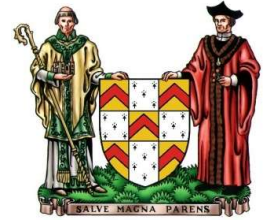


Lichfield City Council

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

5 December 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 12 December 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 'Tony 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 6 NOVEMBER 2024

Attached for reference are the comments submitted under delegated authority to 6 November 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:

Minster Coffee Shop –	<i>No objections.</i>
The Daily Grind –	<i>No objections.</i>
The Olde Nook –	<i>No objections.</i>
Melbourne –	<i>No objections.</i>
Faro Lounge –	<i>No objections.</i>
Le Reve –	<i>No objection to this application except for the requested operating times. We feel that 1.00am is totally unacceptable in an area with residential accommodation. This should be restricted to 11.00pm at the latest.</i>
Eden Bar –	<i>Although we have no objections to this application we feel that the requested timings are far too late and would recommend a close time of no later than 11.00pm.</i>
Caffe Nero –	<i>No objections.</i>

- d) To note decisions of Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council (if any):

24/00137/REMM – Land at Cricket Lane, Lichfield – Application for reserved matters approval (layout, appearance, scale and landscaping) pursuant to application 18/01217/OUTFLM for a residential development comprising of 520 dwellings.

Lichfield City Council: REFUSE on 5 April 2024
REFUSE for the following reasons:

- *We object to the entire hedgerow along Cricket Lane being removed and replanted. Any replacement will take years to reach maturity.*
- *The car parking allowed for the two football pitches seems somewhat low as there are only 20 spaces for a minimum of 44 players if both pitches are in use at same time, plus any spectators. Also, the area for the pitches is poorly drained. Is there any provision for improving the drainage?*
- *We echo our comments originally submitted on the main application. In terms of scale, the increase to 520 houses makes for a higher density site such that it will cause challenges to vehicle movements and safe (non-pavement) parking as are often experienced on the high density Darwin Estate. There are also some resident comments on the website referring to the absence of certain facilities such as local shops and, most particularly, any GP services, which are in short supply across South Lichfield. In terms of scale, the houses are only being able to be planned at this density due to the absence of shops and a GP Surgery, which are needed to support the development and the rest of South Lichfield. We recommend refusal of this application and ask that the District Council and the developer look at this lack of facility again with the South Staffs CCG.*

Lichfield District Council: APPROVE on 28 October 2024
APPROVE (subject to conditions) for the following reasons:

- *Following revisions to the originally submitted application, the proposals would deliver a much improved residential development. Whilst some of*

the improvements to the detail of the housing typologies are relatively small in isolation, combined with the revised layout and landscape enhancements, the proposals would exhibit greater character and would feel more organic in nature. Other considerations as part of the reserved matters application are considered to be satisfied given the proposed scale and access arrangements, the latter having been approved at outline stage. 18.2 As such, subject to further conditions relating to detailed design, it is considered the overall design fulfils the requirements and aspirations from the outline consent and the relevant policies of the Lichfield Local Plan.

24/00912/FUL – Land south of Shortbutts Lane, Lichfield – Section 73 application to vary condition 26 (Highway Improvement Works) of permission 21/01956/OUTFLM to remove the requirement for the Swinfen Island improvement works to be implemented prior to the occupation of any non-residential buildings.

Lichfield City Council: REFUSE on 3 October 2024
REFUSE for the following reasons:

- The planned development incorporates over 180 parking spaces for the non-residential elements. Though the consultant's report seems to indicate that a relatively small proportion of users of these facilities will be using the Swinfen interchange, it does not include delivery or service traffic, comprised of bigger vehicles than private cars, and much of which will necessarily come from the A38, and therefore use Swinfen.*
- Additionally, the document makes an explicit assumption that the small retail units and community centre will generate no trips in and of themselves, thus only the supermarket's trips have to be accounted for in the assessment. This seems wholly unrealistic. We therefore recommend refusal of the proposed variation to Condition 26.*

Lichfield District Council: APPROVE on 12 November 2024
APPROVE (subject to conditions) for the following reasons:

- Overall, the proposal is acceptable in principle given extant planning permission 21/01956/OUTFLM and allocation of the site for mixed use, residential led development.*
- The Technical Note submitted to support the proposals demonstrates that the non-residential buildings consented as part of 1/01956/OUTFLM can be occupied prior to the works of the junction being implemented, with no impact on the interchange given that the spread of trips would be derived predominantly from existing trips on the highway network or from nearby dwellings from the same consent. Similarly, there are no concerns with highway safety in this instance.*
- It should be noted that the proposed wording of the revised condition will continue to restrict the number of dwellings (189) that can be occupied prior to said works being finished and operational.*

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 5 Nov, 7 Nov (x3), 11 Nov (x3), 12 Nov, 14 Nov (x2), 22 Nov (x3), 26 Nov and 2 Dec (x2)):-

*Broad Lane, Lichfield
Meadowbrook Road, Lichfield
Various Streets, Lichfield
Wade Street, Lichfield
Abbotsford Road, Lichfield
Ponesfield Road, Lichfield
Fecknam Way, Lichfield
Chesterfield Road, Lichfield*

Stychbrook Gardens, Lichfield
Simpson Road, Lichfield
Wissage Road, Lichfield
Broad Lane, Lichfield
Various Street – Lichfield
Yew Tree Close, Lichfield
Ivanhoe Road, Lichfield
Various Streets, Lichfield

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

06 November 2024

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
24/00924/FUH	Erection of a single storey rear extension and conversion of existing garage to office space	16 Richmond Drive	No objections
24/01047/FUH	Erection of a front porch with internal toilets	15 Sheriffs Close	No objections
24/00980/FUH	Erection of a detached double garage and installation of a drive and entrance gate	Gaiafield House, 20 Gaiafields Road	No objections
24/01013/FUH	Installation of an Air Source Heat Pump at the side of the property	82 Gaia Lane	No objections
24/00917/FUH	Erection of a single storey front, side and rear extension	139 Weston Road	No objections
24/01129/FUH	Erection of a single storey rear extension	33 Southwark Close	No objections
24/00908/COU	Change of use of Class E Office building to become Class C (Dwellinghouse) to form 6 apartments with associated internal remodelling, 1 single storey rear extension, 1 full height rear extension & associated adjustments to the front & rear facades, alongside external works within a conservation area	7-9 Swan Road	No objections
24/00922/FUL	Extending the front customer garden area with new inground planters, festoon posts and lighting, new festoon lighting to garden to the left of the main entrance	Bowling Green Inn, Friary Road	No objections
24/01049/FUH	Loft conversion, construction of a rear dormer, installation of front elevation roof light and internal alterations	44 Swan Mews	No objections
24/01053/FUH	Erection of a single storey rear extension connecting detached garage to main dwelling and conversion of the garage into an office, utility and storage space	6 Abnalls Lane	No objections
24/00964/FUH FT	Erection of two storey rear extension and addition of front window	21 Swinfen Broun Road	No objections
24/01026/LBC	Conversion of a detached double garage into an office space with an installation of a side window	2 Patrick Mews	No objections
24/01094/FUH	Erection of a single storey rear extension, alterations to ground floor bay window, installation of front first floor window and removal of chimney	55 Walsall Road	No objections
24/00949/FUL	Erection of 3 bedroom dwelling	31 Oakhurst	LDC have put this application on hold

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

06 November 2024

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
24/01061/LBC	Installation of BT ducting, a UFS box, invisilight cabling and a point of entry box above each flat's front door	The Malt House, Cairns Close	No objections
24/01002/COU	Change of Use from General Industrial (B2) to Gymnastics Club (D2) with associated works and facilities	Unit 1 And 2, Shires Industrial Estate, Essington Close	No objections but concern that the number of parking spaces is too limited
24/01093/FUH	Installation of a side window on gable end wall	84 Bridgeman Way	No objections
24/01017/FUL	Erection of 5.5m high external racking units	Travis Perkins, Birmingham Road	Ward comment awaited
24/00705/FUL	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	Our objections to the previous application still stand:- We have concerns about noise and light pollution for the residential premises opposite. There is a very high risk of anti-social behaviour. There are many logged incidents with McDonalds in a variety of locations. The business proposed will negatively impact on the amenity of the surrounding businesses and residents
24/00930/FUL	Installation of external roller shutter to existing shopfront	39 Bakers Lane	No objections
24/01048/LBC	Alteration repairs to east elevation lean-to roof including a change of roofing material	St Marys House, The Close	No objections
24/01076/COU	Refurbishment of ground floor (Public House) and conversion of first and second floors to form 4 self contained flats and associated works	Former Chameleon, 4 Bore Street	See comments attached
24/01077/LBC	Works to Listed building to enable the refurbishment of ground floor (Public House) and conversion of first and second floors to form 4 self contained flats and associated works	Former Chameleon, 4 Bore Street	See comments attached
24/00693/FUL & 24/00694/LBC	Proposed change of use from commercial class E to 3 self-contained residential units (Use Class C3)	27-33 Levetts Fields	No objections
24/00993/ADV	Installation of a fascia and projecting sign	35 Bakers Lane	No objections
24/01124/LBC	Works to listed building to enable the removal of foam insulation and affected tiles from roof with associated works	14 Lombard Street	No objections

Applications for submission of comments to Lichfield District Council 6 November 2024

Planning Application Consultation 24/01076/COU & 24/01077/LBC - Former Chameleon, 4 Bore Street, Lichfield

Works to Listed building to enable the refurbishment of ground floor (Public House) and conversion of first and second floors to form 4 self contained flats and associated works

Whilst we welcome efforts to bring this property back in to use after a long period of gradual deterioration, we have concerns that the plans are badly drawn up and in particular have strong reservations about the following aspects of the application:

1. The proposal to create 4 flats above the pub is totally unsuitable
2. As a listed building in a conservation area, it requires much fuller consideration of how design and building materials will be chosen to respect its history
3. A smoking area and beer garden is proposed adjacent to the flats at the top of St John Street which would impact adversely on the flats' residents
4. We have concerns about the size of the proposed kitchen in relation to the bar area

In view of this we would object to the application as it stands.

Lichfield City Council
15.10.24

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

12 December 2024

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/01168/FUL		All	Erection of 3 Padel tennis courts, facilities building, fencing, flood lighting and associated works	Land At Beacon Park, Greenhough Road	Comments awaited
24/01213/FUHF T		Boley Park	Part retrospective application for the erection of a two storey side extension including internal alterations	30 Darnford Lane	No objections
24/01228/FUH		Chadsmead	Erection of a first floor extension over existing garage and single storey rear extension	27 The Leasowe	No objections
24/01255/FUH		Curborough	Erection of a single storey side extension	67 Meadowbrook Road	Comments by 8 Dec
24/01166/FUHF T		Leomansley	Erection of a single storey rear extension with internal alterations, conversion of loft, installation of en-suite and 3 rear dormer windows	10 Blakeman Way	No objections
24/01104/FUL		Leomansley	Section 73 application to vary condition 2 of permission 09/00407/FUL relating to extending the operating times	Morrisons (Petrol Station), Beacon Street	No objections
24/01193/FUH		Leomansley	Erection of a roof extension and first floor dormer to rear elevation	221 Beacon Street	No objections
24/01091/FUL		Leomansley	Installation of dropped kerb and creation of two parking bays in front garden	126 Walsall Road	No objections
24/01216/FUH		Leomansley	Erection of a single and two storey side extension with separate loft conversion	167 Lower Sandford Street	No objections
24/01025/FUH		Leomansley	Conversion of a detached double garage into an office space with an installation of a side window	2 Patrick Mews	No objections
24/01214/FUH		Leomansley	Erection of Oak framed Sun-Room Outbuilding	Russet House, Shaw Lane	Comments by 7 Dec
24/01017/FUL		St Johns	Erection of 5.5m high external racking units	Travis Perkins, Birmingham Road	No objections subject to the approval of Network Rail
24/00949/FUL		St Johns	Erection of 3 bedroom dwelling	Land Adj 31 Oakhurst	See comments attached
24/01142/FULM		Stowe	Demolition of existing dwellinghouse and outbuildings and erection of 10 dwellings, access and internal driveway and associated landscaping and works	Land At Rosaries, Trent Valley Road	See comments attached

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

12 December 2024

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/00403/OUT		Stowe	Outline planning application for the development of up to 8 homes (Use Class C3) and associated landscaping with all matters reserved except for access and scale	St Michael's Playing Field, Deans Croft	See comments attached
24/01161/LBC		Stowe	Reconstruction of existing gable wall, replacement of existing roof and wall repairs	34-36 Market Street	No objections
24/01171/LBC		Stowe	National Grid requested upgrades including: Installation of a cable from existing low voltage main cable to St Mary's House via the car park in a ducted system. 40mm hole drilled inside the archive room to connect cable then resealed, cable then clipped to walls and run to the new combined CT chamber	St Marys House, The Close	No objections
24/01207/FUH		Stowe	Demolition of existing car port and side extension. Erection of a single storey rear and side extension, Second floor extension and loft conversion	9 Charnwood Close	No objections
24/01199/COUM		Stowe	Section 73 application to vary condition 2 of permission 23/01216/COUM relating to internal changes to layout, external appearance (including materials), relocation of service doors, service access, bin store and redesign external terrace	Former Debenhams, Bakers Lane	No objections but request that planners check that the bin store is adequately protected and that the cladding is acceptable
24/01202/PNPV		Stowe	Prior Notification: Installation of solar PV modules. Modules will remain at least 1m from the roof edges, and will protrude not more than 120mm from the roof surface	Samuel Johnson Community Hospital, Trent Valley Road	No objections
24/01237/PND		Stowe	Prior Notification : Conversion of the first floorspace to create five self-contained residential units under Schedule 2, Part 3, Class MA of the GPDO 2015	First Floor, 21 - 23 Bakers Lane	No objection but would request that suitable measures be put in place within the flats to mitigate any external noise. We would also request that the outside bin and bike storage area is made sufficiently secure

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

12 December 2024

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
24/01238/FUL		Stowe	External building alterations, and the erection of an external bicycle storage unit on the land to the rear	First Floor, 21 - 23 Bakers Lane	No objection but would request that suitable measures be put in place within the flats to mitigate any external noise. We would also request that the outside bin and bike storage area is made sufficiently secure
24/00705/FUL	2	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 5 Dec

Applications for submission of comments to Lichfield District Council 12 December 2024

Planning Application Consultation 24/00949/FUL – Land adjacent to 31 Oakhurst, Lichfield

Erection of 3 bedroom dwelling.

We recommend refusal of the above application for the following reasons:

- We agree with the objections already received from neighbours and officers.
- We note that similar applications on this site have been refused previously (13/00518/FUL and 07/00336/OUT) and our submitted comments on those applications still apply.
- This is an over-intensive use of the land and is inappropriate in relation to the street scene and surrounding properties.
- The arboricultural issues remain as do access and egress.

Lichfield City Council

11.11.24

Applications for submission of comments to Lichfield District Council 12 December 2024

Planning Application Consultation 24/01142/FULM – Land at Rosaries, Trent Valley Road, Lichfield

Demolition of existing dwellinghouse and outbuildings and erection of 10 dwellings, access and internal driveway and associated landscaping and works

Although we acknowledge that this is a much better proposal than the previous ones, there are still issues to be addressed, notably:

Highways:

- Steepness of the narrow entry road
- Turning space for bin lorry or other large vehicles. There is a likelihood of parking outside houses on the flush pavement blocking access for large vehicles

Ecology:

- The SEED Biodiversity net gain assessment shows a loss of over 60 'Habitat units'
- Ancient hedge greatly cut back
- 19 trees removed and 13 new ones planted

Drainage:

- The land is often waterlogged which does not seem to be addressed in the report
- The systems for slowing peak water flow into the combined sewer requires a lot of maintenance which is often neglected by residential management organisations

In light of the above we would register our objection to the proposals as they stand.

Lichfield City Council
08.11.24

Applications for submission of comments to Lichfield District Council 12 December 2024

Planning Application Consultation 24/00403/OUT - St Michael's Playing Field, Deans Croft, Lichfield

Outline planning application for the development of up to 8 homes (Use Class C3) and associated landscaping with all matters reserved except for access and scale

We have no objection to this outline application however we would wish that the following proposals are taken on board:-

- Care should be taken to preserve the trees and the hedge next to St Michael's churchyard.
- The heritage setting is very important and must be taken into consideration both with regard to St Michael's church and the listed cottages in Rotten Row.
- We would recommend an archaeological investigation before work begins.

Lichfield City Council
08.11.24

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

12 December 2024

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
24/00989/FUH	03/10/24	Removal of existing conservatory, erection of double rear extensions with associated internal alterations	19 The Friary	APPROVE	APPROVE
24/00137/REM M	05/04/24	Application for reserved matters approval (layout, appearance, scale and landscaping) pursuant to application 18/01217/OUTFLM for a residential development comprising of 520 dwellings	Land At Cricket Lane	REFUSE	APPROVE
24/01002/COU	06/11/24	Change of Use from General Industrial (B2) to Gymnastics Club (D2) with associated works and facilities	Unit 1 And 2, Shires Industrial Estate, Essington Close	APPROVE	APPROVE
24/00964/FUHF T	06/11/24	Erection of two storey rear extension and addition of front window	21 Swinfen Broun Road	APPROVE	APPROVE
24/00868/FUL	03/10/24	Proposed sub-division of existing vacant unit (old Class A1) including associated shopfront alterations to provide one unit Class E(a) and one unit Class E(b)	Boley Park Shopping Centre, Ryknild Street	APPROVE	APPROVE
24/00922/FUL	06/11/24	Extending the front customer garden area with new inground planters, festoon posts and lighting, new festoon lighting to garden to the left of the main entrance	Bowling Green Inn, Friary Road	APPROVE	WITHDRAWN BY APPLICANT
24/00917/FUH	03/10/24	Erection of a single storey side extension	139 Weston Road	APPROVE	APPROVE
24/00912/FUL - (Section 73)	03/10/24	Section 73 application to vary condition 26 (Highway Improvement Works) of permission 21/01956/OUTFLM to remove the requirement for the Swinfen Island improvement works to be implemented prior to the occupation of any non-residential buildings	Land south of Shortbutts Lane	REFUSE	APPROVE
24/00962/FUH	03/10/24	Retention of single storey rear extension and loft conversion with rear dormer to rear	22 Maxtock Avenue	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

12 December 2024

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
24/01053/FUH	06/11/24	Erection of a single storey rear extension connecting detached garage to main dwelling and conversion of the garage into an office, utility and storage space	6 Abnalls Lane	APPROVE	APPROVE
24/01049/FUH	06/11/24	Loft conversion, construction of a rear dormer, installation of front elevation roof light and internal alterations	44 Swan Mews	APPROVE	APPROVE
24/00993/ADV	06/11/24	Installation of a fascia and projecting sign	35 Bakers Lane	APPROVE	APPROVE
24/01124/LBC	06/11/24	Works to listed building to enable the removal of foam insulation and affected tiles from roof with associated works	14 Lombard Street	APPROVE	APPROVE
24/00924/FUH	06/11/24	Erection of a single storey rear extension and conversion of existing garage to office space	16 Richmond Drive	APPROVE	APPROVE
24/00677/COU & 24/00678/LBC	29/08/24	Conversion and extension of the existing stables located within the Cathedral School courtyard to create additional student spaces and WC facilities	Lichfield Cathedral School	APPROVE	APPROVE
24/01048/LBC	06/11/24	Alteration repairs to east elevation lean-to roof including a change of roofing material	St Marys House, The Close	APPROVE	APPROVE
24/00513/FUL	13/06/24	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	APPROVE	APPROVE
24/00514/LBC	13/06/24	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	APPROVE	APPROVE
24/00930/FUL	06/11/24	Installation of external roller shutter to existing shopfront	39 Bakers Lane	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

12 December 2024

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
24/00980/FUH	06/11/24	Erection of a detached double garage and installation of a drive and entrance gate	Gaiafield House, 20 Gaiafields Road	APPROVE	APPROVE