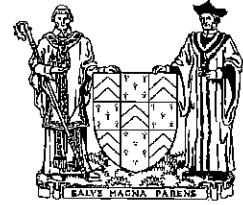


Lichfield City Council

City Council Offices, Donegal House, Bore Street, Lichfield, WS13 6LU

Town Clerk: Anthony D Briggs



To: Members of Planning Committee

TB/CF

4 October 2017

Dear Councillor

You are requested to attend a meeting of the **PLANNING COMMITTEE** to be held in The Moulton Room, Guildhall, Lichfield, on **WEDNESDAY, 11 October 2017 at 6.30pm** for the transaction of the following business.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Briggs'.

Tony Briggs
Town Clerk

Apologies for absence

AGENDA

1 DECLARATIONS OF INTEREST

2 MINUTES

To confirm as a correct record the Minutes of the Meetings held on 14 September 2017 (**copy attached**).

3 APPEAL NOTICES (if any)

4 APPEAL DECISIONS (if any)

5 LICENSING APPLICATIONS

To note the schedule of Premises Licence applications registered with Lichfield District Council during the week ending 1, 8 & 15 September 2017 as listed in **Appendix C attached**.

6 CONSERVATION AREA

Cllr Dundas requested that a review of the Conservation Area be included on the agenda.

The following is a summary of discussions with Claire Hines, Principal Conservation and Design Officer, LDC:

"The most recent Lichfield City Conservation Area appraisal was published in October 2008 and is 146 pages long; it is available on the LDC website;

<https://www.lichfielddc.gov.uk/Council/Planning/Conservation-and-listed-buildings/Downloads/Conservation-areas/Lichfield-City-Conservation-Area-Appraisal.pdf>

In regard to a Management Plan to accompany the appraisal, it would be a large piece of work that, to be of any use, would need buy-in from many other stakeholders. This created a capacity issue at the time, but LDC concedes that a Management Plan would be a very useful addition, so have agreed to see if it is something they can look at doing.

In terms of priorities, there are 21 conservation areas within Lichfield District. Reviews began in 2008, starting with the ones with most development pressure. There are five remaining reviews to be completed in this cycle, two this financial year and three in 2018/19.

The whole process then begins again for 2019/20 but should be much shorter. LDC will look to prioritise those conservation areas that have seen the most change since they were last reviewed, placing Lichfield City at the top of the list."

7 PLANNING APPLICATIONS

- a) To note decisions of Lichfield District Council on Planning Applications as listed in **Appendix B**.
- b) To note correspondence (if any) from Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council.
- c) To submit comments to Lichfield District Council on Planning Applications as listed in **Appendix A** herewith.

8 ANY OTHER URGENT BUSINESS AT THE DISCRETION OF THE CHAIRMAN

* * * * *

PUBLIC PARTICIPATION AT PLANNING COMMITTEE MEETINGS

- 1 The following persons shall be able, on request, to address the Planning Committee concerning any planning application or other item on the Planning Committee agenda:
 - o One applicant (or their nominated agent or representative), and one supporter
 - o One objector, but where there are significant variations in the reasons for objection a second objector may be permitted to speak at the discretion of the Committee Chairman
- 2 Where there are several objectors they will be required to nominate the representatives to speak on their behalf.
- 3 Where there are several supporters they will be required to nominate the representatives to speak on behalf of all of them.
- 4 Persons addressing the Committee shall be allowed no more than **five minutes** to make their address and having done so shall not be permitted to speak again on that item.
- 5 Persons wishing to address the Planning Committee must give advance notice of their intention to speak, and state the planning application, or the agenda item (s) concerned. Notice should be submitted not later than NOON on the day of the meeting in person at the Council Offices at Donegal House, Bore Street, so that the question/statement can be duly receipted.
- 6 The address will be made when the Committee reaches that item on the agenda. The meeting will adjourn to allow the address to be made, and will then recommence for consideration of that item and the content of any address that has been made.
- 7 The Committee may agree to vary the order of the agenda to facilitate the smooth running of the meeting.

LICHFIELD CITY COUNCIL

Minutes of a Meeting of the Planning Committee held in The Moulton Room, Guildhall, Lichfield,
at 6.30pm on Thursday, 14 September 2017

PRESENT: Councillor A Thompson (Chairman) and Councillors Mrs J Allsopp, Mrs D Baker, Mrs G Boyle, J Brooks, B Cocksey, D Dundas, P Hitchman, Mrs S James, Miss J Marks, J McGrath, Mrs L Warfield, and R Yardley.

APOLOGIES: Councillors R Awty, B Bacon, Mrs N Bacon, I Eadie, Mrs J Eagland, C Greatorex, Mrs J Greaves, T Matthews, P Ray and D Smedley, A Smith, C Spruce and M Warfield

28 MINUTES

RESOLVED: *That the Minutes of the Meetings held on 17 August and 31 August 2017 be approved as a correct record and signed by the Chairman.*

29 LICENSING APPLICATIONS

Members considered Lichfield District Council Premises Licences as per agenda Appendix C.

RESOLVED: *That the Premises Licences be noted.*

30 PLANNING COMMITTEE PROCEDURES

Members considered Lichfield District Council's response to the City Council's enquiry regarding consultation response timescales.

RESOLVED: *That the response be noted and that Officers be instructed to carry out ongoing checks to ensure relevant submissions continue to be recorded by the District Council.*

31 PLANNING APPLICATIONS

RESOLVED:

- 1 *That the decisions of Lichfield District Council on planning applications as listed on Agenda Appendix 'B' be received and noted.*
- 2 *Members were informed of the District Council's Reasons for Refusal of applications 17/00388/ADV and 17/00690/FUL, which had been decided differently to the City Council recommendations.*
- 3 *That recommendations be submitted to Lichfield District Council in respect of planning applications as listed in Appendix 'A'.*

THERE BEING NO FURTHER BUSINESS THE CHAIRMAN DECLARED THE MEETING CLOSED AT 7.30 PM

CHAIRMAN

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE
14 SEPTEMBER 2017**

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
17/01191/OUT MEI	Hybrid Planning Application comprising Full Planning Application for the construction of a sustainable mixed use urban extension comprising of 475 dwellings, new vehicular access points onto Claypit Lane and Birmingham Road, the remodelling and formation of a roundabout at the junction of Fosseway Lane and Claypit Lane, comprehensive green infrastructure including up to 16.55 ha of country park, footpaths, cycleways, multifunctional open space including children's play areas, community orchard, open space for informal sport and sustainable urban drainage systems, foul and surface water drainage infrastructure including balancing ponds, and other ancillary infrastructure and ground remodelling. With Outline Applications for the serviced provision of 1.09 ha of land for a primary school and 1.9 ha for strategic sports provision with all matters reserved except access	Deanslade Park Project, Land south of Falkland Road	<i>No Objection subject to consideration of;</i> <i>1. Greater number of bungalows of varying sizes would be desirable, including within private housing</i> <i>2. Review the 50MPH speed limit on Birmingham Rd and consider a lower limit extending beyond the Travis Perkins store</i> <i>3. Assurances that the country park will be created and open to the public prior to the new houses being occupied</i> <i>4. Consideration being given to bringing the proposed site of the school and sports area together; school site does not appear large enough to cater for parking requirements and ready access to the sports facilities would be beneficial</i>
17/00977/OUT MEI	Outline application with all matters reserved except access for a flexible commercial development of up to 2000 sqm area (classes A1, A2, A3, B1, De & D2), associated parking areas, new access onto the Birmingham Road, provision of strategic landscaping, cycle and pedestrian access routes, infrastructure and other operations including the safeguarding of land for the Lichfield southern bypass and safeguarded route for the Lichfield canal	Land on the east side off Birmingham Road	<i>No objection subject to review of 50MPH speed limit on Birmingham Road and considering a lower limit extending beyond the Travis Perkins store.</i> <i>In line with the emerging Lichfield City Neighbourhood Plan, the City Council would like B1 office space included on this site</i>
17/01073/FUL	Two storey side extension to form kitchen, family room, bedroom with en suite and porch to front	33 Netherbridge Avenue	<i>No Objections</i>
17/01239/FUL	First floor front extension to form bedroom	28 Darnford Lane	<i>No Objections</i>
17/01150/FUL	Single storey extension to rear to extend garden room and bedroom	1 Hill Crest Drive	<i>No Objections</i>
17/01149/FUL	First floor extension to side to form 2 no bedrooms and ensuites	93 Meadowbrook Road	<i>No Objections</i>
17/01109/FUL M	Residential development of 27 dwellings, with associated access, parking and landscaping (Re-submission of planning application ref: 16/00026/FULM)	land at Walsall Road	<i>No Objections; but regret loss of green space and pleasing entry to city and streetscene</i>

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

14 SEPTEMBER 2017

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
17/01189/ADV	Installation of various illuminated and non illuminated external signs including fascia, canopy and totem	Morrisons Foodstore, Beacon Street	<i>No Objections</i>
17/01223/FUL	Erection of a 2 bedroom dwelling and associated works	land for development at The Old Vicarage, Christchurch Lane	<i>Recommend Refusal; loss of amenity to neighbour at no. 82</i>
17/00973/FUL	Two storey extension to side to form living room and study at ground floor level and master bedroom with en-suite above	22 Rowan Close	<i>No Objections</i>
17/01112/FUL	Installation of dropped kerb	127 Trent Valley Road	<i>No Objections</i>
17/01132/FUL M	Variation of condition no 3 (approved plans) of application 16/01294/FULM to amend the layout for the previously approved multi-storey car park, vehicle lanes associated to the car parking areas and car parking access points	land at Birmingham Road (Friarsgate)	<i>No Objections</i>
15/01315/FUL	First floor front and single storey side and rear extensions to form bedroom, dining room, WC and lounge	9 Minors Hill	<i>No Objections</i>
17/01141/FUL	Single storey rear extension to form living room	75 Agincourt Road	<i>Recommend Refusal; infringement of 45 degree rule, degree of massing and imposing effect, mass of building out of context with others and affects amenity of neighbouring properties</i>
17/01190/FUL	Demolition of conservatory and erection of single storey rear extension to form kitchen and breakfast area	96 Upper St John Street	<i>No Objections</i>
17/01194/FUL	Single storey rear extension to form garden room/lounge	121 Manor Rise	<i>No objection subject to confirmation that 45 degree rule is not contravened</i>
17/01196/FUL	Single storey rear extension to form kitchen	161 Birmingham Road	<i>No Objections</i>
17/01217/FUL	Single storey front extension to form porch	43 Waverley Walk	<i>No Objections</i>
17/01247/FUL	Single and two storey rear extensions to form kitchen, lounge, breakfast area, two bedrooms and en suite	24 Gorse Lane	<i>No Objections</i>

LICHFIELD DISTRICT COUNCIL

Democratic & Legal Services

Club Premises Certificates/Premises Licences

LICENSING ACT APPLICATIONS REGISTERED DURING THE WEEK ENDING 1/9/17

Application Number	Name & Address of Applicant.	Premises Address	Summary of Activities.	Date app received	Reps to be rec by
05/00310/LA PRET	Tesco Stores PLC	Tesco Express Netherstowe Lichfield	Application to vary the designated premises supervisor – Gurdip Singh replacing Jamie Cooper, with immediate effect	29/8/17	
17/00112/LA PRTR	Colonel Luke Ltd	Kings Head 21 Bird Street Lichfield WS13 6PW	Application to vary the designated premises supervisor – Ransford Tomas replacing Dally McIntyre with immediate effect.	30/8/17	

LICENSING ACT APPLICATIONS REGISTERED DURING THE WEEK ENDING 8/9/17

Application Number	Name & Address of Applicant.	Premises Address	Summary of Activities.	Date app received	Reps to be rec by
17/00414/LA PRMV	Tracey Hanlon	Horse & Jockey 10 Sandford Street Lichfield WS13 6QA	Application for a Minor Variation – to update the conditions on the Premises Licence	7/9/17	21/9/17
08/00037/LA PREN	Lichfield City FC	Lichfield City FC Brownsfield Road Lichfield WS13 6BU	Variation of designated premises supervisor from Peter Lowe to Claire Hassall with immediate effect.	7/9/17	

LICENSING ACT APPLICATIONS REGISTERED DURING THE WEEK ENDING 15/9/17

Application Number	Name & Address of Applicant.	Premises Address	Summary of Activities.	Date app received	Reps to be rec by
05/00498/LA PREV	Punch Taverns Ltd Jubilee House Second Avenue Burton on Trent DE14 2WF	Fountain Beacon Street Lichfield WS13 7BG	Change of premises licence holders name from Punch Taverns plc to Punch Taverns Ltd.	11/9/17	

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

11 October 2017

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
15/01315/FUL	22/06/17	First floor front and single storey side and rear extensions to form bedroom, dining room, WC and lounge	9 Minors Hill	APPROVE	APPROVE
17/00409/LBC	17/08/17	Replacement and modification of existing front door and doorcase	32 Beacon Street	APPROVE	APPROVE
17/00862/COU	20/07/17	Change of use to bakery & café (A1 & A3) and associated works including installation of ventilation system	Former Dixons Estate Agents, 19 Bore Street	APPROVE	APPROVE
17/00864/FUL	20/07/17	Erection of 2 no three bedroom dwellings with detached garage and associated works	22 Gaiafields Road	REFUSE	REFUSE
17/00966/COU	17/08/17	Change of use to allow the addition of outside seating area to front of property	The Wine House, 27 Bird Street	APPROVE	REFUSE
17/00973/FUL	17/08/17	Two storey extension to side to form living room and study at ground floor level and master bedroom with en-suite above	22 Rowan Close	APPROVE	APPROVE
17/00991/FUL	17/08/17	Demolition of conservatory and erection of a single storey rear extension to form lounge, kitchen and dining room	2 Seckham Road	APPROVE	APPROVE
17/01039/FUL	17/08/17	Creation of enclosure under existing canopy to form garden centre	Morrisons Foodstore, Beacon Street	APPROVE	APPROVE
17/01042/FUL	17/08/17	Two storey side extension to form kitchen, office and bedroom with en suite	44 Abbotsford Road	APPROVE	APPROVE
17/01043/FUL	17/08/17	Single storey extension to front to form entrance hall with pitched roof to replace existing flat roof entrance hall	18 Orchard Close	APPROVE	APPROVE
17/01047/FUL	17/08/17	Erection of 1 no two bedroom bungalow, including removal of existing double garage, with access via Gaia Lane	land rear of 16 Beacon Street	APPROVE	REFUSE
17/01083/FUL	17/08/17	First floor side extension to form bedroom	9 Wightman Close	APPROVE	APPROVE
17/01123/FUL	17/08/17	Installation of dormers to front and rear and formation of wet room	11 Borrowcop Lane	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

11 October 2017

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
17/01254/COU		Boley Park	Change of use to a dance and gymnastics academy (D2 leisure facility)	R S Thompson Ltd, Unit 33 Britannia Enterprise Park, Britannia Way	
17/01363/FUL		Boley Park	First floor extension to side to form 1 no bedroom and ensuite	35 Darnford Lane	
17/01325/FUL		Pentire Road	First floor extension to side to form 1 no bedroom and bathroom	9 Trenance Close	
17/01276/FUL		Chadsmead	Tow storey extension to side and single storey extension to rear to form utility and extend kitchen and garage at ground floor level, and form 1 no bedroom and en suite at first floor level	31 Wolsey Road	
17/01340/FUL		Chadsmead	Two storey extension to side to form 1 no bedroom, ensuite, utility and WC at ground floor level, and 1 no bedroom and dressing room at first floor level; loft conversion to form 2 no bedrooms and bathroom; installation of dormer window and internal alterations	The Bungalow, Grange Lane	
17/01116/FUL	1	Leomansley	Two storey extension to side and rear to form hall and utility room and extend kitchen and dining area at ground floor level, and 1 no bedroom, bathroom and en suite at first floor level; new bay window to front	51 Walsall Road	
17/01226/FUL		Leomansley	Erection of 4 no one bedroom apartments	Former News Express, 149-151 Beacon Street	
17/01240/FUL		Leomansley	Single storey rear extension to form kitchen and dining room	13 Lyn Avenue	
17/01316/FUL		Leomansley	Retention of boundary wall and access gate	31 The Friary	
17/01346/FUL		Leomansley	Single storey extension and conversion of garage to form kitchen, utility, shower room and study	177 Walsall Road	
17/00146/COU		Stowe	Change of use from garden to parking area and cration of new vehicular access and installation of entrance gates	The Smile Centre, 46 Upper St John Street	
17/01011/FUL 17/01012/LBC	1	St John's	Renovation and rebuilding of section of the original stable building and coach house for existing residential use	Berryhill Stables, Marsh Lane	
17/01274/FUL		St John's	Single storey extension to front to extend hall and lounge	98 Shortbutts Lane	

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

11 October 2017

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
17/01339/FUL		St John's	Two storey extension to side to extend garage and form garden room at ground floor level and form 2 no ensuites, dressing room and reading room at first floor level	4 Gorse Lane	
17/01341/FUL M		St John's	Erection of single storey teaching facility (comprising of common room, 4 teaching areas and associated rooms and facilities	Saxon Hill School, Community Café, Kings Hill Road	