage, orangery and master bedroom	45 Sandfield Meadow	Comments by 26 May
21/00754/FUH		Stowe / Burton Old Road	Erection of a first floor side extension	10 Charnwood Close	No Objections
21/00760/FUH		Stowe / Burton Old Road	Erection of a single storey flat roof rear extension	9 Blackthorne Road	Cllr McDermott declared an interest. Remainder of Councillors - No Objections.
21/00726/FUH		Stowe / Burton Old Road	Erection of extension to rear and erection of detached summerhouse	26 Lime Grove	<u>Extension to Rear</u> - refusal of this application based on concern that the proposed extension does not comply with the Space about Dwellings and Amenity Standards. <u>Summerhouse</u> - No Objections.
21/00824/FUH		Stowe / Burton Old Road	Erection of a first floor side extension and front porch	3 Rowan Close	No Objections
21/00863.LBC		Stowe / Burton Old Road	Works to listed building to allow replacement of existing windows, refurbishment of flat and minor internal alterations	Flat 5, Selwyn House, The Close	No Objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

27 May 2021

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
21/00670/FUH		St Johns	Erection of proposed home office annexe and associated works. Amended plans/additional information: Tree Survey and Arboricultural Impact, Tree Protection Plan, Cert b Application Form, Location Plan with new red line.	15 Cherry Orchard	<i>No objections - provided that the recommendation of the Arboricultural Officer is incorporated into the permission and that Highways and neighbours using the shared drive are satisfied with the arrangements.</i>
20/00521/FUL M		St Johns	Erection of a 90 bedroom care home (inc 2 staff bedrooms) and 15 dwellings, with ancillary parking, site infrastructure and landscaping. Amended plans and / or additional information has been submitted in relation to the following: Submission of amended plans to address consultee comments and 6 bedrooms removed from carehome. Description updated to: Erection of a 84 bedroom care home (inc 2 staff bedrooms) and 15 dwellings, with ancillary parking, site infrastructure and landscaping	Land South of Tamworth Road	<i>Recommend Refusal for the following reasons</i> <i>1.This is at least the 7th alteration 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</i> <i>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</i> <i>3.Impact on or from the Cricket Lane SDA development and amenity has not been sufficiently considered</i> <i>4.Out of character</i>
21/00806/FUH		St Johns	Conversion of garage and extension of front bay	32 Balmoral Close	<i>No Objections</i>
21/00656/FUH		St Johns	Replacement of circular bay windows at front of house with rectangular bays windows	32 Shortbutts Lane	<i>No Objections</i>
21/00856/FUH		St Johns	Erection of a two storey extension to the rear	2 Borrowcop Lane	<i>No Objections</i>
21/00713/ADV		St Johns	Installation of 9No Non-Illuminated warehouse signs	Travis Perkins, Birmingham Road	<i>Comments by 20 May</i>
21/00537/		St Johns	Conversion of stable block to form a dwelling house	land rear of 22 London Road	<i>Comments by 26 May</i>

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

27 May 2021

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
20/01840/FUL	27/01/21	Single storey extension to existing dwellings to create 1No accessible 1 bed dwelling	William Lunns Homes, Stowe Street	APPROVE	REFUSE
20/01766/FUL	04/02/21	Variation of Condition 26 (Opening hours) of application 17/00977/OUTMEI relating to food/non food retail opening hours	land on the East side off, Birmingham Road	APPROVE	APPROVE
21/00009/FUL	04/03/21	Variation of Condition 2 (approved plans) of permission 18/01598/FULM	Bridge House, Station Road	APPROVE	APPROVE
21/00168/FUH	08/04/21	Erection of single storey side and rear extension	12 Townfields	APPROVE	APPROVE
21/00178/FUL	08/04/21	Internal and external works to include enlarging of ground floor retail area, improvements to linkage to rear office, creation of entrance lobby, improvements to office space with reorganisation of access, improvements to rear and side external hard landscape including removal of ramp	Lichfield & District CVS, Mansell House, 22 Bore Street	APPROVE	WITHDRAWN
21/00300/FUH	03/03/21	Erection of ground floor rear extension	78 Abbotsford Road	APPROVE	APPROVE
21/00346/FUH	08/04/21	Single storey utility extension and new flat roof including parapet wall	The Timbers, Cross in Hand Lane	APPROVE	APPROVE
21/00372/FUH	08/04/21	Two storey extension to side with 1no front facing dormer window and single storey extension to rear with 1no roof light	3 Friary Avenue	APPROVE	APPROVE
21/00377/FUH	08/04/21	Single storey extension to side, porch extension and alterations to roof and front elevation	17a Curborough Road	APPROVE	APPROVE
21/00458/FUH	20/04/21	Demolition of existing conservatory and erection of single storey rear extension	54 Balmoral Close	APPROVE	APPROVE
21/00466/PND D	08/04/21	Prior Notification - Replacement of existing building with a block of 33 apartments (17 no x 1 bed and 16 no x 2 bed)	Shire House, Birmingham Road	REFUSE	REFUSE
21/00543/FUH	12/04/21	Erection of first floor front extension over garage, removal of porch to be replaced by erection of single storey front extension and alterations to rear	35 Swallow Croft	APPROVE	APPROVE

AGENDA APPENDIX C

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

27 May 2021

Applications for submission of comments to Lichfield District Council

Street Pavement Licence / Seating Applications

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
21/00224/PAVE MT		Stowe/Burton Old Road	Pavement Licence Application	Tasty Café, 14 Conduit Street	No objections subject to LDC assessment of available room