

**LICHFIELD CITY COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**13 June 2024**

***LCC comments for submission to Lichfield District Council***

| <b>App No.</b>     | <b>Details</b>                                                                                                                                                                                              | <b>Site</b>                                   | <b>LCC Recommendation</b>                                                                                                              |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
|                    | Lichfield District Design Code Supplementary Planning Document (SPD)                                                                                                                                        | Lichfield District                            | <b>See comments attached</b>                                                                                                           |
| 24/00509/LBC       | Works to listed building to enable the replacement of openable roof access window located on second floor                                                                                                   | Samuel Johnson Birthplace Museum And Bookshop | <b>No comment as this is our own application</b>                                                                                       |
| 24/00504/FUH       | Conversion of garage into residential annexe, associated internal alterations and changes to fenestration                                                                                                   | 25 Haymoor                                    | <b>No objections</b>                                                                                                                   |
| 24/00555/FUH       | Removal of existing wall, gates and part of hedge, and construction of new boundary wall                                                                                                                    | 1 Highfield Gardens                           | <b>No objections</b>                                                                                                                   |
| 24/00558/FUH       | Single storey side extension to form kitchen and utility room and creation of additional parking area and extend dropped kerb                                                                               | 21 Baskeyfield Close                          | <b>No objections</b>                                                                                                                   |
| 24/00376/FUH       | 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                             | <b>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</b> |
| 24/00516/FUH       | Erection of single storey rear and two storey side extension                                                                                                                                                | 2 Darwin Close                                | <b>No objections</b>                                                                                                                   |
| 24/00395/FUH       | Erection of 2m high wooden fence (to replace existing hedge)                                                                                                                                                | 13 St Chads Road                              | <b>No objections</b>                                                                                                                   |
| 24/00560/FUH       | Erection of front porch extension, pitched roof canopy and render to front elevation                                                                                                                        | 8 Beecroft Avenue                             | <b>No objections</b>                                                                                                                   |
| 24/00478/FUH       | Conversion of existing garage into ancillary residential annexe with changes to fenestration                                                                                                                | 17 Francis Road                               | <b>No objections</b>                                                                                                                   |
| 24/00511/FUL       | Replacement of stoned area with open grade tarmac                                                                                                                                                           | Rocklands School, Purcell Avenue              | <b>No objections</b>                                                                                                                   |
| 23/01342/FULM      | 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                         | <b>See comments attached</b>                                                                                                           |
| 24/00564/FUH<br>FT | 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            | <b>No objections</b>                                                                                                                   |

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|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------|
| 24/00552/FUH   | Erection of additional storey at first floor and proposed front porch canopy                                                                                                                                                                                  | 37 Hillside                        | <b>No objections</b>      |
| 24/00583/FUH   | Installation of air source heat pump to front of property                                                                                                                                                                                                     | 35A Borrowcop Lane                 | <b>No objections</b>      |
| 24/00455/LBC   | Listed Building works consisting of installation of external lighting and minor internal alterations to doors                                                                                                                                                 | Bishops House, 22 The Close        | <b>No objections</b>      |
| 24/00553/FUH   | 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 | <b>No objections</b>      |
| 24/00554/LBC   | 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 | <b>No objections</b>      |
| 24/00513/FUL   | 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                  | <b>No objections</b>      |
| 24/00514/LBC   | 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                  | <b>No objections</b>      |
| 24/00539/LBC   | Works to Listed Building to enable minor internal and external refurbishment works to include display of new internally illuminated fascia signage                                                                                                            | 12 Conduit Street                  | <b>No objections</b>      |
| 24/00540/ADV   | Installation of 2 internally illuminated replacement fascia signs                                                                                                                                                                                             | 12 Conduit Street                  | <b>No objections</b>      |
| 24/00572/FUH   | Proposed rear/side infill single storey extension                                                                                                                                                                                                             | 3 Sturgeons Hill                   | <b>No objections</b>      |

## **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