

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

1 February 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, 8 February 2018 at 6.30pm** for the transaction of the following business.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tony 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 11 January 2018 (**copy attached**).

3 APPEAL NOTICES

An Appeal Notice has been received for a first floor side extension to form bedroom with en suite at 28 Netherbridge Avenue (Application No 17/01502/FUL). The City Council's comment on this application on 9 November 2017 was "*No Objections*"

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 5 January, 12 January & 26 January 2018 as listed in **Appendix C attached**.

6 ROAD TRAFFIC REGULATION ORDERS

Road Traffic Regulation Orders have been received for:

1) A5127 Birmingham Road Island:

Prohibit any vehicle from proceeding in all four approaches to A5127 Birmingham Road Island. The four approaches are: A51 Birmingham Road, A51 The Friary, A5127 Birmingham Road and A461 Sainte Foy Avenue (Lichfield)

An alternative route for traffic will be signed on site. The order will come into operation on 18th February 2018. It is anticipated that the works will take place from Sunday 18th February 2018 08:00 to 15:30, Monday 19th February to Friday 23rd February 2018 09:30 to 15:30

2) Wissage Road

Prohibit any vehicle from proceeding in that length of Wissage Road between its junctions with Brownsfield Road and Rocklands Crescent.

An alternative route for traffic will be via Brownsfield road, A5192 Eastern Avenue, A5127 rent Valley Road, Wissage Road and vice versa. The works will take place on 27th February 2018.

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

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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, 11 January 2018

PRESENT: Councillor A Thompson (Chairman) and Councillors Mrs J Allsopp, R Awty, B Bacon, Mrs N Bacon, Mrs D Baker, J Brooks, B Cocksey, Mrs J Eagland, Mrs J Greaves, P Hitchman, Mrs S James, Mrs A Lax, Miss J Marks, T Matthews, B McMullan, C Spruce, Mrs L Warfield, M Warfield and R Yardley

APOLOGIES: Councillors Mrs G Boyle, I Eadie, C Greator, D Leytham, P Ray and A Smith

61 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.

Councillors Mrs D Baker, C Spruce and A Thompson declared an interest in Application No 17/01808/FUL because of their association with the applicant and left the room during the discussion and voting thereon. Councillor Mrs J Allsopp declared an interest in Application No 17/01808/FUL because the applicant is her landlord. Councillors P Hitchman and A Thompson declared an interest in Application No 17/01514/FUL because they know the applicant. Cllr Mrs D Baker declared an interest in Application No 17/01762/FUL because the site is in close proximity to her house.

62 MINUTES

RESOLVED: *That the Minutes of the Meeting held on 7 December 2017 be approved as a correct record and signed by the Chairman subject to the removal of (CD) from the apologies of Councillor Mrs S James.*

63 APPEAL NOTICES

An Appeal Notice was considered for Application No. 17/00864/FUL, the erection of 2 no three bedroom dwellings with detached garage and associated works at 22 Gaiafields Road. The City Council's comment 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"*

RESOLVED: *That the Town Clerk writes to the Inspector supporting the District Council's refusal of Application No 17/00864/FUL.*

64 LICENSING APPLICATIONS

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

RESOLVED: *That the Premises Licences be noted.*

65 LDC LOCAL PLAN REVIEW SCOPING REPORT

Members were advised to consider the Scoping Report documents on the District Council website.

RESOLVED: *That Councillors send relevant comments to the Committee Clerk by Wednesday, 17 January for inclusion in a report to be submitted by the Town Clerk to Lichfield District Council.*

66 RIGHTS OF WAY CONSULTATION

Members considered correspondence from Staffordshire County Council regarding the response to the Rights of Way Consultation.

RESOLVED: *That the Town Clerk writes to Staffordshire County Council pursuing the matters relating to the Rights of Way.*

67 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** *That recommendations be submitted to Lichfield District Council in respect of planning applications as listed in Appendix 'A'.*
- 3** *That Wayne Mortiboys, Staffordshire County Council, be asked to attend a future Planning Meeting to speak to Councillors about school provision in Lichfield.*

68 EASTERN AVENUE AND STAFFORD ROAD

Members considered proposals for waiting restrictions on Eastern Avenue and Stafford Road near the entrance to the new Police Station.

RESOLVED: *That the Town Clerk writes to Staffordshire Highways opposing the proposals because the parking on Eastern Avenue is very restricted in time because it involves school children being dropped off in the morning and collected in the afternoon, and the proposal would merely move the traffic to areas less able to cope, such as Irving Close, Terry Close and Grange Lane. Also the restrictions on Stafford Road appear unnecessary and to restrict parking from 7am to 7pm Monday to Friday is excessive especially when the area under consideration includes several residential dwellings.*

69 BROWNSFIELD ROAD

Members considered proposals to prohibit waiting on an area of Brownsfield Road off Eastern Avenue.

RESOLVED: *That the Town Clerk writes to Staffordshire Highways supporting the proposals.*

THERE BEING NO FURTHER BUSINESS THE CHAIRMAN DECLARED THE MEETING CLOSED AT 7.40 PM

CHAIRMAN

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

11 JANUARY 2018

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
17/01694/FUL	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	No Objections
16/00768/COU	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	No Objections
17/00146/COU	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	Recommend Refusal; dangerous access close to a very busy junction
17/01477/FUL M	Demolition of existing (vacant) public house and construction of 12 no three bedroom dwellings and associated works	Former Windmill Public House, Grange Lane	No Objections
17/01751/FUL	Retention of boundary wall and access gate	31 The Friary	No Objections
17/01445/FUL	Erection of 8 no four bedroom dwelling houses and associated works	land adjacent Samuel Johnson Community Hospital, Trent Valley Road	Recommend Refusal; Would increase traffic congestion at the junction with Wissage Road/Trent Valley Road. Dangerous access/egress onto a narrow busy road
17/01191/OUF 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 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	After careful consideration of the revised plans the following comments were made No Objections subject to: 1. Welcome the provision of bungalows for sale, but believe that still more should be provided 2. Reviewing the 50MPH speed limit on Birmingham Rd and consider a lower limit extending beyond the Travis Perkins store 3. Assurances that the country park will be created and open to the public prior to the new houses being occupied 4. Consideration being given to bringing the proposed site of the school and sports area together; school site could be combined with the school site proposed on the Berry Hill/St Johns site to provide one larger school

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

11 JANUARY 2018

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
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, 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	<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>The City Council welcomes the inclusion of B1 office space included on this site</i>
17/01675/FUL	Erection of 1 no detached two bedroom dwelling, including the demolition of existing barn	Deanslade Farm, Claypit Lane	<i>No Objections</i>
17/01762/FUL	Garage conversion and single storey rear extension to form family room, store, WC and utility and extend hipped roof	39 Longbridge Road	<i>No Objections</i>
17/01779/FUL	Single storey extension to rear to form garden room	17 Shortbutts Lane	<i>No Objections</i>
17/01822/FUL	Loft conversion to form 1 no bedroom, en suite and study/bedroom, and first floor extension to side to extend existing bedroom	1 Goodwood Close	<i>No Objections</i>
17/01789/FUL	Construction of detached property in the side garden	1 Anglesey Road	<i>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</i>
17/01564/FUL	Single storey rear extension to form kitchen and utility room	240 Beacon Street	<i>No Objections</i>
17/01808/FUL	Change of use from vacant tennis courts to car park (temporary - 5 years) (Resubmission of 13/00610/COU)	Former Lichfield Lawn Tennis Club, Birmingham Road	<i>No Objections</i>
17/01812/FUL	Erection of a 2.18m high double electric entrance gate and the replacement of boundary fence to front	2 Friary Avenue	<i>No Objections</i>
17/01803/FUL	Single storey extension to side to form 1 no bedroom and ensuite; repositioning of garden wall and extension of drop kerb to width of drive	17 Mawgan Drive	<i>No Objections</i>
17/01514/FUL	Erection of a free standing timber carport to the side of the property	19 Charnwood Close	<i>No Objections</i>
17/01805/FUL M	Variation of condition no 3 (approved plans) of application 16/01294/FULM to amend the design and layout of Block E	land at Birmingham Road (Friarsgate)	<i>No Objections</i>

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

11 JANUARY 2018

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
17/01823/LBC M	Works to listed building to allow removal of modern WC brick partitions and timber window to west elevation, and garage doors to the north elevation. Construction of new partitions to form male and female W provision. Construction of new first floor partition in study work to form plan room area for new boiler. Construction of new insulated floor slab with ceramic tile finish. Lining of walls with tile backer board and tiling to 1950mm above floor level. Plaster walls above this, ceiling to be repaired and redecorated	Lichfield Cathedral Study Centre, The Old Stables, The Close	<i>No Objections, welcome proposals</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 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>
17/01501/FUL	Single storey extension to side to extend garage	39 Wentworth Drive	<i>No Objections</i>
17/01511/FUL	Two storey extension to rear to extend kitchen and dining area and form utility room at ground floor level, and form 1 no bedroom, dressing room and en suite at first floor level	9 Beech Gardens	<i>No Objections subject to compliance with the 45 degree rule</i>
17/01773/FUL	Single storey extension to side to extend kitchen and first floor extension to side to extend existing bedroom	24 Hillside	<i>No Objections</i>

LICHFIELD DISTRICT COUNCIL

Democratic & Legal Services

Club Premises Certificates/Premises Licences

LICENSING ACT APPLICATIONS REGISTERED DURING THE WEEK ENDING 5/1/18

Application Number	Name & Address of Applicant.	Premises Address	Summary of Activities.	Date app received	Reps to be rec by
18/00005/LA PRTR	Edela Ltd	Duke of Wellington Birmingham Road Lichfield WS14 9BJ	Application to transfer the premises licence – from El Group plc to Edela Ltd, with immediate effect	4/1/18	
05/00319/LA PRET	Enam Sheikh	Red Rose/Prince of Indie Bore Street Lichfield	Notice to surrender	5/1/18	

LICENSING ACT APPLICATIONS REGISTERED DURING THE WEEK ENDING 12/1/18

Application Number	Name & Address of Applicant.	Premises Address	Summary of Activities.	Date app received	Reps to be rec by
17/00361/LA PREV	Spirit Pub Company (Leased) Ltd	Pig & Truffle 20 Tamworth Street Lichfield WS13 6JJ	Application to vary the designated premises supervisor – Robert Stevens replacing Vivien Johnson, with immediate effect	10/1/18	

LICENSING ACT APPLICATIONS REGISTERED DURING THE WEEK ENDING 26/1/18

Application Number	Name & Address of Applicant.	Premises Address	Summary of Activities.	Date app received	Reps to be rec by
16/00085/LA PREV	B & M Retail	B & M 25 -27 Market Street Lichfield WS13 6LD	Application to Vary the designated premises supervisor – Lisa Holding replacing Matthew Macneill, with immediate effect.	25.01.18	

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

8 February 2018

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
17/01149/FUL	14/09/17	First floor extension to side to form 2 no bedrooms and en suites	93 Meadowbrook Road	APPROVE	APPROVE
17/01381/COU	09/11/17	Change of use from A2 (Financial & Professional) to A1 (Shop) to form dessert shop	1 Bore Street	APPROVE	APPROVE
17/01490/FUL	09/11/17	Two storey extension to side to form garage and extend kitchen at ground floor level and form 1 no bedroom and ensuite and first floor level	35 Broad Lane	APPROVE	REFUSE
17/01492/LBC	09/11/17	Installation of a Footfall Counter to the front facing exterior wall of 26 Dam Street	Keelys, 26 Dam Street	APPROVE	APPROVE
17/01499/FUL	09/11/17	Demolition of conservatory and outbuilding and erection of a single storey rear extension to form kitchen, breakfast area and WC	95 Valley Lane	APPROVE	APPROVE
17/01540/FUL	09/11/17	Demolition of garage and erection of a two storey side extension to form playroom, utility and bedroom	5 Netherbridge Avenue	APPROVE	APPROVE
17/01578/FUL	09/11/17	Single storey extension to rear to form conservatory /orangerie	14 Lawford Avenue	APPROVE	APPROVE
17/01579/FUL	07/12/17	Single storey rear extension to form lounge	17 St Chads Road	APPROVE	APPROVE
17/01628/FUL	07/12/17	Single storey front extension to form WC, entrance hall and kitchen	30 Weston Road	APPROVE	APPROVE
17/01654/FUL	07/12/17	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	APPROVE	APPROVE
17/01657/FUL	07/12/17	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	APPROVE	APPROVE
17/01660/LBC	07/12/17	Installation of an internal and external CCTV camera	De Milleys Hospital, Beacon Street	APPROVE	APPROVE
17/01670/FUL	07/12/17	First floor extension to detached garage to form hobbies room and storage space	15 Deans Slade Drive	APPROVE	APPROVE
17/01671/FUL	07/12/17	Replacement and extension of garden wall to side of dwelling	30 Lincoln Close	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

8 February 2018

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
17/01691/FUL	07/12/17	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	APPROVE	APPROVE
17/01696/FUL	07/12/17	First floor front and side extension to form bedrooms and en suite	58 Ferndale Road	APPROVE	APPROVE
17/01719/FUL	07/12/17	Single storey extension to rear to form utility room, shower/WC and extend kitchen	61 Birchwood Road	APPROVE	APPROVE
17/01732/FUL	07/12/17	Single storey rear extension to form kitchen and breakfast area	32 Burton Old Road West	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

8 February 2018

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
18/00002/FUL		Burton Old Road	Two storey extension to front and side to form study and WC at ground floor level and 1 no bedroom and ensuite at first floor level	102 Trent Valley Road	
17/01629/FUL	1 & 2	Chadsmead	Demolition of existing bungalow and erection of 1 no replacement bungalow with single storey garden room	15 Gaiafields Road	
18/00093/FUL		Chadsmead	Installation of walk in bay window to front	48 Thomas Greenway	
18/00084/FUL		Leomansley	Single and two storey front side and rear extension to form living room, kitchen, utility, bedrooms and two en suites	50 Ferndale Road	
18/00107/FUL		Leomansley	Single and two storey rear extension to form bathroom, kitchen, dining, utility, pantry & shower room	208 Beacon Street	
18/00038/FUL		Stowe	Erection of detached garage	83 Trent Valley Road	
18/00088/FUL		Stowe	Erection of a three bedroom detached dwelling with associated works and alterations and extensions to existing dwelling to form kitchen, lounge with two bedrooms and bathroom at first floor	1 Fecknam Way	
18/00089/FUL 18/00090/LBC		Stowe	Installation of 3 no biomass boilers and associated equipment	George Hotel, 12-14 Bird Street	
18/00126/ADV		Stowe	Installation of 2 no illuminated fascia signs fixed to premises	45 Bakers Lane	
18/00020/FUL		St John's	Demolition of garage, porch and rear extension and the erection of a single storey rear and two storey side extension to form lounge, kitchen, dining room, family room, two bedrooms and porch with canopy to front	40 Cricket Lane	
18/00022/FUL		St John's	Single storey rear and two storey side extension to form kitchen, study, store and bedroom with en suite and erection of new boundary fence to side	18 Gorse Lane	
18/00026/FUL		St John's	Demolition of existing single storey sales building and erection of new single storey sales building, extension of forecourt canopy and additional dispenser to forecourt and creation of 12 no parking spaces	Shell Service Station, London Road	
18/00032/FUL		St John's	Conversion and extension of existing loft to form 2 no bedrooms, bathroom and store room	Granny Flat, 10 London Road	