

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

7 December 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 **Wednesday, 14 December 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.

*Councillor Trent declared an interest in application 22/01108/FUH as the applicant is a neighbour.
Councillor Baker declared a personal interest in application 22/01438/FUL.*

2 COMMENTS SUBMITTED TO 10 NOVEMBER 2022

Attached for reference are the comments submitted under delegated authority to 10 November 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:
City Corner Café
The Larder
- 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):

21/02012/FUL – Adcocks Solicitors Limited, Chancery House, 27 Lombard Street - Change of use of building (currently Class E Offices) to become Class C (Dwellinghouse) to form 4 apartments with associated internal remodelling and external improvements:-

Lichfield City Council: REFUSE on 7 April 2022
REFUSE for the following reason:

Our previous comments regarding car parking still apply but we now have concerns about bin storage and the positioning of bicycle racks.

Lichfield District Council: APPROVE on 6 October 2022
APPROVE for the following reason:

Prior to the first occupation of the dwellings hereby approved the bin and recycling stores shown on the approved drawing 'Chancery House Block Plan Drawing no. 3667 - 004 Rev F' shall be installed. Also, the cycle hoops shown on the approved drawing 'Chancery House Block Plan Drawing no. 3667 - 004 Rev F' shall be installed.

22/00212/FUL – 119 Birmingham Road – Erection of 4 bedroom detached dwelling:-

Lichfield City Council: REFUSE on 7 April 2022
REFUSE for the following reason:

Object due to the lack details about treatment of trees and their protection as detailed in the arboricultural officer's response.

Lichfield District Council: APPROVE on 11 November 2022
APPROVE for the following reason:

Additional arboricultural details have been submitted and are acceptable.

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 10 Nov, 17 Nov (x3), 22 Nov (x2), 25 Nov, 29 Nov and 1 Dec).

Westbound Carriageway of the A5 Hints Bypass
Bloomfield Crescent, Lichfield
Flats Lane, Lichfield
Cappers Lane, Lichfield
Grange Lane, Lichfield
Cappers Lane, Lichfield (amended)
Watling Street, Lichfield
London Road, Lichfield
Lichfield City Centre – Food Festival 10th & 11th December

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

10 November 2022

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
22/01504/ADV	Installation of 6 hanging signs to existing lamp post columns	Birmingham Road	Comments attached
22/01507/FUH	Erection of first floor side extension and conversion of existing carport to form garage	9 Richmond Drive	No objections
22/01522/FUH	Erection of first floor side extension and conversion of existing bedroom to en-suite	69 Birchwood Road	No objections
22/01423/FUH	Erection of side, rear and front two storey extensions and internal alterations	96 Gaia Lane	No objections subject to any additional comments made by neighbours
22/01472/FUH	Erection of single storey rear extension, new chimney and alteration to rear roof	1 Nether Beacon	No objections
22/00940/FUH	Changes to front elevation including balcony and white through colour render, plus new windows one at side and one at rear	11 The Parchments	No objections
22/01371/FUL	Installation of air handling unit on east elevation and erection of 2.4 metre high acoustic fencing around the perimeter of the air handling unit	Nettex Pharma, Watery Lane	No objections
22/01515/FUH	Erection of two storey front extension and relocation of boundary wall (Resubmission of application 17/01627/FUL)	27 Simpson Road	No objections
22/01493/FUH	Erection of single storey rear extension and front porch, conversion of garage to study and WC and render finish to ground floor extensions and re-render front elevation	21 Harwood Road	No objections
22/01475/FUH	Retention of single storey rear extension	3 Ploughmans Walk	No objections providing the extension does not conflict with the 45 degree rule
22/01530/FUH	Erection of two storey side and single storey rear extension, new garden boundary wall, replacement windows and rendering of front, side and rear elevations	59 Lincoln Close	No objections
22/01528/FUL	Erection of replacement roof refrigeration plant, alteration to existing gate and new smoking shelter	Waitrose, Stonneyland Drive	No objections
22/01383/FUH	Erection of ground floor rear extension and loft extension	1 Furnivall Crescent	No objections subject to compliance of 45 degree rule for number 3 Furnivall Crescent
22/01290/LBC	Erection of three bay implement store	Stowe House, Netherstowe	No objections
22/01467/FUH	Erection of terrace and balustrades over existing flat roof	58 George Lane	No objections

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

10 November 2022

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
22/00990/COU	Change of use from domestic dwelling to retail and office use	17 Church Street	No objections
22/01440/FUH	Erection of first floor rear extension and replacement pitched roof to existing rear extension	18 Woodfields Drive	No objections
22/00869/FUH	Erection of two storey side extension	6 Greenwood Drive	No objections
22/01417/ADV	Installation of 3 externally illuminated signs, 4 non-illuminated flat-panel display signs and 2 non-illuminated totem signs	Unit 1 Fosseway Gate (New Build Day Nursery Adjacent to Co-op)	No objections subject to the usual advertising criteria
22/01425/FUH	Erection of side extension and garage conversion	10 Spencer Road	No objections

Applications for submission of comments to Lichfield District Council 10 November 2022

Lamppost advertising banners – Planning Application Consultation 22/01504/ADV – Birmingham Road

Same comments as below.

Lichfield City Council

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

14 December 2022

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/00040/REMM	2	All	Reserved matters (access, appearance, landscaping, layout and scale) for residential phases (Phases D, E, F, G, H, I and J) pursuant to Section 73 permission 19/00732/OUTMEI (Variation of conditions 2, 3, 6, 9, 23, 29, 31, 33, 34 of application 14/00057/OUTMEI)	Land North East of Watery Lane	We repeat our earlier comments and regard them as fundamental to the safety of all road users. Access onto Eastern Avenue and Watery Lane should be completed before construction work starts. The railway bridge needs traffic light controls installing (before construction work starts). Netherstowe Lane needs widening in places to support the expected additional traffic (before construction work starts)
22/01546/FUH		Boley Park	Erection of single storey rear extension and associated internal alterations	40 Birchwood Road	No objections
22/01568/FUH		Boley Park	Erection of single storey rear extension to replace existing conservatory	5 Warren Close	No objections
22/01108/FUH		Chadsmead	Erection of single storey rear extension	95 Gaia Lane	No objections
22/01538/FUH		Chadsmead	Installation of replacement windows and alterations to rear window and side door	79 Gaia Lane	No objections
22/01560/FUL		Curborough	Demolition of existing dormer bungalow and side garage and erection of replacement dwelling and associated works	Little Meadows, St Chads Road	We continue to object to this proposal both on the grounds of increased massing on the site and loss of green space which has an impact on biodiversity
22/01250/FUH	1	Leomansley	Erection of single storey rear extension and replacement roof and rear dormer to facilitate loft conversion	17 Christchurch Lane	No objections
22/01470/FUH		Leomansley	Erection of double garage	35 Ferndale Road	No objections
22/01646/FUH		Leomansley	Erection of first floor side extension and loft conversion	88 Birmingham Road	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

14 December 2022

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/00457/FUL	1	St Johns	Erection of 5 dwellings with associated works and infrastructure	Land rear of Davidson House, 67 Upper St John Street	Our previous objections are still relevant:- Massing, insufficient parking, inappropriate development for the area, backyard development, impact on amenity and viability of Davidson House and highway safety
22/01417/ADV	2	St Johns	Installation of 7 non-illuminated signs and 2 non-illuminated totem signs	Unit 1, Fosseyway Gate (New Build Day Nursery)	No objections subject to the usual advertising criteria
22/01438/FUL		St Johns	Variation of condition (opening hours) of permission to increase opening hours to Sundays and bank holiday trade from 4pm to 9pm	Fish Face, Willow Court, Tamworth Road	Object due to adverse impact on residents including increased nuisance, odour, noise and parking issues. Also parking impact on neighbouring businesses
22/01542/FUL		St Johns	Erection of 3 dwellings (amendment to plots 6 and 7 of planning permission 18/01498/FUL)	Deanslade Farm, Claypit Lane	No objections
22/01366/FUL & 22/01367/LBC		Stowe	Works to Listed building to enable the erection of 2 storey rear extension to number 12 Lombard Street and demolition of derelict engineering works and rebuild and extend existing frontage, extension to provide bakery, café and kitchen to number 10 Lombard Street	10 Lombard Street	No objections
22/01549/LBC		Stowe	Internal alterations to re-open previous opening at first floor, construct new stud wall and doorway at first floor, form two new toilets at second floor, install additional extract vent to second floor toilet and install new kitchen at second floor	First and second floors, 33A Market Street	No objections
22/01608/FUH		Stowe	Alterations to front elevation to include white/cream render, vertical timber slat cladding and light grey windows	Keepers Corner, Stowe Hill Gardens	No objections
22/01638/FUL & 22/01639/LBC		Stowe	Installation of External Commemorative Plaque	Cruck House, Stowe Street	Comments by 8 Dec

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

14 December 2022

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
22/01245/FUH	13/10/22	Erection of single storey rear extension	21 Quarry Hills Lane	APPROVE	APPROVE
22/01339/FUH	13/10/22	Erection of a two storey side and rear extension (smaller than previously approved under ref 22/01014/FUH)	174 Birmingham Road	APPROVE	APPROVE
22/01278/FUH	13/10/22	Erection of new rear dormer and alterations to existing front dormer	19 Field Road	APPROVE	APPROVE
21/02012/FUL	07/04/22	Change of use of building (currently Class E Offices) to become Class C (Dwellinghouse) to form 4 apartments with associated internal remodelling and external improvements.	Adcocks Solicitors Limited, Chancery House, 27 Lombard Street	REFUSE	APPROVE
22/01273/FUH	13/10/22	Garage conversion to include installation of new door to side including internal and associated works	83 Ferndale Road	APPROVE	APPROVE
22/01342/FUH	13/10/22	Two storey side extension to form kitchen and bedrooms	32 Coltman Close	APPROVE	APPROVE
22/01273/FUH	13/10/22	Garage conversion to include installation of new door to side including internal and associated works	83 Ferndale Road	APPROVE	APPROVE
22/01311/FUH	13/10/22	Erection of single storey glamping pod within domestic curtilage	6 Christchurch Gardens	APPROVE	APPROVE
22/01213/FUL	13/10/22	Erection of single storey side extension and canopy to existing storage facility	Crossfield Fort, Crossfield Industrial Estate	APPROVE	APPROVE
22/00212/FUL	07/04/22	Erection of 4 bedroom detached dwelling	119 Birmingham Road	REFUSE	APPROVE
22/01400/FUH	13/10/22	Erection of single and two storey rear extensions, rear dormer to facilitate loft conversion and rendering to front	22 London Road	APPROVE	APPROVE
22/01240/FUH	13/10/22	Erection of single storey rear extension, installation of roof windows and internal works	72 Gaia Lane	APPROVE	APPROVE
22/01289/FUL	13/10/22	Erection of three bay implement store	Stowe House, Netherstowe	APPROVE	APPROVE
22/01250/FUH	14/12/22	Erection of single storey rear extension and replacment roof and rear dormer to facilitate loft conversion	17 Christchurch Lane	APPROVE	APPROVE
22/01408/FUH	13/10/22	Erection of single storey rear and first floor side extension	15 Gloucester Close	APPROVE	APPROVE

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

14 December 2022

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
22/01383/FUH	10/11/22	Erection of ground floor rear extension and loft extension	1 Furnivall Crescent	APPROVE	APPROVE
22/01134/ADV & 22/01135/LBC	14/09/22	Installation of 2 sets of externally illuminated fascia text, 2 internally illuminated menu boards and 1 non illuminated projection sign	Ask Restaurant, Bird Street	APPROVE	APPROVE
22/01093/COU	14/09/22	Change of Use from Hairdressers (class E) to Takeaway (Sui generis)	3 St John Street	APPROVE	APPLICATION WITHDRAWN
22/01493/FUH	10/11/22	Erection of single storey rear extension and front porch, conversion of garage to study and WC and render finish to ground floor extensions and re-render front elevation	21 Harwood Road	APPROVE	APPROVE
22/00869/FUH	10/11/22	Erection of two storey side extension	6 Greenwood Drive	APPROVE	APPROVE