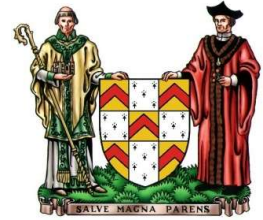


Lichfield City Council

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 June 2024

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 13 June 2024**. 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 9 MAY 2024

Attached for reference are the comments submitted under delegated authority to 9 May 2024.

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 for an application for a pavement licence (previously circulated by email), if any:

None
- d) To note decisions of Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council (if any):

24/00394/FUH – 1 Quarry Hills Lane – Erection of detached garage

Lichfield City Council: APPROVE on 9 May 2024
APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 24 May 2024
REFUSE for the following reasons:

The proposed garage by virtue of its position and juxtaposition to the bedroom window of The Coach House, Quarry Lodge would be overbearing and oppressive to the detriment of the standard of amenity of the occupier of The Coach House, Quarry Lodge.

24/00333/FUL – Chancery House, 27 Lombard Street – Replacement of wooden windows with UPVC windows

Lichfield City Council: APPROVE on 9 May 2024
APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 31 May 2024
REFUSE for the following reasons:

The proposed replacement of the timber sash windows with UPVC Windows would cause harm to the character and appearance of the Lichfield City Conservation area and the setting of the Listed Buildings along Lombard Street. The current windows make a positive contribution to building and the Conservation area and the replacement of them with UPVC would fail to conserve or enhance the character and appearance of the Lichfield City Conservation Area.

- e) To submit comments to the Planning Inspectorate for a planning appeal (previously circulated by email to ward members), if any:

Planning Appeal - 23/01068/FUL – 49 Gaia Lane, Lichfield - Appeal against the refusal of application 23/01068/FUL for the partial demolition and alteration of existing dwelling and erection of a new detached dwelling and associated works.

Our previous comment submitted to LDC on 12 October 2023 was:-

“No objections.”

Lichfield District Council refused this application on 7 November 2023 for the following reasons:-

1. *The proposal would result in conflict between protected mature trees and future residential occupants of the development which is likely to result in the unacceptable loss of protected mature trees.*
2. *It has not been demonstrated that there would be an acceptable level of residential amenity for future occupiers due to lack of unshaded areas in the proposed private gardens and unacceptable levels of natural light available to serve the proposed dwellings.*
3. *It has not been demonstrated that the development would not have an unacceptable impact on the ecological importance of this Special Area of Conservation.*

Our comment on 3 May 2024 to the Planning Inspectorate for consideration at appeal:-

"No change to our original comment".

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 3 May 16 May (x2), 17 May and 28 May).

*Knowle Lane, Lichfield
Birmingham Road, Lichfield
Chesterfield Road, Lichfield
Netherstowe Lane, Lichfield
Grange Lane, Lichfield
Watling Street, Lichfield*

5 STREET NAMING

To consider a request from Lichfield District Council regarding naming 2 new roads on the housing development off the Lichfield Southern Bypass. The following names have been suggested by Lichfield District Council and approved by Lichfield City Council:-

*Sharrod
Brumby*

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

09 May 2024

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
24/00335/FUL	Proposed reconfiguration of entrance to create atrium to front of building, new entrance gates and car park reconfiguration to provide additional parking facilities	Walter Tipper Ltd, Britannia Business Park, Europa Way	No objections
24/00429/FUH	Erection of single storey rear extension (following demolition of conservatory) proposed loft conversion and elevational alterations	6 Nether Beacon	No comment submitted as the applicant has withdrawn the application
24/00378/COU	Retrospective application for change of use from open land to residential garden and erection of close boarded timber fence	1 Norwich Close	No objections
24/00037/FUL	Erection of new dwelling	Land Adjacent to 1 Giles Road	No objections but concern about loss of biodiversity on the green bank onto Dimbles Lane
24/00191/OUT	Erection of a 3 bedroom detached dwelling (Outline with All Matters Reserved)	47 Norwich Close	No objections but concern about the loss of green space and there being a very small garden
24/00396/ADV	Proposed installation of double sided internally illuminated totem and flat dibond letters	Alexandra House, Queen Street	No objections
24/00355/FUH	Erection of single storey rear extension (following demolition of existing conservatory) and extension to front of existing garage	6 Masefield Close	No objections subject to 45 degree rule in relation to 4 Masefield Close
24/00219/FUH	Erection of second storey extension with changes to fenestration	7 Hillside	Object due to street scene as proposal for a two storey house does not fit well with current row of bungalows
24/00394/FUH	Erection of detached garage	1 Quarry Hills Lane	No objections
24/00432/FUH	Single storey rear extension and partial garage conversion to form living room and utility	2 Spencer Road	No objections
24/00438/FUH	Two storey rear extension to form kitchen and bedroom	4 Woodfields Drive	No objections
24/00444/FUH	Single storey front and rear extensions, first floor side extension to form lounges and bedroom	12 Wentworth Drive	No objections
24/00446/FUH	First floor extension above existing garage to form bedrooms	4 Balmoral Close	No objections subject to 45 degree rule in relation to 2 Balmoral Close
24/00334/LBC	Works to Listed Building to enable proposed internal alterations to Suite 1, to include removal and replacement of a non-original door, formation of a new doorway and installation of partition	Stowe House, Suite 1 And 2	No objections
24/00319/ADV	Installation of a trough illuminated fascia and projecting sign	6 Gresley Row	No objections

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

09 May 2024

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
24/00356/COU	Change of use to Childrens care home (Use Class C2)	103 Trent Valley Road	No objections
24/00211/ADV	Retention of fascia illuminated signs and illuminated internal window signage	1 Bore Street	No objections
24/00333/FUL	Replacement of wooden windows with UPVC windows	Chancery House, 27 Lombard Street	No objections
24/00391/FUL	Installation of replacement roof lights and internal alterations comprising of reinstatement of doorway at ground floor, and internal soundproofing works	St Marys Old School, Minster Pool Walk	No objections
24/00392/LBC	Works to Listed Building consisting of installation of replacement roof lights and internal alterations comprising of reinstatement of doorway at ground floor, and internal soundproofing works	St Marys Old School, Minster Pool Walk	No objections
24/00442/FUL	Replacement of external ATM	47 Market Street	No objections
24/00443/ADV	Installation of internally illuminated ATM collar to replace existing with new branding	47 Market Street	No objections
24/00461/LBC	Listed Building works consisting of proposed changes to existing frontage and internal alterations including the replacement of defective second floor and removal of existing staircase	34-36, Market Street, Lichfield	No objections
24/00460/FUL	Proposed changes to existing frontage and internal alterations including the replacement of defective second floor and removal of existing staircase	34-36, Market Street, Lichfield	No objections
24/00440/LBC	Works to listed building to enable the refurbishment, redecoration and improvements including new kitchen, bathroom, removal of stud walls / partitions, installation of new boiler, fabric repairs and all associated works	The Deanery, 16 The Close	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

13 June 2024

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
		All	Lichfield District Design Code Supplementary Planning Document (SPD)	Lichfield District	See comments attached
24/00509/LBC		All	Works to listed building to enable the replacement of openable roof access window located on second floor	Samuel Johnson Birthplace Museum And Bookshop	No comment as this is our own application
24/00504/FUH		Boley Park	Conversion of garage into residential annexe, associated internal alterations and changes to fenestration	25 Haymoor	No objections
24/00555/FUH		Boley Park	Removal of existing wall, gates and part of hedge, and construction of new boundary wall	1 Highfield Gardens	No objections
24/00558/FUH		Boley Park	Single storey side extension to form kitchen and utility room and creation of additional parking area and extend dropped kerb	21 Baskeyfield Close	No objections
24/00376/FUH		Chadsmead	Erection of single storey front, side (garage) and rear extension, raise rear eaves gutter, extend existing garage to front and extend gable forwards to match existing	10 The Parchments	No objections subject to there being no 45 degree rule issue with No. 11 due to the garden room extension at the rear of No. 10
24/00516/FUH		Chadsmead	Erection of single storey rear and two storey side extension	2 Darwin Close	No objections
24/00395/FUH		Chadsmead	Erection of 2m high wooden fence (to replace existing hedge)	13 St Chads Road	No objections
24/00560/FUH		Chadsmead	Erection of front porch extension, pitched roof canopy and render to front elevation	8 Beecroft Avenue	No objections
24/00478/FUH		Curborough	Conversion of existing garage into ancillary residential annexe with changes to fenestration	17 Francis Road	No objections
24/00511/FUL		Curborough	Replacement of stoned area with open grade tarmac	Rocklands School, Purcell Avenue	No objections
23/01342/FULM	1	St Johns	Erection of a 81 bedroom care home (plus 1 staff dormitory bedroom), with ancillary parking, site infrastructure and landscaping (amended drawing and information package received 17th April 2024)	Land At Tamworth Road	See comments attached

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

13 June 2024

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/00564/FUHF T		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 (amendment to application 21/01828/FUH)	Hunters Ride, 12 Quarry Hills Lane	No objections
24/00552/FUH		St Johns	Erection of additional storey at first floor and proposed front porch canopy	37 Hillside	No objections
24/00583/FUH		St Johns	Installation of air source heat pump to front of property	35A Borrowcop Lane	No objections
24/00455/LBC		Stowe	Listed Building works consisting of installation of external lighting and minor internal alterations to doors	Bishops House, 22 The Close	No objections
24/00553/FUH		Stowe	Erection of single storey side extension (following demolition of existing conservatory), internal alterations to alter kitchen layout and create service route through cellar	Stowe Hill House, Auchinleck Drive	No objections
24/00554/LBC		Stowe	Listed Building works consisting of erection of single storey side extension (following demolition of existing conservatory), internal alterations to alter kitchen layout and create service route through cellar	Stowe Hill House, Auchinleck Drive	No objections
24/00513/FUL		Stowe	Proposed alteration and extension of an office building to create a new 2-bedroom residential apartment on the second floor while altering the layout for the retained office space on the ground and first floors at 23 Lombard Street	23 Lombard Street	No objections
24/00514/LBC		Stowe	Listed Building works proposed alteration and extension of an office building to create a new 2-bedroom residential apartment on the second floor while altering the layout for the retained office space on the ground and first floors at 23 Lombard Street	23 Lombard Street	No objections
24/00539/LBC		Stowe	Works to Listed Building to enable minor internal and external refurbishment works to include display of new internally illuminated fascia signage	12 Conduit Street	No objections
24/00540/ADV		Stowe	Installation of 2 internally illuminated replacement fascia signs	12 Conduit Street	No objections
24/00572/FUH		Stowe	Proposed rear/side infill single storey extension	3 Sturgeons Hill	No objections

Applications for submission of comments to Lichfield District Council 13 June 2024

Lichfield District Design Code SPD

Lichfield City Council broadly supports the Lichfield District Design Code SPD as it addresses many of the issues which needed updating. We are pleased to see that the document sets out that the Code is a SPD and where there is any conflict, it will supersede older SPDs.

We have the following concerns:

- Concern that historically there have been problems with 'communal' bins being used and abused.
- The Code says air source pumps 'should' be located away from windows. We would like to see this aspect strengthened and enforceable as even low level noise can cause distress to neighbours.

Lichfield City Council

23.05.24

Applications for submission of comments to Lichfield District Council 13 June 2024

Amended Planning Application Consultation 23/01342/FULM - Land at Tamworth Road, Lichfield

Erection of an 81 bedroom care home (plus 1 staff dormitory bedroom), with ancillary parking, site infrastructure and landscaping

We object to the above amended planning application and repeat our previous comments which still stand: -

- Inappropriate site for a care home of vulnerable people due to its closeness to the A38 trunk road
- Out of character design, conservation concerns re neighbouring listed building - the layout goes up against a listed building
- There is no report submitted for Air Quality and its impact on the proposed development
- It is in close proximity to the A38 which is within the Lichfield District Council Air Quality Management Area Order No 2 of 2016. Additionally, the Noise Survey submitted was conducted in 2018 and is over 2 years old
- Despite the change in building orientation these locational environmental issues will severely impact resident's health, mental well-being and quality of life e.g. opening of windows, sitting outside
- Insufficient car parking spaces for the care home - visitors and staff will be compromised
- This location would lead to people parking dangerously on the A51 and verges when the car park is full. This would block pedestrians view when crossing the road to access footpath and bus stops and also requiring pedestrians to cross the road twice to access the bus stop into the City
- Despite some changes as requested by SCC we are still of the opinion that the access/egress point is dangerous; exacerbated by the comments made earlier. The tweaks made do not enhance the proposed application
- Landscaping continues to need attention, retention of trees addressed and retention of hedges along A51 to be conditioned
- The decking proposal and removal of close boarded fencing does not enhance the amenity and could be to the detriment; decking is not a sustainable solution or of environmental value
- Still concerns re biodiversity and long term impact
- No demonstrable benefits with regard to sustainable development, bar some economic. The City neighbourhood plan seeks high quality/skilled jobs this will not achieve this. Also, inappropriately sited for staff and visitor commutes, insufficient parking
- There are no local facilities or social provision within easy walking distance especially for those less able, staff and residents of proposed houses
- Concerns re the use of a flat roof which we feel is inappropriate for this site and most new developments

Lichfield City Council
16.05.24

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

13 June 2024

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
24/00299/FUH	05/04/24	1st floor side extension above existing garage to create additional bedroom and garage conversion to study	25 Willowsmere Drive	APPROVE	APPROVE
24/00429/FUH	09/05/24	Erection of single storey rear extension (following demolition of conservatory) proposed loft conversion and elevational alterations	6 Nether Beacon	WITHDRAWN BY APPLICANT	WITHDRAWN BY APPLICANT
24/00270/FUH	05/04/24	Erection of single storey rear, single storey side, double storey side and rear extension and a new porch	1 Pinfold Road	APPROVE	APPROVE
24/00213/FUH	05/04/24	Erection of single storey front and rear extensions	24 Manor Rise	APPROVE	APPROVE
24/00314/FUH	05/04/24	Proposed extension of garden fence	39 Mason Avenue	APPROVE	APPROVE
24/00355/FUH	09/05/24	Erection of single storey rear extension (following demolition of existing conservatory) and extension to front of existing garage	6 Masefield Close	APPROVE	APPROVE
24/00195/FUL	05/04/24	Proposed internal alterations and external visual & access alterations	The Lichfield Garrick Theatre	APPROVE	APPROVE
24/00283/ADV	05/04/24	Erection of three non illuminated signs to the exterior of the building	Alexandra House, Queen Street	APPROVE	APPROVE
24/00194/FUH	05/04/24	Two storey front and side extension and single storey rear extension	36 Longbridge Road	APPROVE	APPROVE
24/00356/COU	09/05/24	Change of use to Childrens care home (Use Class C2)	103 Trent Valley Road	APPROVE	APPROVE
24/00159/FUH	05/04/24	Erection of replacement porch	4 Byron Avenue	APPROVE	APPROVE
24/00074/FUH	05/04/24	Creation of new access/dropped kerb and drive way	Garthfell House, Quarry Hills Lane	APPROVE	APPROVE
24/00258/FUH	05/04/24	Erection of two storey rear extension,, loft conversion with dormer windows to front and side roofslopes	34 London Road	APPROVE	APPROVE
23/00901/FULM	13/09/23	Installation of new three armed signal controlled junction and associated access to land off London Road with associated landscaping, drainage and other infrastructure	Land Off London Road, (between Cricket Lane And A38 (Ashbrook House)	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

13 June 2024

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
24/00378/COU	09/05/24	Retrospective application for change of use open land to residential garden and erection of close boarded timber fence	1 Norwich Close	APPROVE	APPROVE
24/00396/ADV	09/05/24	Proposed installation of double sided internally illuminated totem and flat dibond letters	Alexandra House, Queen Street	APPROVE	APPROVE
24/00037/FUL	09/05/24	Erection of new dwelling	Land Adjacent to 1 Giles Road	APPROVE	WITHDRAWN BY APPLICANT
23/00692/FULM	17/08/23	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 4 dwellings to the rear	Access Bookings Limited, 20 St John Street	APPROVE	APPROVE
23/00693/LBC	17/08/23	Works to listed building to enable the above changes to be carried out	Access Bookings Limited, 20 St John Street	APPROVE	APPROVE
24/00394/FUH	09/05/24	Erection of detached garage	1 Quarry Hills Lane	APPROVE	REFUSE
24/00446/FUH	09/05/24	First floor extension above existing garage to form bedrooms	4 Balmoral Close	APPROVE	APPROVE
24/00319/ADV	09/05/24	Installation of a trough illuminated fascia and projecting sign	6 Gresley Row	APPROVE	APPROVE
23/01437/FUL	07/02/24	Demolition of existing Class C3 dwelling and redevelopment for vehicular access into Employment Area Unit 2, associated hard and soft landscaping and sustainable urban drainage systems in relation to proposed Employment Area development pursuant to outline planning permission ref: 18/01217/OUTFLM	Ashbrook House, London Road	APPROVE	APPROVE
24/00219/FUH	09/05/24	Erection of second storey extension with changes to fenestration	7 Hillside	REFUSE	REFUSE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

13 June 2024

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
24/00432/FUH	09/05/24	Single storey rear extension and partial garage conversion to form living room and utility	2 Spencer Road	APPROVE	APPROVE
24/00333/FUL	09/05/24	Replacement of wooden windows with UPVC windows	Chancery House, 27 Lombard Street	APPROVE	REFUSE
24/00335/FUL	09/05/24	Proposed reconfiguration of entrance to create atrium to front of building, new entrance gates and car park reconfiguration to provide additional parking facilities	Walter Tipper Ltd, Britannia Business Park, Europa Way	APPROVE	APPROVE