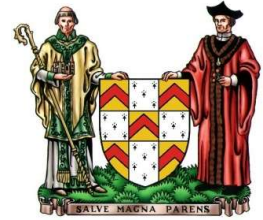


Lichfield City Council

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

10 July 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 **Wednesday 17 July 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.

Cllr A Hughes declared an interest in application 24/00699/FUH as the applicant is a friend.

Cllr J Marshall declared an interest in application 24/00679/FUL as the applicant is a neighbour.

2 COMMENTS SUBMITTED TO 13 JUNE 2024

Attached for reference are the comments submitted under delegated authority to 13 June 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):

24/00191/OUT – 47 Norwich Close – Erection of a 3 bedroom detached dwelling (Outline with All Matters Reserved).

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

- *No objections but concern about the loss of green space and there being a very small garden.*

Lichfield District Council: REFUSE on 13 June 2024
REFUSE for the following reasons:

- *The proposed dwelling, by virtue of its size and siting, would result in a loss of outlook resulting in an undue sense of enclosure to neighbouring properties as well as failing to prevent overlooking into and from the site.*

24/00211/ADV – 1 Bore Street – Retention of fascia illuminated signed and illuminated internal window signage.

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

- *No objections.*

Lichfield District Council: REFUSE on 19 June 2024
REFUSE for the following reasons:

- *The proposed advertisements and internal LED signage due to their design, siting, appearance and style are inappropriate in this City Centre location and harm the visual amenity of the area. Furthermore, they fail to preserve or enhance the character and appearance of the Lichfield City Conservation Area.*

23/00989/FUL – 19 Queen Street – Demolition of existing valeting bay and removal of containers and erection of MOT/Diagnostics building.

Lichfield City Council: APPROVE on 13 September 2023
APPROVE for the following reasons:

- *No objections.*

Lichfield District Council: REFUSE on 28 June 2024
REFUSE for the following reasons:

- *The proposal, due to its size, siting and design, fails to have a positive impact on the significance of the historic environment and would harm the setting of St Mary's Church and the Queens Head Public House.*
- *Furthermore, it fails to preserve or enhance the character or appearance of the Lichfield Conservation Area.*

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 6 June, 13 June, 14 June and 4 July).

*Netherstowe, Lichfield
Walsall Road, Lichfield
Chapel Lane, Lichfield
Nether Beacon, Lichfield*

5 STREET NAMING

To consider a request from Lichfield District Council regarding naming 2 new roads adjacent to the residential conversion of the former Angel Croft Hotel, Beacon Street. The following names have been suggested by Lichfield District Council and approved by Lichfield City Council:-

*Darwin Walk
Lunar Gardens*

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

13 June 2024

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
	Lichfield District Design Code Supplementary Planning Document (SPD)	Lichfield District	See comments attached
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	No comment as this is our own application
24/00504/FUH	Conversion of garage into residential annexe, associated internal alterations and changes to fenestration	25 Haymoor	No objections
24/00555/FUH	Removal of existing wall, gates and part of hedge, and construction of new boundary wall	1 Highfield Gardens	No objections
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	No objections
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	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	Erection of single storey rear and two storey side extension	2 Darwin Close	No objections
24/00395/FUH	Erection of 2m high wooden fence (to replace existing hedge)	13 St Chads Road	No objections
24/00560/FUH	Erection of front porch extension, pitched roof canopy and render to front elevation	8 Beecroft Avenue	No objections
24/00478/FUH	Conversion of existing garage into ancillary residential annexe with changes to fenestration	17 Francis Road	No objections
24/00511/FUL	Replacement of stoned area with open grade tarmac	Rocklands School, Purcell Avenue	No objections
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	See comments attached
24/00564/FUH 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	No objections

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

13 June 2024

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
24/00552/FUH	Erection of additional storey at first floor and proposed front porch canopy	37 Hillside	No objections
24/00583/FUH	Installation of air source heat pump to front of property	35A Borrowcop Lane	No objections
24/00455/LBC	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	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	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	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	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	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	Installation of 2 internally illuminated replacement fascia signs	12 Conduit Street	No objections
24/00572/FUH	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 - PLANNING APPLICATIONS COMMITTEE

17 July 2024

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/00669/FUH		Boley Park	Single storey rear and side extension with internal changes	31 Warren Close	No objections
24/00588/COU		Chadsmead	Change of use of domestic outbuilding to dwelling house	Rose Bower, Stafford Road	No objections subject to approval by SCC Highways Department
24/00716/FUH		Chadsmead	Conversion of an outside store & external washroom, into an internal utility & washroom and installation new french door & window	108 Gaia Lane	Comments by 12 July
24/00734/FUH		Chadsmead	Erection of a single storey rear extension and side double garage. Raise rear eaves gutter and extend garage at front and extend gable forwards to match existing (Resubmission of application 24/00376/FUH)	10 The Parchments	Comments by 12 July
24/00719/ADV		Curborough	Erection of a D6 (digital advertisement) screen	Malthurst Petrol Station, Eastern Avenue	No objections
24/00664/FUH		Leomansley	A single storey rear and side extension	1 Friary Avenue	No objections
24/00695/FUH		Leomansley	Demolition of conservatory and erection of a single storey side and rear extension to form kitchen, dining and utility room	19 Harrington Walk	No objections
24/00679/FUL		Leomansley	Section 73 application to vary conditions 2 and 3 of permission 23/00607/FUH relating to amendments to material finishes, dimensions and layout of the single storey extension	77 Walsall Road	No objections
24/00627/FUH		St Johns	Erection of first floor extension	30 Redlock Field	No objections
24/00501/FUH		St Johns	Installation of replacement fence	9 Armada Close	Recommend refusal due to the height of the proposed fence
24/00683/FUH		St Johns	Two storey rear extension to form kitchen and bedroom. (Resubmission of 24/00438/FUH)	4 Woodfields Drive	No objections
24/00627/FUH	1	St Johns	Erection of first floor extension	30 Redlock Field	Comments by 15 July
24/00604/FUH		Stowe	Erection of single storey rear extension, single storey front porch and fence to the side	16 Furnivall Crescent	No objections
24/00585/FUL		Stowe	Internal shop fit refurbishment & installation of condenser unit to rear elevation flat roof	43 Market Street	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

17 July 2024

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/00586/LBC		Stowe	Works to listed building to enable the replacement external signage, internal shop-fit refurbishment & installation of condenser unit to rear elevation flat roof	43 Market Street	No objections
24/00587/ADV		Stowe	Installation of replacement fascia sign and projecting sign	43 Market Street	No objections but note possible incongruity of illuminated signs on a listed building
24/00601/FUH		Stowe	Erection of rear and side extensions (amendment to 23/00271/FUH)	3 Brownsfield Road	No objections subject to there being no 45 degree rule implications for number 5
24/00594/LBC		Stowe	Works to Listed Building to enable the installation of passenger lift within existing stairwell	Selwyn House, Flat 5, The Close	No objections
24/00599/FUL		Stowe	Erection of new infill extension at first floor level to form new staff room/welfare provision	First Floor, 25 Bore Street	No objections
24/00637/FUH		Stowe	Single storey side extension	6 The Old Stoneyard, Boswell Cottage, Cross Keys	No objections
24/00603/ADV		Stowe	Installation of 1 fascia sign, 2 projecting signs and 2 blackboard advertising signs	20 Tamworth Street	No objections
24/00646/LBC		Stowe	Works to a listed building for the retention of works to the front wall and ground floor window	10 Ground And First Floor, Bore Street	No objections
24/00699/FUH		Stowe	Demolition of rear boiler house and erection of a single storey rear extension. Installation of rendered external insulation, composite wood effect cladding and provide brick slips to feature brick areas and associated works	7 Cathedral Rise	No objections
24/00661/LBC		Stowe	Works to Listed Building consisting of internal works to existing retail unit, redecoration of existing shopfront, new signage and associated works (Retrospective Application)	3 Market Street	No objections
24/00662/ADV		Stowe	Display of projecting lettering and 2 barbers poles (Retrospective Application)	3 Market Street	No objections
24/00660/FUL		Stowe	Alterations to external windows and doors with proposed installation of 4 condenser units	1 Birmingham Road	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

17 July 2024

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/00705/FUL		Stowe	Demolition of existing building and erection of a freestanding restaurant with drivethru facility, car parking, landscaping and associated works, including Customer Order Displays (COD) and Play Frame (Sui Generis)	Central House, Business Support Centre, Hermes Road	Comments by 14 July

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

17 July 2024

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
24/00442/FUL	09/05/24	Replacement of external ATM	47 Market Street	APPROVE	APPROVE
24/00443/ADV	09/05/24	Installation of internally illuminated ATM collar to replace existing with new branding	47 Market Street	APPROVE	APPROVE
24/00444/FUH	09/05/24	Single storey front and rear extensions, first floor side extension to form lounges and bedroom	12 Wentworth Drive	APPROVE	APPROVE
24/00438/FUH	09/05/24	Two storey rear extension to form kitchen and bedroom	4 Woodfields Drive	APPROVE	WITHDRAWN BY APPLICANT
23/00083/FUL	02/03/23	Erection of 1 three bedroom and 1 four bedroom semi-detached dwellings and associated external works (access from Masefield Close)	Land Rear Of 30 - 34, Ivanhoe Road	APPROVE	APPROVE
24/00191/OUT	09/05/24	Erection of a 3 bedroom detached dwelling (Outline with All Matters Reserved)	47 Norwich Close	APPROVE	REFUSE
24/00461/LBC	09/05/24	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	APPROVE	APPROVE
24/00460/FUL	09/05/24	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	APPROVE	APPROVE
24/00391/FUL	09/05/24	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	APPROVE	APPROVE
24/00392/LBC	09/05/24	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	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

17 July 2024

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
24/00376/FUH	13/06/24	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	APPROVE	WITHDRAWN BY APPLICANT
21/02004/FULM	02/02/22	Section 78 application to vary condition 9 (Highway Boundary) of permission 19/01251/FULM to replace approved drawings for minor elevational changes	The Horse and Jockey, 10 Sandford Street	NO WARD COMMENT	APPLICATION DISPOSED
24/00395/FUH	13/06/24	Erection of 2m high wooden fence (to replace existing hedge)	13 St Chads Road	APPROVE	WITHDRAWN BY APPLICANT
24/00211/ADV	09/05/24	Retention of fascia illuminated signs and illuminated internal window signage	1 Bore Street	APPROVE	REFUSE
24/00539/LBC	13/06/24	Works to Listed Building to enable minor internal and external refurbishment works to include display of new internally illuminated fascia signage	12 Conduit Street	APPROVE	WITHDRAWN BY APPLICANT
24/00540/ADV	13/06/24	Installation of 2 internally illuminated replacement fascia signs	12 Conduit Street	APPROVE	WITHDRAWN BY APPLICANT
23/00989/FUL	13/09/23	Demolition of existing valeting bay and removal of containers and erection of MOT/Diagnostics building	19 Queen Street	APPROVE	REFUSE
24/00511/FUL	13/06/24	Replacement of stoned area with open grade tarmac	Rocklands School, Purcell Avenue	APPROVE	APPROVE
23/00766/FULM	17/08/23	Creation of canal, locks, lift bridge, environmental mounds, nature / heritage trail and all associated engineering operations and earthworks	Land south of Tamworth Road	APPROVE	APPROVE
24/00516/FUH	13/06/24	Erection of single storey rear and two storey side extension	2 Darwin Close	APPROVE	APPROVE
24/00504/FUH	13/06/24	Conversion of garage into residential annexe, associated internal alterations and changes to fenestration	25 Haymoor	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

17 July 2024

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
23/01395/COU & 23/01396/LBC	10/01/24	Conversion of existing building to form 8 residential apartments and associated works	71-73 Management House, Upper St John Street	NO WARD COMMENT	APPROVE
24/00509/LBC	13/06/24	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	APPROVE
24/00564/FUHF T	13/06/24	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	APPROVE	APPROVE
24/00555/FUH	13/06/24	Removal of existing wall, gates and part of hedge, and construction of new boundary wall	1 Highfield Gardens	APPROVE	APPROVE
24/00560/FUH	13/06/24	Erection of front porch extension, pitched roof canopy and render to front elevation	8 Beecroft Avenue	APPROVE	APPROVE
24/00121/FUL	06/03/24	Erection of workshops building to replace existing retail glasshouse, reconstruction of potting shed building for purposes ancillary to the use of the garden centre, and change of use of former cafe/shop attached to Lyncroft Villa into residential use	The Plant Plot, Stafford Road	APPROVE	APPROVE
24/00440/LBC	09/05/24	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	APPROVE	APPROVE