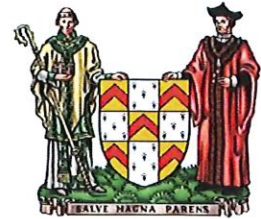


Lichfield City Council

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

6 October 2022

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, 13 October 2022**. 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.

2 COMMENTS SUBMITTED TO 14 SEPTEMBER 2022

Attached for reference are the comments submitted under delegated authority to 14 September 2022.

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 (previously circulated by email) if any:
Bore Street Bakery
Tasty the Café
George IV
Le Reve
- d) To submit comments to Lichfield District Council on a Street Trading Licence applications for the renewal of an existing pavement licence (previously circulated by email), if any:
None
- e) To note decisions of Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council (if any):

22/01089/LBC – 25 The Malt House, Cairns Close – Replacement of internal floor:-

Lichfield City Council: APPROVE on 14 September 2022

Lichfield District Council: REFUSE on 29 September 2022
REFUSE for the following reason:

The proposed works would cause a potential issue with damp within the building. The proposal to remove a window and masonry in order to allow access for a mechanical digger would further exacerbate the harm to the historic fabric of the Grade II listed building.

4 TEMPORARY ROAD TRAFFIC REGULATION ORDER

Members are asked to note receipt of the following Temporary Road Traffic Regulations from Staffordshire Highways (previously circulated via email on 7 Sept, 9 Sept, 20 Sept and 29 Sept).

Quarry Hills Lane
Lichfield Road Race 2022
Grange Lane, Lichfield
A515, Lichfield

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

14 September 2022

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
22/01192/ADV, 22/01193/ADV, 22/01194/ADV, 22/01195/ADV, 22/01196/ADV, 22/01197/ADV	Installation of pairs of brackets and PVC Banners to existing lamppost columns	The Friary, A51 Western Bypass, A51 Western Bypass Eastern Avenue, Eastern Avenue (East), Eastern Avenue (South West), Burton Road Roundabout	See comments attached
22/01174/FUH	Widening of existing access to driveway including new gatepost and boundary wall, conversion of garage to music room, new sliding doors to rear and demolition of rear conservatory	1 Highfield Gardens	No objections
22/01243/FUH	Erection of ground floor rear extension	6 Broadlands Rise	No objections
22/00992/COU M & 22/00993/LBC	Conversion of former Library building to residential apartments (21 units) together with associated demolition, alterations, ancillary structures, external site works and landscaping	Former Library, The Friary	No objections to apartments but would struggle to support even more retirement apartments
22/01134/ADV & 22/01135/LBC	Installation of 2 sets of externally illuminated fascia text, 2 internally illuminated menu boards and 1 non illuminated projection sign	Ask Restaurant, Bird Street	No objections subject to the approval of the Heritage Officer as this is a Listed Building
22/01215/FUH	Demolition of existing single storey rear extension and erection of replacement two storey rear extension	77 Walsall Road	No objections
22/01117/FUL	Erection of post and rail with frosted toughened glass panels to replace existing balustrades to balconies	Abnalls Court, Abnalls Croft	No objections
22/00949/FUH	Single storey rear extension, and loft conversion with rear facing tiled dormer	48 Ferndale Road	No objections providing the loft window does not breach visibility rule in relation to surrounding properties
22/01012/FUH	Alterations to single storey garage window and door to facilitate conversion to bedroom with en-suite	20 Colling Drive	No objections
22/01101/ADV	Installation of no1 internally illuminated fascia sign and no1 internally illuminated flat-panel display sign	Café Fortune Limited, 26 Bakers Lane	No objections
22/00880/FUH	Installation of french doors to replace existing window	1 Angorfa Close	Original comment still stands: No objections but query as this appears to be a ground floor flat, are the owners/leaseholders aware of this proposal? Also, has the owner of the land which the doors open onto given their consent?
22/01089/LBC	Replacement of internal floor	25 The Malt House, Cairns Close	No objections

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

14 September 2022

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
22/00678/FUH	Widening of existing drop curb, erection of new gate and alterations to existing driveway	156 Birmingham Road	No objections
22/01227/FUH	Demolition of existing coach house and erection of new side extension	16 London Road	No objections
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	Ward comments awaited
22/01122/COU	Change of use from one self contained flat to 3 self contained studio flats	Flat above 3 St John Street	No objections
22/01093/COU	Change of Use from Hairdressers (class E) to Takeaway (Sui generis)	3 St John Street	No objections
22/00852/COU	Retention of change of use from shop (A1) to beauty salon	Stowe View Stores, 95 Stowe Street	No objections
22/01199/FUH	Erection of first floor side and single storey rear extension	3 Benson Close	No objection but subject to any material planning issues raised by the neighbouring properties as it is a large extension and must demonstrate that it will not have a detrimental impact on neighbouring properties or mature trees
22/01132/FUL	Erection of a Class E unit to be occupied by Greggs PLC	Land at Crossfield Road	No objection but conditional upon there being separate litter bins for plastics, paper and general waste outside the premises in clear sight of customers, this being an environmental impact issue
22/01136/COU	Change of use from a retail shop to a nail and beauty salon with a mini bar (mix use A1 and Sui Generis)	Allstyle Boutique, 19 Bakers Lane	No objections
22/00906/FUH	Erection of single storey rear extension and 2 storey side extension	67 Wissage Road	No objection to this application subject to the approval of LDC's Arboriculture Officer and the condition that the front elevation is maintained in keeping with the existing building as per the proposed front elevation plan
22/01095/FUH	Erection of single storey rear extension and roof alterations to existing two storey extension	18 Charnwood Close	No objections

Applications for submission of comments to Lichfield District Council 14 September 2022

Lamppost advertising banners - Planning Application Consultations 22/01192/ADV, 22/01193/ADV, 22/01194/ADV, 22/01195/ADV, 22/01196/ADV & 22/01197/ADV

LCC objects to all six applications due to a lack of information on the need for them, the payment arrangements, with no oversight mechanism to ensure adverts will only be used to promote community events relevant to our district and city together with the following material planning considerations.

Concern for the street scene at all locations:

For example on the A51 junctions which are raised above Lichfield, there are views looking down across the City. 22/01193&4

Highways safety issues:

Banners would be highways clutter at very busy junctions. E.g. 12 banners applied for under 22/01192 at the roundabout of Burton Rd and Trent Valley Rd.

7 applied for under 22/01196 along Eastern Ave by the retail park. This is a busy road with numerous junctions off involving right turns across traffic on a fast road regardless of the speed limit.

Heritage issues not addressed in the application:

Concerns about signs and what is advertised at the major gateways to a heritage City.

Lichfield City Council

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

13 October 2022

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/01342/FUH		Boley Park	Two storey side extension to form kitchen and bedrooms	32 Coltman Close	No objections
22/00763/FUH		Chadsmead	Erection of single storey rear and side extension and detached triple garage	49 Gaia Lane	Object to height and visual dominance of the proposed garage as per LDC Conservation Officer
22/01240/FUH		Chadsmead	Erection of single storey rear extension, installation of roof windows and internal works	72 Gaia Lane	No objections
22/01240/FUH	1	Chadsmead	Erection of single storey rear extension, installation of roof windows and internal works	72 Gaia Lane	Comments on amended plans by 11 Oct
22/01015/FUL		Curborough	Demolition of existing dormer bungalow and side garage and erection of replacement dwelling and associated works	Little Meadows, St Chads Road	No objections providing LDC Planning Officers are happy with the proposed massing of the new property as it will be at least twice the size of the original dwelling
22/01278/FUH		Curborough	Erection of new rear dormer and alterations to existing front dormer	19 Field Road	No objections
22/01480//FUH		Curborough	Erection of single storey rear and first floor side extension	15 Gloucester Close	No objections providing LDC Planning Officers are happy with proposed massing of property and there being no main bathroom upstairs
22/01166/FUH		Leomansley	Erection of single storey rear extension	238 Beacon Street	No objections
22/01012/FUH	2	Leomansley	Alterations to single storey garage window and door to facilitate conversion to bedroom with en-suite	20 Colling Drive	No objections
22/01273/FUH		Leomansley	Garage conversion to include installation of new door to side including internal and associated works	83 Ferndale Road	No objections
22/01250/FUH		Leomansley	Erection of single storey rear extension and replacment roof and rear dormer to facilitate loft conversion	17 Christchurch Lane	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

13 October 2022

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/01311/FUH		Leomansley	Erection of single storey glamping pod within domestic curtilage	6 Christchurch Gardens	No objections but LDC Planning Officer checking whether business use and advise if there are any other considerations
22/00979/FULM & 22/00980/LBC		Leomansley	Change of use of the main house from Use Class B1 (office) to Use Class C3 (dwellinghouse) to create 5 apartments, change of use of detached building (former training centre in association with the on-site use) into 1 dwelling and erection of 5 luxury apartments to the rear	Access Bookings Limited, 20 St John Street	No objections
22/01245/FUH		St Johns	Erection of single storey rear extension	21 Quarry Hills Lane	No objections
22/01339/FUH		St Johns	Erection of a two storey side and rear extension (smaller than previously approved under ref 22/01014/FUH)	174 Birmingham Road	No objections
22/01282/FUL		St Johns	Retention of 8 dwellings and associated works	Land adj 121 Upper St John Street	See comments attached
22/01400/FUH		St Johns	Erection of single and two storey rear extensions, rear dormer to facilitate loft conversion and rendering to front	22 London Road	Comments by 6 Oct
22/01417/ADV		St Johns	Installation of 3 externally illuminated signs, 4 non-illuminated flat-panel display signs and 2 non-illuminated totem signs	New Build Day Nursery Adjacent to Co-op, Birmingham Road	No objections subject to the usual advertising criteria
22/01213/FUL		Stowe	Erection of single storey side extension and canopy to existing storage facility	Crossfield Fort, Crossfield Industrial Estate	No objections
22/01177/FUL		Stowe	Installation of a replacement shop front	18 Market Street	No objections
22/01298/LBC		Stowe	Works to a listed building to repair a second floor roof, replacement of party wall and associated works after fire damage	Tan, 57 Tamworth Street	No objections
22/01289/FUL		Stowe	Erection of three bay implement store	Stowe House, Netherstowe	No objections subject to the approval of the tree scheme by the LDC Arboricultural Officer

22/01282/FUL – Land adjacent 121 Upper St John Street, Lichfield – Retention of 8 dwellings and associated works.

Recommend refusal. Our objections remain as stated under previous application number 21/00448/FUL, being:-

1. This latest iteration fails to improve on previous applications upon which LCC have recommended refusal on a number of material and policy principles; the updated NPPF adds weight to the decision to refuse.
2. Inappropriate development in the area, with an increase in the over-intensification of the site, poor scaling and massing of dwellings.
3. The provision for parking is inadequate for the number of proposed units and spaces appear too narrow.
4. Bin stores positioning is inappropriate.
5. Inadequate provision for vehicle turning on site for safe exit/parking.
6. Likely addition of more parking along Upper St Johns Street impacting existing residents.
7. Highways issues are noted with regard to capacity, safety and visibility. The proposed development will compromise this 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.
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.
12. The land has considerable differences in gradient which would further impact the amenity and street scene, it will also affect 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.

Lichfield City Council

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

13 October 2022

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
22/00744/FUH	23/06/22	Erection of replacement single storey rear extension, first floor extension to front, replacement windows to front, reinstate side access and clad and render the front, sides and rear elevations	45 The Leasowe	APPROVE	APPROVE
22/00382/LBC	04/05/22	Installation of period character feature railings to the front and side boundary plus gate and lime mortar repair and brick replacement	12 Stafford Road	APPROVE	APPROVE
22/00932/FUH	20/07/22	Single storey side and rear extension to form entrance hall and living room	17 Trafalgar Way	APPROVE	APPROVE
22/00224/FUL	20/07/22	Retention of 4 timber cabins	The Plant Pot	APPROVE	APPROVE
22/01124/FUH	18/08/22	Demolition of rear exxtension and erection of replacement single storey rear extension and 2 first floor rear extensions	91 Gaia Lane	APPROVE	APPROVE
22/01101/ADV	14/09/22	Installation of no1 internally illuminated fascia sign and no1 internally illuminated flat-panel display sign	Café Fortune Limited, 26 Bakers Lane	APPROVE	APPROVE
22/00949/FUH	18/08/22	Single storey rear extension, and loft conversion with rear facing tiled dormer	48 Ferndale Road	APPROVE	APPROVE
22/00852/COU	14/09/22	Retention of change of use from shop (A1) to beauty salon	Stowe View Stores, 95 Stowe Street	APPROVE	APPROVE
22/01192/ADV, 22/01193/ADV, 22/01194/ADV, 22/01195/ADV	14/09/22	Installation of pairs of brackets and PVC Banners to existing lamp post columns	The Friary, A51 Western Bypass, A51 Western Bypass Eastern Avenue, Eastern Avenue (East)	REFUSE	APPLICATIONS WITHDRAWN
22/01136/COU	14/09/22	Change of use from a retail shop to a nail and beauty salon with a mini bar (mix use A1 and Sui Generis)	Allstyle Boutique, 19 Bakers Lane	APPROVE	APPLICATION WITHDRAWN
22/01089/LBC	14/09/22	Replacement of internal floor	25 The Malt House, Cairns Close	APPROVE	REFUSE
22/01117/FUL	14/09/22	Erection of post and rail with frosted toughened glass panels to replace existing balustrades to balconies	Abnalls Court, Abnalls Croft	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

13 October 2022

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
22/01174/FUH	14/09/22	Widening of existing access to driveway including new gatepost and boundary wall, conversion of garage to music room, new sliding doors to rear and demolition of rear conservatory	1 Highfield Gardens	APPROVE	APPROVE
22/01059/FUH	18/08/22	Erection of two storey side extension and single storey rear extension and demolition of existing conservatory	9 Willowsmere Drive	APPROVE	APPROVE
22/01079/FUL	18/08/22	Replacement of flat roofs with pitched roofs	1 to 25 Tanyard (odd numbers)	APPROVE	APPROVE