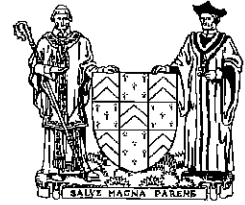


Lichfield City Council

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

Town Clerk: Anthony D Briggs



To: Members of Planning Committee

TB/CF

4 January 2018

Dear Councillor

You are requested to attend a meeting of the **PLANNING COMMITTEE** to be held in The Moulton Room, Guildhall, Lichfield, on **Thursday, 11 January 2018 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 7 December 2017 (**copy attached**).

3 APPEAL NOTICES

An Appeal Notice has been received for the erection of 2 no three bedroom dwellings with detached garage and associated works at 22 Gaiafields Road (Application No 17/00864/FUL). The City Council's comment on this application on 20 July 2017 was "*Recommend Refusal; Subdivision of the plot would detract from the character and environmental quality of the area, and harm the living conditions of neighbouring residents resulting in loss of amenity. Conflict between traffic and pedestrians, especially school children, since the proposed access is off the narrow part of Gaiafields Road which has no pavement. Loss of established protected trees.*"

4 APPEAL DECISIONS (if any)

5 LICENSING APPLICATIONS

To note the schedule of Premises Licence applications registered with Lichfield District Council during the weeks ending 24 November, 1, 8, 15 and 22 December 2017 as listed in **Appendix C attached**.

6 LDC LOCAL PLAN REVIEW SCOPING REPORT

Lichfield District Council have circulated details of the Scoping Report for the Local Plan Review, which is being subject to SA/SEA (Sustainability Appraisal/Strategic Environmental Assessment). In line with the SEA Regulations. They are extending this consultation to other bodies who may have an interest in the document. Consultation will run for five weeks commencing 18th December 2017 and will close on the 22nd January 2018. The document is 110 pages long and it is available on the LDC website following this link:

<https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Resource-centre/Local-Plan-documents/Downloads/Sustainability-appraisal/Local-Plan-review/Local-Plan-Review-SA-scoping-report.pdf>

7 RIGHTS OF WAY CONSULTATION

Further to Minute No 57 [Planning Meeting dated 7 December 2017], a reply has been received from Staffordshire County Council regarding the Rights of Way Consultation (**Appendix D attached**)

8 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.

Please note the following:

- A) That there are over 165 additional pages of amended plans for 17/00977/OUTMEI and over 650 additional pages of amended plans for 17/01191/OUFMEI which are available on the District Council website
- B) That Application No 16/00768/COU was considered by the City Council on 21 July 2016, but not determined by Lichfield District Council.

9 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, 7 December 2017

PRESENT: Councillor A Thompson (Chairman) and Councillors B Bacon, Mrs N Bacon, Mrs D Baker, J Brooks, B Cocksey, D Dundas, Mrs J Eagland, P Hitchman, D Leytham, T Matthews and Mrs L Warfield

APOLOGIES: Councillors Mrs J Allsopp, R Awty, Mrs G Boyle, I Eadie, C Greatorex, Mrs J Greaves (CD), Mrs S James, (CD), Miss J Marks, P Ray, D Smedley, A Smith, C Spruce, M Warfield and R Yardley

53 DECLARATIONS OF INTEREST

Those City councillors present who were also members of the District Council's Planning Committee and/or Licensing Committee confirmed that their comments at this meeting were a preliminary view and that they might change their view when they heard all of the evidence at the District Council's Planning Committee and/or Licensing Committee.

Councillor Mrs J Eagland declared an interest in Items 7 and 8 as a member of Staffordshire County Council. Cllr B Cocksey declared an interest in the Public Participation opposing L.17/09 as he is a member of BADRA.

54 MINUTES

RESOLVED: *That the Minutes of the Meeting held on 9 November 2017 be approved as a correct record and signed by the Chairman.*

55 APPEAL NOTICES

An Appeal Notice was considered for Application No. 17/00654/FUL, demolition of garage and erection of a 2 bedroom detached dwelling and associated works at 2 Anglesey Road. The City Council's comment on 22 June 2017 was *"Recommend Refusal; Overintensive development of the site, out of keeping with the street scene, and dangerous additional vehicular access on the narrow road leading to the Willows Primary School"*

RESOLVED: *That the Town Clerk writes to the Inspector supporting the District Council's refusal of Application No 17/00654/FUL*

56 LICENSING APPLICATIONS

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

RESOLVED: *That the Premises Licences be noted.*

The meeting was adjourned

Mr D Bostock then addressed members opposing application L.17/09 for the construction of the final phase of the Southern Bypass.

Mr I Goodwin then addressed members opposing application 17/01629/FUL for the erection of a dwelling and garden room at 15 Gaiafields Road

The meeting was reconvened

57 RIGHTS OF WAY REVIEW

Further to Minute No 50 [Planning Meeting 9 November 2017], members considered the Town Clerk's Report on Staffordshire County Council Rights of Way Review

RESOLVED: *That the Town Clerk writes to the County Council as follows:*

- a) Expressing concern about the legality of the County Council proposals in meeting their statutory duty with regards to Rights of Way*
- b) Stating that path 11 from Trent Valley Road to St Michael Road which is suggested as being classified as 'B' is extensively used by school children so should be classified as 'A'*
- c) LCC would consider taking on responsibility for maintenance of paths 12 and 13.*
- d) Suggest to SCC that LCC would be willing to undertake maintenance of paths in a similar way to the agreement for Highway Verges.*
- e) Members would like to issue an invitation to SCC to discuss the matter further.*

58 LICHFIELD SOUTHERN BYPASS

Members considered correspondence from Staffordshire Highways regarding the proposed planning application for the Lichfield Southern Bypass

RESOLVED: *That the Town Clerk writes to Staffordshire Highways stating that there are No Objections to the application subject to a condition that all environmental impact is mitigated, that the canal is provided for and that Lichfield City Council reserve their rights over City Council owned land*

59 LICHFIELD SOUTHERN BYPASS

Further to Minute No 49 [Planning Meeting dated 9 November 2017], concerning details of the proposed Southern Bypass junction with London Road. A response was circulated from Nick Dawson, Connectivity Strategy Manager.

RESOLVED: *That the Town Clerk writes thanking Nick Dawson for his reply, but expressing concern as to whether the junction will work with the cumulative impact of the adjacent traffic lights, requesting that traffic surveys should be conducted at busy times and stating that the City Council would appreciate receiving details of the finalised design when available.*

60 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 application 17/01316/FUL, and the reason for Approval of application 17/01141/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 7.55 PM

CHAIRMAN

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

7 December 2017

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
17/01599/FUL	First floor extension to rear to extend existing bedroom	104 Haymoor	No Objections
17/01654/FUL	First floor extension to side to form office, dressing area and en suite; single storey extension to rear to extend dining area	8 Holywell Rise	No Objections
17/01657/FUL	Installation of single storey electrical housing section to façade of existing Technical building and associated works	Virgin Media Ltd, Unit 58, Britannia Enterprise Park, Britannia Way	No Objections
17/01579/FUL	Single storey rear extension to form lounge	17 St Chads Road	No Objections
17/01629/FUL	Demolition of existing bungalow and erection of 1 no replacement bungalow with single storey garden room	15 Gaiafields Road	Recommend Refusal; despite improvements to the design, there are insufficient dimensions on the plans for the house, the ridge height is too high and there is no information on the garden room
17/01628/FUL	Single storey front extension to form WC, entrance hall and kitchen	30 Weston Road	Concern about the 45 degree rule, but no objections
17/01671/FUL	Replacement and extension of garden wall to side of dwelling	36 Lincoln Close	No Objections
17/01378/FUL	Ground floor rear extension and front porch	19 Ormonds Close	No Objections
17/01660/LBC	Installation of internal and external CCTV camera	Dr Milleys Hospital, Beacon Street	No Objections
17/01696/FUL	First floor front and side extension to form bedrooms and en suite	58 Ferndale Road	No Objections
17/01567/FUL	Retention of Gymnasium (D2) and associated facilities	Urban Fitness Group, Unit 7 Shires Industrial Estate, Essington Close	No Objections, but request Environmental Health be consulted on concerns raised by neighbouring properties regarding noise and vibration
17/01670/FUL	First floor extension to detached garage to form hobbies room and storage space	15 Deans Slade Drive	No Objections
17/01566/REM M	Residential development of 77 dwellings at Area H6, Streethay (Reserved Matters including layout, appearance, scale and landscaping)	land at Streethay H6, Burton Road, Streethay	No Objections, but regret lack of bungalows
17/01719/FUL	Single storey extension to rear to form utility room, shower/WC and extend kitchen	61 Birchwood Road	No Objections
17/01732/FUL	Single storey rear extension to form kitchen and breakfast area	32 Burton Old Road West	No Objections
17/01627/FUL	Two storey extension to form entrance hall with porch, playroom, study and bedroom with en suite and relocation of boundary wall	27 Simpson Road	No Objections
17/01691/FUL	First floor extension to side to form office, part garage conversion below to form utility room. Hanging tiles to be replaced with cladding	11 Irving Close	No Objections

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

7 December 2017

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
17/01681/FUL	Loft conversion and erection of a single and two storey side and rear extension to form garage, utility, gym, kitchen, dining room, living room, laundry room, music room, bedrooms, bathroom and en suites and installation metal railing and entrance gate to front boundary wall	7 The Friary	<i>No Objections</i>
17/01698/FUL	Two storey extension to side, including conversion of existing garage, to form snug, new garage and extend kitchen at ground floor level; and extend study and existing bedroom at first floor level, and installation of new boundary treatments	2 Waterloo Croft	<i>No Objections</i>
L.17/09	Proposed construction of a railway bridge and 53m of new carriageway to link with an approved distributor road to create the final phase of the Lichfield Southern Bypass	Lichfield Southern Bypass (Final Phase) Land between Birmingham Road and London Road	<i>LCC Recommendation to SCC, copy to LDC</i> <i>No Objections subject to a condition that all environmental impact is mitigated, that the canal is provided for and that Lichfield City Council reserve their rights over City Council owned land</i>

LICHFIELD DISTRICT COUNCIL

Democratic & Legal Services

Club Premises Certificates/Premises Licences

LICENSING ACT APPLICATIONS REGISTERED DURING THE WEEK ENDING 24/11/17

Application Number	Name & Address of Applicant.	Premises Address	Summary of Activities.	Date app received	Reps to be rec by
17/00089/LA REV	The Crown at Lichfield Ltd	The Crown 12-14 Tamworth St Lichfield WS13 6JJ	Variation of designated premises supervisor – John McDonnell replacing Catherine Mottram with immediate effect	21.11.17	
17/00556/G AGMP	The Crown at Lichfield Ltd	The Crown 12-14 Tamworth St Lichfield WS13 6JJ	Gaming Notification – 2 or less machines	17.11.17	
17/00557/LA PRTR	Dennis Foland	The Lounge 2 Market Street Lichfield WS13 6LH	Transfer of premises licence – from Colin Margetson to Dennis Foland with immediate effect.	22.11.17	
17/00557/LA PRTR	Dennis Foland	The Lounge 2 Market Street Lichfield WS13 6LH	Variation of designated premises supervisor – Dennis Foland replacing Colin Margetson with immediate effect	22.11.17	
17/00566/LA PRMV	Shell UK Oil Products	Shell London Road Lichfield	Minor Variation – to update the conditions on the premises & update the plan	22.11.17	6.12.17

LICENSING ACT APPLICATIONS REGISTERED DURING THE WEEK ENDING 1/12/17

Application Number	Name & Address of Applicant.	Premises Address	Summary of Activities.	Date app received	Reps to be rec by
17/00580/LA PREN	Lidl UK GmbH	Lidl Eastern Avenue Lichfield Ws136RL	Grant of Premises Licence – sale by retail of alcohol every day between 0700 – 2300.	27.11.17	25.12.17
17/00583/LA PREV	V EI Group PLC	Duke of Wellington Birmingham Road Lichfield WS14 9BJ	Variation of Premises Licence – to vary the plan attached to the licence	30.11.17 2	28.12.17

LICENSING ACT APPLICATIONS REGISTERED DURING THE WEEK ENDING 8/12/17

Application Number	Name & Address of Applicant.	Premises Address	Summary of Activities.	Date app received	Reps to be rec by
06/00193/LA PREN	Lichfield City Council	Market Square Lichfield	Application to vary the designated premises supervisor – Anthony Briggs replacing Christopher Moulton, with immediate effect	8.12.17	

LICENSING ACT APPLICATIONS REGISTERED DURING THE WEEK ENDING 15/12/17

Application Number	Name & Address of Applicant.	Premises Address	Summary of Activities.	Date app received	Reps to be rec by
12/00039/LA PREN	Corporation of the Cathedral of St Mary & St Chad in Lichfield	Lichfield Cathedral & Grounds The Close Lichfield	Application to vary a premises licence to specify an individual as designated premises supervisor – Alexandra Dziegiel replacing Christopher Gray, with immediate effect	13.12.17	
17/00465/LA PRTR	El Group plc	Duke of Wellington Birmingham Road Lichfield WS14 9BJ	Application to vary a premises licence to specify an individual as designated premises supervisor – Edward Huggins replacing John Madden, with immediate effect	15.12.17	
17/00604/LA PRTR	Tay Tar Thai (Lichfield) Ltd	Thai Smile 3 Bird Street Lichfield WS13 6PW	Application to Transfer a Premises Licence – from Wong Tim Tsang to Tay Tar Thai (Lichfield) Ltd, with immediate effect.	15.12.17	
17/00604/LA PRTR	Tay Tar Thai (Lichfield) Ltd	Thai Smile 3 Bird Street Lichfield WS13 6PW	Application to vary a premises licence to specify an individual as designated premises supervisor – Jureerat Musigapong replacing Wong Tim Tsang, with immediate effect	15.12.17	

LICENSING ACT APPLICATIONS REGISTERED DURING THE WEEK ENDING 22/12/17

Application Number	Name & Address of Applicant.	Premises Address	Summary of Activities.	Date app received	Reps to be rec by
17/00607/LA PRMV	Andrew Newnes	Dr Johnson Netherstowe Lichfield WS13 6TS	Minor Variation to a Premises Licence – to update the plan to include a smoking shelter	21.12.17	9.1.18



Rural County

No 2 Staffordshire Place
Tipping Street
Stafford
ST16 2DH

Mr A. Briggs
Lichfield City Council
City Council Offices
Donegal House
Bore Street
Lichfield
WS13 6LU

Contact number: (01785) 276633
Email: nicola.swinnerton@staffordshire.gov.uk
Please ask for: Nicola Swinnerton

Our Ref: RoW Review /NS/SG

Date: 20 December 2017

Dear Mr Briggs

Rights of Way Consultation

Thank you for your letter regarding the rights of way consultation and your considered response. Your comments relating to specific routes within Lichfield City will be considered when the consultation closes at the end of the month.

As demand for care and the elderly grows, the council has to continue to examine everything it does, and channel more resources into these services. At the same time, it has to look at how others, including communities and user groups, can play a greater role in supporting their local area. I'm pleased that the city council is willing to help us in maintaining some local paths and I will ask a colleague to contact you in the New Year to discuss this further.

Please be assured that the county council is not walking away from its statutory responsibilities regarding public rights of way. In the future, it may take longer for issues on B and C routes to get resolved as this will probably happen when work is being carried out on nearby A routes or when issues have been identified in a cluster of B routes.

Whilst it is not perfect, a route hierarchy provides a practical and pragmatic approach given the circumstances. Through our research into route hierarchies, we have become aware of other authorities that have also adopted such an approach.

Yours sincerely



Nicola Swinnerton



LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

11 JANUARY 2018

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
17/01276/FUL	11/10/17	Two 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 ensuite at first floor level	31 Wolsey Road	APPROVE	APPROVE
17/01325/FUL	11/10/17	First floor extension to side to form 1 no bedroom and bathroom	9 Trenance Close	APPROVE	APPROVE
17/01340/FUL	11/10/17	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	APPROVE	APPROVE
17/01341/FUL M	11/10/17	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	APPROVE	APPROVE
17/01346/FUL	11/10/17	Single storey side extension with loft room to replace existing detached garage	177 Walsall Road	APPROVE	APPROVE
17/01363/FUL	11/10/17	First floor extension to side to form 1 no bedroom and ensuite	35 Darnford Lane	APPROVE	APPROVE
17/01373/FUL	09/11/17	Erection of 1 no two storey three bedroom dwellinghouse to replace existing single storey garage	48 Brownsfield Road	APPROVE	APPROVE
17/01378/FUL	11/10/17	Ground floor rear extension and front porch	19 Ormonds Close	APPROVE	APPROVE
17/01409/FUL	09/11/17	Creation of mezzanine floor for retail, pet care treatment and grooming facility and associated works	Pets At Home, Unit C, Lichfield Retail Park, Vulcan road	APPROVE	APPROVE
17/01457/FUL	09/11/17	Erection of replacement smoking shelter and installation of bi folding doors in bar area to rear	Duke of Wellington, 149 Birmingham Road	APPROVE	APPROVE
17/01460/ADV	09/11/17	External illuminated replacement signs	Pets At Home, Unit C, Lichfield Retail Park, Vulcan road	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

11 JANUARY 2018

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
17/01694/FUL		Boley Park	First floor extension to side over garage to extend bedroom and form en suite; demolition of existing conservatory to rear, and single storey extension to rear to form orangery	11 Ascot Close	
16/00768/COU		Leomansley	Change of Use from B1, B2 and B8 to also include Class D2 for use as a martial arts gym (retrospective)	Unit 56 Greenhough Industrial Estate	
17/00146/COU	1	Leomansley	Change of use from garden to parking area and creation of new vehicular access and installation of entrance gates	Lichfield Smiles, 46 Upper St John Street	
17/01477/FUL M		Leomansley	Demolition of existing (vacant) public house and construction of 12 no three bedroom dwellings and associated works	Former Windmill Public House, Grange Lane	
17/01751/FUL		Leomansley	Retention of boundary wall and access gate	31 The Friary	
17/01445/FUL	1	Stowe	Erection of 8 no four bedroom dwelling houses and associated works	land adjacent Samuel Johnson Community Hospital, Trent Valley Road	
17/00977/OUT MEI	1	St John's	Outline application with all matters reserved except access for a flexible commercial development of up to 2000 sqm area (classes A1, A2, A3, B1, D1 and D2) associated parking areas, new access on to 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	

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

11 JANUARY 2018

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
17/01191/OUF MEI	1	St John's	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 Fossey 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 area, 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	
17/01675/FUL		St John's	Erection of 1 no detached two bedroom dwelling, including the demolition of existing barn	Deanslade Farm, Claypit Lane	
17/01762/FUL		St John's	Garage conversion and single storey rear extension to form family room, store, WC and utility and extend hipped roof	39 Longbridge Road	
17/01779/FUL		St John's	Single storey extension to rear to form garden room	17 Shortbutts Lane	