

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

14 December 2023

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
23/01216/COU M	Demolition of Existing Retail Units (36-44 Baker's Lane) and the redevelopment, refurbishment and partial change of use of the existing building to accommodate a four-screen cinema (Sui Generis) and commercial units (Class E) along with the creation of public realm, landscaping and associated works	Former Debenhams And 36-44 Bakers Lane	No objection providing the demolition of units 36 - 44 only takes place when there is a clear and certain date for commencement of the Birmingham Road Site
Create Streets (Ed Leahy)	Design code for new development	Birmingham Road site	See comments attached
23/01234/FUH	Rear single storey extension to form dining room	17 Hartslade	No objections
23/01244/FUH	Conversion of existing integral garage into habitable space and changes to fenestration	Fairview, 22 Beacon Gardens	No objections
23/01299/FUL	Formation of vehicular access	Land Off Eastern Avenue	Even with new signals we have concerns re agricultural vehicles crossing line of traffic at Hedgehog junction. New signals make the existing Grange Lane access preferable as far as Eastern Avenue traffic flow is concerned
23/01313/FUH	Retention of fence	5 Vale Close	No objections
23/00970/FUL	Section 73 application to vary condition 2 (approved plans) of planning permission 22/01560/FUL to include solar panels, alterations to roof and windows and doors	Little Meadows, St Chads Road	Object strongly again to this application. The roof height must be reduced. Also, the windows and design used must be in accordance with that approved in the original plan. Fitting of solar panels is acceptable
23/01284/FUH	Erection of two storey side and rear extensions with front porch and provision of additional car space to front	4 St Helens Road	No objection providing the extension is not too close to the neighbouring property
23/01057/OUT	Demolition of existing commercial buildings and erection of up to 5 Dwellings (Outline with All Matters Reserved)	5 Stafford Road	No objections to the amended proposal providing the two proposed properties are not more than 2 storeys in height
23/01293/FUH	Erection of two storey and single storey rear extensions plus first floor front extension and ground floor side extension plus garage conversion and ground floor side extension plus garage conversion (amendment to application 23/00334/FUH)	40 Ferndale Road	No objections
23/01190/FUH	Replacement and enlargement of roof to dwelling	17 Christchurch Lane	No objections
23/01337/FUH	Erection of new porch and alterations to garage roof	5 Lillington Close	No objections

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23/01338/FUH	Erection of two storey side extension and single storey rear extension	34 Blakeman Way	No objections
23/01245/FUH	Installation of new windows, doors, cladding and rear dormer roof extension in association with conversion of roof space into habitable room	6 Wyrley Close	No objections
23/01302/FUH	Erection of first floor rear extension and associated roof alterations	35 Hillside	No objections but please check there are no light impacts on immediate neighbours
23/01328/FUH	Erection of single storey front, side and rear extensions, and first floor side and rear extensions with rear patio and associated alterations	45 Shortbutts Lane	Ward comment awaited
SCC/23/0130/FULL-MIN	Part demolition of the existing Residential Care Home known as The Upper House to include extension and remodelling to provide a 12 bedroom residential facility comprising of 8 complex needs rooms and 4 challenging behaviour rooms for adults with learning disabilities and complex needs	Hawthorn House, Hawthorn Close	No objections
23/01231/FUH & 23/01233/LBC	Erection of summer house, rear dormer and internal and external alterations	61 Rotten Row	No objections

Lichfield Birmingham Road Site design code

Comments made by Political Groups - 21 November 2023

On behalf of Lichfield City Council, I confirm that we broadly agree with the current design code and list below comments from some of our councillors which should be taken into consideration:-

Comments on behalf of the Liberal Democrat group – Cllr Paul McDermott (Group Leader)

Very much support the majority of this report, but would however make the following comments:

Section 3

(i) Whilst agreeing with the comments about crossings stated in the report, we would like serious thought to be given to the crossing from Lichfield City Station across Birmingham Road to the site. Could a more pedestrian friendly alternative to the current signalled crossing be considered.

(ii) Again, we agree with the principles outlined here but are a little concerned about the mention of "temporary car parks on undeveloped plots" mentioned under 3.8. We would only support this use during the construction phase. Could something be written in to ensure it does not last beyond this?

Section 6

With regard to public space, it would be good to have some sculptures, street art, etc incorporated into the plans.

Section 7

Under 7.7 it states "New development must not exceed 5 storeys." Even on the edge closest to the Debenhams building (new cinema) we feel this is still too high and 4 storeys maximum should be stipulated there with maximum 3 for the majority of the site.

Comments on behalf of the Conservative Group - Cllr Deborah Baker (Group Leader)

Broadly in agreement with the current design code iteration and the MUST have that has cross-party support; but like Cllr McDermott on behalf of the Liberal Democrat group there a few notes/ areas of concern to add - While also supportive of most of their comments, we are not so keen on the street art aspects for long practical reasons.

- 1) The design needs to have long term functionality – forward looking
- 2) Avoid layouts causing wind tunnels, damp zones etc.
- 3) Ensure layout allows for maintenance access e.g. sweepers
- 4) Layout needs to be open and give feeling of safety and wellbeing
- 5) Ensure noise abatement built in – cars parking, neighbours, work spaces, courtyard design, echo/ exacerbation due to layout
- 6) Biodiversity built in through appropriate trees, shrubbery, swift boxes, roosting opportunities – take into account any plans re the bus station re-siting and trees on Birmingham Road
- 7) Site clearly integrated with rest of City Centre and Birmingham Road areas, ensure strong visual and physical links with Three Spires and Garrick Square – not stand alone development
- 8) Affordable elements to be part of overall design and retained in perpetuity – remove right to buy

- 9) Pallet and materials MUST also be replaceable in 50 years time, not dependent on imports(!), hard wearing and practical
- 10) Materials and ground works MUST BE easily maintained, cleaned and sturdy enough to withstand refuse and other HGVs on all routes – blocks do NOT work
- 11) Materials MUST be non-slip in icy conditions, easily cleared of any detritus using appropriate machinery/ manpower e.g. do not repeat the disasters outside the Friary building and throughout many parts of the City and estates such as Sandfields
- 12) Design needs to allow for clear demarcations of any variations in responsibility for maintenance etc.
- 13) Design code needs to ensure it includes mitigations for surface water build up (in addition to said SUDS)
- 14) Courtyard / garden layouts must be designed to mitigate noise from/ and usage issues, ensure easy access and maintenance –there are many poor examples of the suggested layout throughout the City and their impact of wellbeing and living conditions
- 15) The proposed densities are too high for the size of the site and the Design Code for public realm could be compromised as a result (also the potential sale value of dwellings)
- 16) Design code to include some factors re quality of living e.g. internal and external sound proofing, ventilation, right to daylight ...this might impact on materials and pallets used
- 17) Finally, 5 storey buildings are too high for the site and will have a negative visual impact – against the overall design code – and might affect the opportunity to develop suitable and sufficient undercroft parking; 5 storey and even 4 will limit accessibility for some individuals and families; recommend three storeys for majority of site particularly that from St John's Street towards the current edge of the bus station

Comments on behalf of the Labour Group - Cllr Dave Robertson (Group Leader)

Only points that we'll need to add here would be:

1. Sight lines for pedestrians should be as long as possible within the development to support the safety of pedestrians where there is conflict with vehicular traffic as well as to make sure that people feel safe walking through the development
2. Adequate cycle parking for non-residential premises should form part of the code
3. The code should be more sympathetic to the use of PV tiles. The reference to PV tiles which 'blend' should make clear that these **can** be used on street facing elevations should this be the more efficient placement of PV. The current wording in text is somewhat unclear on this point, although the explanatory images give more clarity, it would be valuable to ensure that this is made clear throughout
4. References to "greenery" should make clear the need for pollinator friendly planting, ideally of native species which will encourage biodiversity gain within and beyond the site
5. The selection of tree species for urban planting should ensure that the trees are deep rooted and result in no lifting of surrounding material
6. 5.1 Variety and Use - this **must not** be an optional consideration, it is essential that BRS delivers a mixed-use development, including commercial, retail and leisure spaces
7. Where alleyways and "coaching entrances" are considered, adequate lighting should be provided from the planning stage onwards
8. LCC should not support a "town square" open space, but rather support "village green" and "garden square" style spaces