

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/JT

3 November 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 **Wednesday, 10 November 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 janet.taylor@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 M Trent declared an interest in application 21/01720/FUH as it relates to a neighbour's property and he knows the applicant reasonably well.

Cllr J Greaves declared an interest in application 20/01840/FUL, which has related appeal 21/00019/REF, as she is a trustee of Lichfield Municipal Charities who own these properties.

2 COMMENTS SUBMITTED TO 15 SEPTEMBER 2021

Attached for reference are the comments submitted under delegated authority to 10 November 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 a Street Pavement Licence applications for the renewal of an existing pavement licence (previously circulated by email) for:
Rock N Rolla, Tamworth Street
- d) To note decisions of Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council (if any):

- (i) **21/00726/FUH** – 26 Lime Grove, Lichfield – revised plans for erection of extension and summerhouse.

*Lichfield City Council: **REFUSE** 27 May 2021 and 23 August 2021*

REFUSE for the following reason:

Amendments do not fully mitigate original objections based on Space about Dwellings and Amenity Standards. Also, the 45 degree rule is not met with regard to 24 Lime Grove. Rainwater drainage in new roof must be adequate and flue should be a dark colour.

*Lichfield District Council: **APPROVE** 5 October 2021*

APPROVE for the following reasons:

The amended plans do provide sufficient private amenity space. The amended plans do comply with the 45 degree rule and a condition has been imposed that the flue is to be painted black.

- (ii) **21/01010/FUH** – 9 Gaiafields Road, Lichfield - Erection of a single storey extension and landscape alterations to garden, blocking up rear doors and side windows and installation of sedum roof on existing flat roof.

*Lichfield City Council: **REFUSE** 24 June 2021*

REFUSE for the following reason:

There are a number of TPO trees on site and there is no compensatory planting proposed. Also the blocking up of the windows of the wall facing the road could adversely impact the street scene.

*Lichfield District Council: **APPROVE** 5 October 2021*

APPROVE subject to conditions including:

A replacement tree shall be planted after the commencement of the works.

- (iii) **19/00318/FULM** - Land and buildings at Quonians Lane, Lichfield – revised plans for demolition of buildings to the rear of Quonians Yard and the erection of new buildings and associated works.

*Lichfield City Council: **REFUSE** 30 May 2021*

REFUSE for the following reason:

Amendment refused based on LDC Arboricultural Officers Report

*Lichfield District Council: **APPROVE** on 12 October 2021*

APPROVE subject to conditions including:

An approved landscape and planting scheme.

- (iv) **21/00801/ADV** – Central Bus Station, Birmingham Road – display of 2 freestanding illuminated passenger transport information totems (one 1-sided and one 2-sided) within the Bus Station.

*Lichfield City Council: **APPROVE** 21 July 2021
APPROVE for the following reason:
No objections.*

*Lichfield District Council: **REFUSE** on 27 October 2021
REFUSE for the following reason:
The proposed signs will harm the character and appearance of the Lichfield City Conservation Area and significance of nearby listed buildings.*

4 PLANNING APPEALS

An Appeal has been received for Application No.: 20/01840/FUL for written representation: Single storey extension to existing dwellings to create 1 accessible 1 bed dwelling at William Lunns Homes, Stowe Street. The City Council's comment on 27 January 2021 was:-

"No objection on condition that approval is only given subject to the agreement of the LDC Arboricultural Officer and that any conditions laid down by the Arboricultural Officer are met."

5 TEMPORARY ROAD REGULATION ORDER CONSULTATION

Members are asked to note receipt of the following Temporary Road Traffic Regulations from Staffordshire Highways (previously circulated via email on 4 October).

Brownsfield Road, Lichfield – No objections.

6 TEMPORARY ROAD REGULATION ORDER

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

Knowle Lane, Lichfield – Highway works.

Wood End Lane, Park Lane, A51 Tamworth Road and A38 – HS2.

AGENDA APPENDIX A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

10 November 2021

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
21/01723/FUH		Boley Park	Two storey extension to side and rear	29 Havefield Avenue	No objections
21/01749/FUH		Boley Park	Erection of single storey extension to side and two storey extension to rear	20 Gable Croft	No objections
21/01720/FUL		Chadsmead	Two storey extension to side	12 The Charters	No objections
21/01328/FUH		Curborough	Erection of an extension on top of existing garage to create 4th bedroom	52 Simpson Road	No objections
21/01806/FUH		Curborough	Retention of a single storey rear extension	3 Ploughmans Walk	No objections
21/01820/FUH		Curborough	Erection of a first floor side extension	63 Lincoln Close	No objections
20/01374/FULM	1	Leomansley	Refurbishment, extension and conversion of Westgate House (Grade II listed) to create 4 apartments and 1 townhouse, conversion and extension of existing outbuilding to create 1 detached dwelling, conversion and extension of Westgate Cottage (Grade II listed) to provide boutique hotel (12 guest suites) and spa and 6 apartments, erection of detached apartment building to provide 13 apartments, erection of 3 dwellings and detached garages, erection of garaging and 4 apartments over, basement car parking, bridge over Leamonsley Brook, hard and soft landscaping, access and associated works.	Land And Buildings At Angel Croft & Westgate, Beacon Street	No objections
21/01754/FUH		Leomansley	Erection of single storey extension to side	74 Ferndale Road	No objections
21/01819/FUH		Leomansley	Erection of single storey extension to rear and internal works	65 Walsall Road	No objections but query size of extension compared to original house footprint
21/01811/FUH		St Johns	Erection of single storey extension to front and garage conversion	5 Redlock Field	No objections
21/01805/ADV		St Johns	Installation of 2 face illuminated letters on rail signs and 1 double sided totum sign	Land on east side of Birmingham Road	No objections but usual advertising criteria should be adhered to. Also, the location map is out of date in that it does not show the southern bypass even as a proposed route

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App No.	Amend No.	Ward	Details	Site	LCC Recommendation
21/01828/FUH		St Johns	Erection of two storey extension to side forming double garage and bedrooms, single storey extension to rear to form kitchen/dayroom and erection of porch to front	Hunters Ride, Quarry Hills Lane	No objections
21/01813/FUH		St Johns	Erection of two storey extension to rear and loft alterations	139 Birmingham Road	Comments by 4 November
21/01670/REMM		Stowe/Burton Old Road	Demolition of existing buildings and the erection of 14 residential dwellings with associated road works, parking and landscaping	Lichfield Health and Fitness Limited, Lorne House, Rotten Row	No objections
20/01087/FULM		Stowe/Burton Old Road	Variation of conditions relating to 19/00593/REMM; relating to planting of trees and new sewer diversion	Land Adj. Brownsfield Road, Eastern Ave	No objection but consideration should be given to ensuring trees are planted a good distance away from properties, not just a good distance from sewers. No objections to hedging if necessary."
21/01787/FUH		Stowe/Burton Old Road	Erection of single storey extension to front to create porch and part garage conversion to WC	26 Rocklands Crescent	No objections
21/01803/FUH		Stowe/Burton Old Road	Demolition of conservatory and erection of single storey extension to side and storm porch to front	The Poplars, Station Road	No objections
20/01840/FUL 21/00019/REF		Stowe/Burton Old Road	Single storey extension to existing dwelling to create 1 accessible 1 bed dwelling	William Lunn's Homes Stowe Street	<i>No objection on condition that approval is only given subject to the agreement of the LDC Arboricultural Officer and that any conditions laid down by the Arboricultural Officer are met</i>
21/01173/FUL		Stowe/Burton Old Road	Erection of 2 one bedroom flats at rear of existing residential/ commercial premises	Carousel Amusements, 24 Tamworth Street	<i>Previous comments still applicable: No objections subject to approval of the LDC Waste Officer and no objections to the plans but request that the builder adheres to the "Code of Considerate Practice" in order to minimise disruption during the building works</i>
21/01850/FUH		Stowe/Burton Old Road	Erection of first floor extension to side	10 Furnivall Crescent	Comments by 4 November

AGENDA APPENDIX B
LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE
10 November 2021
LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
21/01488/FUH	15/09/2021	Erection of single storey garage and demolition of existing garage	39 Blakeman Way	APPROVE	APPROVE
21/01475/FUH	15/09/2021	Loft conversion, new doors, internal alterations and part garage conversion	9 The Whytmore	APPROVE	APPROVE
21/00726/FUH	27/05/2021	Erection of extension to rear and erection of detached summerhouse	26 Lime Grove	REFUSE	APPROVE
21/01010/FUH	24/06/2021	Erection of a single storey front/side extension and associated landscape alterations to garden, blocking up rear doors and side windows and installation of sedum roof on existing flat roof	9 Gaiafields Road	REFUSE	APPROVE
21/01458/FUH	15/09/2021	Alteration rebuild of existing single storey rear lean to extension, and alterations to existing single storey outhouse in rear garden	178 Lower Sandford Street	APPROVE	APPROVE
21/01416/FUH	15/09/2021	Creation of 1 dropped kerb	103 Birmingham Road	APPROVE	APPROVE
21/01491/FUH	15/09/2021	Single storey extension to rear	10 Gorsty Bank	APPROVE	APPROVE
21/01542/FUH	15/09/2021	First floor extension to side and alterations to porch	10 Wentworth Drive	APPROVE	APPROVE
21/01272/FUH	19/08/2021	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 off street parking	10 Walkers Croft	APPROVE	APPROVE
21/01185/FUL	19/08/2021	Proposed removal of 3 existing antennas and installation of 6 antennas, replacement of existing equipment cabinets and addition of additional cabinets with ancillary development thereto	Land adj Unit 14 Britannia Way	APPROVE	APPROVE
21/01459/FUH	15/09/2021	Erection of single storey extension at the rear of the property	5 Alesmore Meadow	APPROVE	APPROVE

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App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
19/00318/FULM	30/05/2021	Demolition of buildings to the rear of Quonians Yard and the erection of new buildings comprising of 76 sheltered apartments for older people, with associated communal facilities, parking and other ancillary works and the repair, refurbishment and associated works to various properties within Dam Street (2, 2a, 4, 5 and 8) and Quonians Lane (1, 2, 2a, 3 & 4)	Land and buildings at Quonians Lane	REFUSE	APPROVE
21/01538/FUH	15/09/2021	Single storey extension to rear	4 Lawrence Way	APPROVE	APPROVE
21/01357/FUH	19/08/2021	Erection of a single storey flat roof rear extension to existing detached dwelling	26 Sandfield Meadow	APPROVE	APPROVE
21/01517/FUH	15/09/2021	Two storey rear extension	9 Caterbanck Way	APPROVE	APPROVE
21/01498/FUL	15/09/2021	Two storey side extension to existing offices warehouse and offices	Wrekin Products Ltd, Britannia Business Park, Europa Way	APPROVE	APPROVE
21/01350/FUH	19/08/2021	Erection of a ground floor rear extension	26 Lawrence Way	APPROVE	APPROVE
21/00801/ADV	21/07/2021	Display of 2 free standing illuminated passenger transport information totems (one 1-sided and one 2-sided) within the Bus Station	Central Bus station, Birmingham Road	APPROVE	REFUSE