

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

15 June 2023

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 Chair 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, 22 June 2023**. 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 J Marshall declared an interest in application 23/00607/FUH - 77 Walsall Road as the property is close to his house.

2 COMMENTS SUBMITTED TO 1 JUNE 2023

Attached for reference are the comments submitted under delegated authority to 1 June 2023.

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:

None

- 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):

23/00140/COU – Former Argos Retail Store, 4-6 Gresley Row - Subdivision of unit to form two ground floor units, one for use by KFC (sui generis) with outside seating area and a further hot food takeaway use, together with use of upper floors for gym (Class Ed). Alterations to front and rear elevation including new doors and access to first floor, installation of extraction and ventilation for KFC and extension of rear access pathway to dedicated refuse storage area.

Lichfield City Council: REFUSE on 23 May 2023
REFUSE for the following reasons:

- *The current proposal for a huge extraction unit is unacceptable in terms of the visual impact. It sits within the conservation area, on a major access road for the City. It will be incongruous in the street scene.*
- *Also the extraction unit location is unacceptable in terms of noise pollution for residential premises opposite.*
- *There is inadequate provision for secure waste storage. Any waste bins sited at the rear of the premises will be a magnet for litter, misuse and will be unsightly.*
- *There is a very high risk of anti-social behaviour. There are many logged incidents with KFCs in a variety of locations.*
- *The application does not address any mitigation measures to address litter issue.*
- *The business proposed will negatively impact on the amenity of the surrounding businesses and residents.*

Lichfield District Council: APPROVE on 1 June 2023
APPROVE for the following reason:

- *Notwithstanding the objections raised through public consultation and the responses received from the City Council and the Civic Society, the scheme meets with the requirements of relevant planning policies relating the impacts on the amenities of the area and local residents.*

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 25 May and 8 June).

Iron Man 2023 – various roads

Temporary night closures on Eastern Avenue/Grange Lane/Stafford Road

5 STREET NAMING

To consider a request from Lichfield District Council regarding naming 1 new road on land at former Lichfield Health and Fitness Club, Rotten Row. The following name has been suggested by the developer and approved by Lichfield City Council:-

The Sidings

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

01 June 2023

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
23/00461/FUH	Conversion of existing garage to form new entrance to dwelling and internal remodelling	12 Forge Lane	No objections
23/00503/FUH	Erection of first floor side extension and garage conversion	18 Irving Close	No objections
23/00575/FUH	Erection of single storey rear extension, application of render, installation of roof windows and internal works (amendment to application 22/01240/FUH)	72 Gaia Lane	No objections
23/00409/FUL	Erection of new 2 bed dwelling	2 Anglesey Road	Object due to massing, loss of green space and greenery and concern that garden is too small for the size of the property
23/00463/FUH	Alteration to the first floor dormer window to the front elevation	23 Christchurch Lane	No objections
23/00498/FUH	Erection of pitched roof to garage canopy and kitchen to replace existing flat roof	29 Christchurch Lane	No objections
23/00334/FUH	Erection of two storey and single storey rear extensions plus first floor front extension and ground floor side extension plus garage conversion	40 Ferndale Road	No objections
23/00052/FUH	Erection of first floor rear extension	26 Friary Avenue	No objections
23/00433/FUH	Two storey side extension, and conversion of garage into habitable rooms, replacement of conservatory and erection of detached double garage with ancillary accommodation at first floor	2B Hillside	No objections
23/00488/FUL	Part conversion of existing detached garage (loft space office & storage space) into Granny Annex (Retention)	The Cottage, Tamworth Road	No objections
23/00566/FUH	Erection of rear conservatory	84 Bridgeman Way	Needs consideration of loss of light for number 82 and whether 45 degree rule has been complied with
23/00547/FUH	Erection of first floor rear extension	17 Woodfields Drive	No objections subject to there being no neighbour objections
23/00422/FULM	Erection of a 66 Bed Care Home for older people with associated demolition, parking, access, landscaping and associated ground works	53-55 Scotch Orchard	No objections
23/00229/FUH	Installation of dropped kerb and creation of parking area	63 Valley Lane	No objections

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

01 June 2023

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
23/00246/ADV	Installation of 1 Illuminated Totem Sign	Samuel Johnson Community Hospital	This amendment does not address our previous objections which still stand. We object to this application, supporting the comments of the LDC Conservation Officer. The sign is far too large for the location and, in addition to this, any approved sign should correctly reflect the facilities available which this sign does not
23/00140/COU	Sub division of unit to form two ground floor units, one for use by KFC (sui generis) with outside seating area and a further hot food takeaway use, together with use of upper floors for gym (Class Ed). Alterations to front and rear elevation to including new doors and access to first floor, installation of extraction and ventilation for KFC and extension of rear access pathway to dedicated refuse storage area	Former Argos Retail Store, 4 - 6 Gresley Row	As above:- Our previous objections still stand - see comments attached
23/00554/FUH	Erection of single storey rear and side extension	24 Furnivall Crescent	No objections
23/00558/LBC	Installation of photovoltaic panels and essential roof repairs	St Marys House, The Close	No objections
23/00557/FUH	Erection of single storey rear extension, alterations to front entrance and proposed gable roofs over existing front dormers	9 Cathedral Rise	No objections

Applications for submission of comments to Lichfield District Council 1 June 2023

Amended application 23/00140/COU – Former Argos Retail Store, 4-6 Gresley Row

Sub division of unit to form two ground floor units, one for use by KFC (sui generis) with outside seating area and a further hot food takeaway use, together with use of upper floors for Gym (Class ED). Alterations to front and rear elevation to include new doors and access to first floor, installation of extraction and ventilation for KFC and extension of rear access pathway to dedicated refuse storage area.

Our previous comments submitted 27.02.23, 14.04.23 and 03.05.23 still stand:-

Object to this application for the following reasons:-

- The current proposal for a huge extraction unit is unacceptable in terms of the visual impact. It sits within the conservation area, on a major access road for the City. It will be incongruous in the street scene.
- Also the extraction unit location is unacceptable in terms of noise pollution for residential premises opposite.
- There is inadequate provision for secure waste storage. Any waste bins sited at the rear of the premises will be a magnet for litter, misuse and will be unsightly.
- There is a very high risk of anti-social behaviour. There are many logged incidents with KFCs in a variety of locations.
- The application does not address any mitigation measures to address litter issue.
- The business proposed will negatively impact on the amenity of the surrounding businesses and residents.

Lichfield City Council

23.05.23

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

22 June 2023

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
22/00040/REMM		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	Await comment from Chair
23/00610/FUL		Chadsmead	Application under Section 73 of the 1990 Town and Country Planning Act to vary condition 2 (In accordance with plans) of application 22/01124/FUH to increase size of first floor extension by 400mm	91 Gaia Lane	Comments by 19 June
23/00646/FUL		Chadsmead	Extension to existing pavilion to provide additional changing facilities, gym, studios and associated works	Lichfield Cricket And Hockey Club	Comments by 19 June
23/00624/FUL		Leomansley	Erection of a 1 bedroom detached dwelling in rear garden	1 Stafford Road	No objections
23/00607/FUH		Leomansley	Erection of part two storey, part single storey rear extension	77 Walsall Road	No objections
23/00636/FUH		Leomansley	Erection of single storey extension to kitchen and dining room	42 Walnut Walk	Comments by 18 June
23/00052/FUH	1	Leomansley	Erection of first floor rear extension	26 Friary Avenue	Comments by 20 June
23/00576/FUH		St Johns	Erection of two storey front extension, two storey side extension, two storey rear and single storey rear extension	15 Minors Hill	No objections but please consider overall visual impact of design
23/00566/FUH		St Johns	Erection of rear conservatory	84 Bridgeman Way	Needs consideration of loss of light for number 82 and whether 45 degree rule has been complied with
23/00547/FUH		St Johns	Erection of first floor rear extension	17 Woodfields Drive	No objections subject to there being no neighbour objections
23/00557/FUH		Stowe	Erection of single storey rear extension, alterations to front entrance and proposed gable roofs over existing front dormers	9 Cathedral Rise	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

22 June 2023

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
23/00422/FULM	1	Stowe	Erection of a 66 Bed Care Home for older people with associated demolition, parking, access, landscaping and associated ground works	53-55 Scotch Orchard	No objections subject to SCC Highways being satisfied on parking provision. We also support the neighbour comments that the public footpath between the site and Scotch Orchard Primary School be upgraded as a condition of the development. This footpath is poorly surfaced and unlit and has attracted anti-social behaviour
23/00272/FUL	1	Stowe	Erection of a substation for 8 rapid electric vehicle charge points and associated electrical equipment	Car Park At Backcester Lane	No objections
23/00630/COU		Stowe	Change of use of 2 residential apartments (Class C3) to class E (offices only)	26A Tamworth Street	Comments by 19 June

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

22 June 2023

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
23/00308/FUL	03/05/23	Replacement of gravel car park with open grade tarmac	Rocklands School, Purcell Avenue	APPROVE	APPROVE
23/00334/FUH	01/06/23	Erection of two storey and single storey rear extensions plus first floor front extension and ground floor side extension plus garage conversion	40 Ferndale Road	APPROVE	APPROVE
23/00140/COU	01/06/23	Sub division of unit to form two ground floor units, one for use by KFC (sui generis) with outside seating area and a further hot food takeaway use, together with use of upper floors for gym (Class Ed). Alterations to front and rear elevation to including new doors and access to first floor, installation of extraction and ventilation for KFC and extension of rear access pathway to dedicated refuse storage area	Former Argos Retail Store, 4 - 6 Gresley Row	REFUSE	APPROVE
23/00325/FUL	03/05/23	Erection of new front entrance and internal alterations	Jacme Oral Care Ltd, 80 Upper St John Street	APPROVE	APPROVE
23/00365/COU	03/05/23	Change of use from grass verge to domestic garden and erection of a 2m high close boarded timber fence and gates	Land Rear 31 St Annes Road	APPROVE	APPROVE
23/00400/FUH	03/05/23	Erection of first floor side extension and front garage extension	118 Trent Valley Road	APPROVE	APPROVE
23/00400/FUH	03/05/23	Erection of first floor side extension and front garage extension	118 Trent Valley Road	APPROVE	APPROVE
23/00411/FUH	03/05/23	Erection of rear and side single storey extension	5 Harwood Road	APPROVE	APPROVE