

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/CF

12 August 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, 19 August 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 all the planning applications contained herein.

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 Lax declared an interest in application 21/00790/COU as she knows the owner of the property. Cllrs Greateorex and Lax declared an interest in application 21/01261/FUL as the property belongs to LDC. Cllr Harrison declared an interest in application 21/00726/FUH because he knows the owner of the property.

2 COMMENTS SUBMITTED TO 21 JULY 2021

Attached for reference are the comments submitted under delegated authority to 21 July 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** (if any)
- d) To note decisions of Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council (if any)

4 USE CLASSES ORDER

To note alterations to the Use Classes Order for planning applications [**Appendix D attached**]

The government has said that the main driver of change has been the need to enable a repurposing of buildings on high streets and town centres. The new Class E allows for a mix of uses to reflect changing retail requirements. It will allow a building to be used flexibly by having a number of uses taking place concurrently or by allowing different uses to take place at different times of the day. Changes to another use, or mix of uses, within this class will not require planning permission.

The new concept of 'Local Community' uses – Class F2 – has been introduced to ensure important community facilities are protected through the planning system. Again, changes of use within this class do not require planning permission.

5 TEMPORARY ROAD TRAFFIC REGULATIONS

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

PTTRO 4241221 Wissage Road

PTTRO 4241758 Claypit Lane

PTTRO 4250350 A51 Upper John St / Tamworth Road, A5206 London Road and Shortbutts Lane

PTTRO 4242058 Queen Street

6 D6755T – ABNALLS LANE STATUTORY CONSULTATION

A consultation from Staffordshire Highways regarding the proposed closure of Abnalls Lane (previously circulated via email) produced the following response, which was submitted to Staffordshire County Council:

- Excellent for those who cycle up Abnalls Lane as very dangerous especially with the much larger vehicles that people seem to have these days and how fast they drive.
- The proposals are unclear. The part of the Abnalls Lane they are looking to close seems to be the one that used to be gated off anyway. These have not been these closed for some time, in fact the one at inset D is completely smashed up. Presumably the aim is to get this part of the Road safer as a cycle route.
- None of Abnalls Lane is suitable for HGVs so the signage at the A 51 junction makes sense.
- Little Pipe Lane is also not suitable for HGVs and barely suitable for cars so those farms that need the access are happy with the road closures there should be no problem with these proposals. Option 1 uses physical changes to close Insets B and D. Option 3 closes insets A and E. The decision as to which one is best should be made by those who live on these roads or need the access.
- The description that Abnalls Lane is to be closed is a poor one as there will still be access to Chorley from the A51, into Abnalls Lane, right into Dark Lane at the now 'no through road' Abnalls Lane and a further right into Ford Lane at the now 'no through road' at Little Pipe Lane.

- These proposals will not reduce the amount of traffic on the cut through to Burntwood but will provide a short section of cycle safe road between Dark Lane and The Roach, just a few hundred meters.
- In relation to the A 51 Attachment, these proposals seem sound to increase the size of the cycle lane, to create a safe crossing point and to reduce the speed of vehicles using the A51. Having made the pathway from the other side of Abnalls Lane wider for pedestrians and cycles, where do the cycles then go to or come from as this road is not a cycle friendly road?
- Presumably this proposed work is why Cross in Hand Lane the next road up has been patched by highways
- Agree with the lane giving way to cyclist and pedestrians as a right of priority.
- Vehicles needing to use the lane for property access should have a speed limit of 20mph

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

21 July 2021

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
21/01110/FUH	Erection of a double garage with dormer roof and rebuild of existing extension	134 Weston Road	<i>No Objections, subject to the concerns of the Arboricultural Officer being addressed</i>
21/01218/FUH	Erection of a ground floor porch extension and first floor side extension	22 Wolsey Road	<i>No Objections</i>
21/01226/FUH	Erection of a single storey front, side and rear extension incorporating a front porch	3 Harwood Road	<i>No Objections</i>
21/00831/FUH	Erection of 2 storey side extension	15 Worcester Close	<i>No Objections</i>
21/01104/FUH	Erection of first floor rear extension	The Stable, Sandyway Farm, Walsall Road	<i>No Objections</i>
21/01241/FUH	Erection of a single storey rear and side kitchen and utility extension	4 Ormonds Close	<i>No Objections</i>
21/01248/FUH	Demolition of existing rear extension and reconstruction of new rear kitchen and bedroom extension	17 The Dell	<i>No Objections</i>
21/00259/FUH	Two storey extension to side and rear, single storey extension to rear and single storey link extension to side connecting dwellinghouse to detached garage and associated works	2 Victoria Gardens	<i>No Objections</i>
21/00801/ADV	Display of 2 no free standing illuminated passenger transport information totems (one 1-sided and one 2-sided) within the Bus Station	Central Bus station, Birmingham Road	<i>No Objections</i>
21/00841/FUH	Erection of a double storey rear extension, internal garage conversion, dormer extension to front bedroom & construction of new garage	19 Blackthorne Road	<i>No Objections</i>
21/01081/ADV	Installation of 1 no internal 55" window digital screen external facing	NatWest, 47 Market Street	<i>No Objections</i>
21/01084/FUL	Alteration to shopfront and installation of extraction flue to the rear of the property	43 Bore Street	<i>No Objections</i>
20/01087/FUL M	Variation of Conditions No 2 (Approved Plans) and No 5 (Landscaping Scheme) of application 19/00593/REMM: Relating to planting of trees and new sewer diversion	land adj Brownsfield Road, Eastern Avenue	<i>No Objections</i>
21/01173/FUL	Erection of 2 no one bedroom flats at rear of existing residential/commercial premises	Carousel Amusements, 24 Tamworth Street	<i>No objections subject to the approval of the LDC Waste Officer.</i>
21/01144/FUH	Replacement of conservatory with single storey rear extension	40 Shakespeare Avenue	<i>No Objections</i>
21/01140/COU	Change of use of section of highway land to residential as part of applicant property, and part of residential land to highway land, with erection of new brick boundary wall	21 Wordsworth Close	<i>No objections; Although with the amount of mature trees already lost in this area due to the road. We feel the replacement trees need to be mature specimens.</i>

AGENDA APPENDIX A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

19 August 2021

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
21/01185/FUL		Boley Park/ Pentire Road	Proposed removal of 3 no existing antennas and installation of 6 no antennas, replacement of existing equipment cabinets and addition of additional cabinets with ancillary development thereto	land adj Unit 14 Britannia Way	<i>No Objections</i>
21/01208/FUH		Boley Park/ Pentire Road	Single storey rear extension and 2 no storey side extension over the existing garage	15 Carmichael Close	<i>No Objections to the application and to the removal of the two trees subject to a retention condition on the remaining trees</i>
21/01194/FUH 21/01195/LBC		Chadsmead	Erection of garden office and reinstate window	50 Beacon Street	<i>No objections provided the structure is not built within 2 metres of the boundary (as per the SPD) and that there is a condition that it is not used as a dwelling.</i>
21/01315/FUH		Chadsmead	Conversion of existing detached garage to annexe	Rose Bower, Stafford Road	<i>No Objections</i>
21/00831/FUH		Curborough	Erection of 2 storey side extension	15 Worcester Close	<i>No Objections</i>
21/01417/FUH		Curborough	Erection of a single storey rear extension	37 Leyfields	<i>No Objections</i>
21/01357/FUH		Leomansley	Erection of a single storey flat roof rear extension to existing detached dwelling	26 Sandfield Meadow	<i>No Objections</i>
21/01350/FUH		Leomansley	Erection of a ground floor rear extension	26 Lawrence Way	<i>No Objections</i>
21/01413/FUH		Leomansley	Alteration to roof of existing single storey extension	99 Walsall Road	<i>No Objections</i>
21/01339/FUL		Leomansley	Erection of a new timber framed pergola to enclosed side yard area	Brewhouse and Kitchen, 1 Bird Street	<i>No Objections</i>
21/00115/COU	2	Stowe/Burton Old Road	Change of use from E(c)(ii) estate agents to E(b) restaurant and Sui Generis takeaway with low level discharge extract canopy to rear and new shop front	Jayman, 2 Bore Street	<i>Recommend Refusal; loss of amenity for adjacent residents, no appropriate waste storage arrangements, noise, litter and nuisance plus highways concerns due to the position at the junction of Bore Street, St. Johns Street and The Friary and proximity of the taxi rank</i>

LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE

21 July 2021

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
21/00545/OUT M	Outline application with all matters reserved for residential development of 55 dwellings and car park following demolition of warehouse buildings	Maff Warehouse, Burton Road, Streethay	<i>Recommend Refusal; this is an application for a significant development (55 units) and there must be a proper element of affordable housing on this site. Welcome the inclusion of extra parking for Lichfield Trent Valley</i>

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LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

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App No.	Amend No.	Ward	Details	Site	LCC Recommendation
21/00288/FUL M	1	Stowe/Burton Old Road	Demolition of existing buildings and the erection of 14 residential dwellings with associated road works, parking and landscaping	land at Rosaries, Trent Valley Road	<i>Recommend Refusal –</i> <i>1. Local Plan provides for 'an approximate dwelling yield of 9'. 14 dwellings proposed which will result in unacceptable density and over-development of the site</i> <i>2. Overlooking and loss of privacy causing adverse impact on the residential amenities of neighbouring properties. (The development site is in an elevated position relative to surrounding dwellings)</i> <i>3. Continued inadequate parking proposals and disregard for highway safety</i> <i>4. Failure to address how residents of new dwellings will be prevented from using the existing right of way from Paradise and Birch Cottages to the public right of way and Trent Valley Rd. Vague statement on site plan gives no detail.</i> <i>5. Continued failure to address the detrimental impact on existing trees and hedgerows, some 200 years old.</i>

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App No.	Amend No.	Ward	Details	Site	LCC Recommendation
					6. Failure to provide adequate waste storage (three Wheelie bins- joint waste report) and access for collection takes no account of parked vehicles. 7. No assessment of effect of development on surface and mains drainage and existing low water pressure on surrounding properties. 8. No provision for accessible EV points for each property"
21/01243/FUH		Stowe/Burton Old Road	Removal of existing 17.5m monopole and associated antennas to be replaced by 1no 20m multi-user pole supporting 6no antenna apertures & 1no 300mm dish; removal of 2no cabinets to be replaced by 2no upgraded cabinets and ancillary development thereto	O2, Telecommunications Mast 64414, Station Road	No Objections
21/00790/COU		Stowe/Burton Old Road	Change of use of open amenity space to residential garden and erection of a 2m high boundary fence	land adjacent 7B Wissage Road	No Objections
21/01287/FUH		Stowe/Burton Old Road	Removal of existing conservatory, construction of single storey rear dining room extension	11 Auchinleck Drive	No Objections
21/01261/FUH 21/01262/LBC		Stowe/Burton Old Road	Conversion of the existing residential accommodation on the first and second floor to form 5 self-contained studio apartments	36A Bore Street	No Objections
21/01272/FUH		Stowe/Burton Old Road	Proposed conversion of garage to form kitchen with front extension to provide utility. Erection of a front extension to provide porch, entrance and guest w/c, tarmac drive extended to front of bungalow to maintain 2 no off street parking	10 Walkers Croft	No Objections
21/01050/LBC		Stowe/Burton Old Road	Renovation works including replacement of windows and doors to front and rear and re rendering of front elevation	30 Beacon Street	No Objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

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Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
21/00726/FUH	1	Stowe/Burton Old Road	Erection of extension to rear and erection of detached summerhouse	26 Lime Grove	<i>Recommend refusal on the basis that the amendments do not fully mitigate our original objections based on Space about Dwellings & Amenity Standards. In addition to which the 45 degree rule is not met with regard to no. 24. Also the rainwater drainage arrangements from the new roof must be adequate and the solid fuel flue should be painted in a dark matte colour so as to be in keeping with the residential surroundings</i>
21/01308/FUH		Stowe/Burton Old Road	Erection of a small single storey extension to rear of detached garage	3A Wissage Road	<i>No Objections</i>
21/01302/LBC		Stowe/Burton Old Road	Retrospective approval for removal of internal wall and door	59 Rotten Row	<i>No Objections</i>
21/01286/FUH		St John's	Erection of a single storey rear extension with internal changes	26 Armada Close	<i>No Objections</i>
21/01309/FUH		St John's	Erection of a rear extension	79 Cherry Orchard	<i>No Objections</i>
21/01184/FUH L		St John's	Installation of air conditioning unit and relocation of emergency escape door	Former William Hill, 77 Upper St John Street	<i>No Objections</i>
21/01288/FUH		St John's	Replacement of a section of wooden fence along Byron Avenue	41 Shortbutts Lane	<i>No Objections</i>
21/01303/ADV		St John's	Display of 3 no internally illuminated fascia signs	Arbury Peugeot, 143 Birmingham Road	<i>No Objections</i>
21/01314/FUL		St John's	Temporary use of a section of haul road (as defined on drawing no. 21857-HRP-001) to facilitate all vehicle access to the site for both construction and new residents	land south of Falkland Road	<i>No Objections</i>
21/00856/FUH		St John's	Erection of a two storey extension to the rear and provision of parking bays to the front of the property (amended description)	Sweetapple Place, 2 Borrowcop Lane	<i>No Objections</i>

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

19 August 2021

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
20/01254/COU	15/10/20	Change of use to Class E (Commercial, business and service) and installation of commercial extraction exhaust system to the flat roof area and associated works	Beatbox Studios, Unit 5-7, City Arcade, Bore Street	APPROVE	APPROVE
21/00259/FUH	21/07/21	Two storey extension to side and rear, single storey extension to rear and single storey link extension to side connecting dwellinghouse to detached garage and associated works	2 Victoria Gardens	APPROVE	APPROVE
21/00286/FUH	08/04/21	Single storey rear extension to form kitchen / dining room	27 Winchester Close	APPROVE	APPROVE
21/00303/FUH	27/05/21	Erection of front, side and rear extensions with internal alterations	43 Ferndale Road	APPROVE	APPROVE
21/00350/FUH	08/04/21	Single and two storey side and rear extensions to form dining room, kitchen, garden room, bedroom, bathroom and creation of parking area and associated access	86 Cherry Orchard	WITHDRAWN	APPROVE
21/00494/FUH	06/05/21	Erection of first floor side extension with remodelled roof to garage and porch	14 Woodfields Drive	APPROVE	APPROVE
21/00508/FUH	06/05/21	Two storey rear extension with alterations and refurbishment throughout and garage conversion with new pitched roof over garage	3 Hayes View	APPROVE	APPROVE
21/00626/FUH 21/00627/LBC	06/05/21	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	APPROVE	APPROVE
21/00628/FUH	06/05/21	Erection of single storey rear extension, single storey front extension and conversion of existing garage to create a new bedroom	35 Leomansley View	APPROVE	APPROVE
21/00710/FUL	27/05/21	Variation of condition 2 (Drawings) of application 19/01090/FUH	21 Mawgan Drive	APPROVE	APPROVE
21/00798/FUH	27/05/21	Erection of a single storey extension to form potting shed with access from existing porch	The Farthings, Cross Lane	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

19 August 2021

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
21/00841/FUH	21/07/21	Erection of a double storey rear extension, internal garage conversion, dormer extension to front bedroom & construction of new garage	19 Blackthorne Road	APPROVE	APPROVE
21/00863/LBC	27/05/21	Works to listed building to allow replacement of existing windows, refurbishment of flat and minor internal alterations	Flat 5, Selwyn House, The Close	APPROVE	APPROVE
21/00890/FUH	24/06/21	Erection of extension, installation of 2 no velux windows to kitchen/ garage space, 2 no velux type roof lights to main house roof and installation of juliet balcony	3 Abnalls Lane	APPROVE	APPROVE
21/00946/FUH	24/06/21	Erection of side extension over existing garage, two storey rear extension and remodelling works	20 Wentworth Drive	APPROVE	APPROVE
21/00995/FUH	24/06/21	Erection of single storey extension to front and rear of property with associated internal remodelling works	34 Cross In Hand Lane	APPROVE	APPROVE
21/01006/FUH	24/06/21	Erection of rear extension and alteration of garage block to form new kitchen/family room and guest bedroom	102 Walsall Road	APPROVE	APPROVE
21/01007/FUH	24/06/21	Erection of a two-storey side and rear addition with single storey rear addition	19 Shortbutts Lane	APPROVE	APPROVE
21/01017/FUL	24/06/21	Structural works to external stairs and landings (replacement of concrete stairs with galvanized steel)	102-104A Purcell Avenue	APPROVE	APPROVE
21/01018/FUL	24/06/21	Structural works to external stairs and landings (replacement of concrete stairs with galvanized steel)	82-84A Purcell Avenue	APPROVE	APPROVE
21/01019/FUL	24/06/21	Structural works to external stairs and landings (replacement of concrete stairs with galvanized steel)	78-80A Purcell Avenue	APPROVE	APPROVE
21/01020/FUL	24/06/21	Structural works to external stairs and landings (replacement of concrete stairs with galvanized steel)	58-60A Purcell Avenue	APPROVE	APPROVE
21/01021/FUL	24/06/21	Structural works to external stairs and landings (replacement of concrete stairs with galvanized steel)	54-56A Purcell Avenue	APPROVE	APPROVE
21/01022/FUL	24/06/21	Structural works to external stairs and landings (replacement of concrete stairs with galvanized steel)	34-36A Purcell Avenue	APPROVE	APPROVE

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

19 August 2021

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
21/01023/FUL	24/06/21	Structural works to external stairs and landings (replacement of concrete stairs with galvanized steel)	27-29A Purcell Avenue	APPROVE	APPROVE
21/01024/FUL	24/06/21	Structural works to external stairs and landings (replacement of concrete stairs with galvanized steel)	20-22A Purcell Avenue	APPROVE	APPROVE
21/01025/FUL	24/06/21	Structural works to external stairs and landings (replacement of concrete stairs with galvanized steel)	51-53A Handel Walk	APPROVE	APPROVE
21/01026/FUL	24/06/21	Structural works to external stairs and landings (replacement of concrete stairs with galvanized steel)	67-69A Handel Walk	APPROVE	APPROVE
21/01027/FUL	24/06/21	Structural works to external stairs and landings (replacement of concrete stairs with galvanized steel)	23-25A Handel Walk	APPROVE	APPROVE
21/01049/FUH	24/06/21	Erection of a single storey rear extension	36 Spearhill	APPROVE	APPROVE
21/01081/ADV	21/07/21	Installation of 1 no internal 55" window digital screen external facing	NatWest, 47 Market Street	APPROVE	APPROVE
21/01099/FUH	24/06/21	Erection of a two storey side extension, porch extension and single storey rear extension	26 Oakhurst	APPROVE	APPROVE
21/01110/FUH	21/07/21	Erection of a double garage with dormer roof and rebuild of existing extension	134 Weston Road	APPROVE	APPROVE
21/01144/FUH	21/07/21	Replacement of conservatory with single storey rear extension	40 Shakespeare Avenue	APPROVE	APPROVE

APPENDIX D

The table below provides a brief summary of how uses were reclassified from 1 September 2020:

Use	Use class until 31 August 2020	Use class from 1 September 2020
Shops	A1	E
Financial & Professional Services	A2	E
Food & Drink (mainly on the premises)	A3	E
Business (office, research and development and light industrial process)	B1	E
Non-residential institutions (medical or health services, crèches, day nurseries and centres)	D1	E
Assembly and Leisure (indoor sport, recreation or fitness, gyms)	D2	E
Non-residential institutions (education, art gallery, museum, public library, public exhibition hall, places of worship, law courts)	D1	F.1
Shop no larger than 280sqm (selling mostly essential goods and at least 1km from another similar shop); community hall, outdoor sport/recreation area, indoor or outdoor swimming pool, skating rink	A1	F.2
Public House, wine bar, drinking establishment	A4	Sui generis
Hot Food Takeaway	A5	Sui generis
Cinema, Concert Hall, Bingo Hall, Dance Hall, Live music venue	D2	Sui generis