

Lichfield City Council

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

Town Clerk: Christopher Moulton



To: Members of Planning Committee

CM/CF

31 March 2016

Dear Councillor

You are requested to attend a meeting of the **PLANNING COMMITTEE** to be held in Committee Room 1, Guildhall, Lichfield, on **Thursday, 7 April 2016 at 6.30pm** for the transaction of the following business.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'C Moulton'.

Christopher Moulton
Town Clerk

Apologies for absence

AGENDA

1 DECLARATIONS OF INTEREST

2 MINUTES

To confirm as a correct record the Minutes of the Meeting held on 10 March 2016 (**copy attached**).

3 APPEAL NOTICES (if any)

4 APPEAL DECISIONS (if any)

5 LICENSING APPLICATIONS

To note Lichfield District Council Premises Licences as registered during the weeks ending 4 & 11 March 2016 as listed in **Appendix C attached**.

6 ST MICHAEL ROAD

Further to Minute No 77 [Planning meeting dated 28 January 2016], a reply has been received from Staffordshire Highways as follows:

"In response to the queries that have been raised in the email below:

1. Amend the priority for traffic to flow all along St Michael Road rather than as it is now – automatically from St Michael Road into and along Partridge Croft.

I'm not quite sure I understand what is being proposed here, please elaborate.

2. Impose a weight restriction of 3T in St Michael Road

A 3T weight restriction can only be applied for structural reasons. A 7.5T weight restriction can be applied for environmental reasons on the highway. However, vehicles 7.5T or greater can still access the road if they have a legitimate reason to do so, for example a removal van, a delivery to a shop and so on. An indicative cost of implementing a 7.5T weight restriction on St. Michael Road would be:

- Traffic Regulation Order - £3,000 (covers consultation, advertising and legal costs)
- Signage – minimum of 4 illuminated signs required (ideally 8 signs would be installed, one either side of the road as you entered the weight restriction on every approach) - £1,500 per illuminated sign x 4 no. min. - £6,000
- Total minimum cost £9,000

Currently County Councillor Caroline Wood has £7,000 per annum to direct on her Divisional Highway Programme (DHP) across her division. Even if Cllr Wood decided to allocate the full amount that would leave at least a £2,000 shortfall. The second issue is that in these austere times the enforcement of such a restriction would be a problem if it wasn't being obeyed. I know from countless examples I see from existing 7.5T weight restrictions it is very difficult to get the police or trading standards to enforce them. They too have had to prioritise their resources as budgets have reduced and these kind of issues tend to take a lower priority for them when faced with other competing pressures.

If there is an external source of funding and this is a significant issue in the area this could be considered further with the support of Cllr Wood.

3. The use of double yellow lines to restrict vehicular parking to the outside of the bend (the western side) of St Michael Road to improve visibility.

I can't see an issue in terms of visibility at this location or the one below, even with parked cars on the bend. Double yellow lines at both locations would cost in the region of £3,000 - £4,000 to install (£2,000 TRO and £1-2,000 for the lines). This would have to be prioritised by Councillor Wood through the DHP process.

4. The use of double yellow lines further along St Michael Road on the bend prior to Partridge Croft to improve visibility.

Please see response to 3.

I would be happy to meet up with members of the City Council and maybe with Cllr Wood to discuss these matters further if you wish."

7 STOWE ROAD/PARTRIDGE CROFT/STOWE STREET

Councillor D Dundas would like to propose that the City Council ask County Highways to reduce the speed limit to 20 mph around the large roundabout that joins Stowe Road, Partridge Croft and intersects Stowe Street. At present the limit is 30 mph, and traffic entering from Stowe Road at 30 mph, or more, usually exits into Stowe Street at the same speed into a sharp left hand **blind** bend, where a few metres further on, quite a lot of traffic joins Stowe Street from St Michaels Road. During school term time, there is a lollipop controlled pedestrian crossing for school children, a few metres beyond the St Michael Road junction. The speed limit sign ought to be placed in the vicinity of the footbridge over Stowe Road.

8 GAIA LANE/CURBOROUGH ROAD/ST CHADS ROAD

Councillor D Dundas would also like County Highways to install double yellow lines on the inside of the bend of Curborough Road opposite the end of Gaia Lane, where vehicles are starting to be parked, usually half on the pavement, obstructing the view of traffic and forcing that which is coming from Curborough, to move towards the centre of the road, where traffic coming in the opposite direction is already in the centre of the road to pass vehicles that are usually parked along the South side of St Chads Road. This is a hazardous intersection and close to a school.

9 PLANNING APPLICATIONS

- a) To note decisions of Lichfield District Council on Planning Applications as listed in **Appendix B** herewith.
- 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.

10 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 Committee Room 1, Guildhall, Lichfield, at 6.30pm on Thursday, 10 March 2016

PRESENT: Councillor Mrs S James (Chairman) and Councillors Mrs J Allsopp, R Awty, Mrs D Baker, Mrs G Boyle, J Brooks, D Dundas, Mrs J Eagland, C Greateorex, Mrs J Greaves, P Hitchman, D Leytham, Miss J Marks, B McMullan, D Smedley, A Smith, C Spruce, M Thompson, Mrs L Warfield, M Warfield and R Yardley.

APOLOGIES: Cllrs B Bacon, Mrs N Bacon, B Cocksey, I Eadie, T Matthews, P Ray and A Thompson

83 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.

Cllr Mrs S James declared an interest under 'A' in Application No. 16/00171/FUL because she lives in close proximity to the development, and left the room during the discussion and voting thereon. Cllr C Greateorex declared an interest under 'A' in Application No. 16/00178/FUL because he lives opposite the development site, and left the room during the discussion and voting thereon. Cllr R Awty declared an interest under 'A' in Application No. 16/00175/FUL because his son lives in the vicinity of the development.

84 MINUTES

RESOLVED: *That the Minutes of the Meeting held on 17 February 2016 be approved as a correct record and signed by the Chairman.*

85 LICENSING APPLICATIONS

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

RESOLVED: *That the Premises Licences be noted.*

86 CONSULTATION ON TRAFFIC ORDER – STREETHAY

Members considered proposals for a proposed Parking Strategy for Streethay.

RESOLVED: *That the Town Clerk writes supporting the proposals.*

87 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** *The Town Clerk informed members of the District Council's Reasons for Refusal for applications 15/00951/FUL and 15/00973/OUT, 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 7.45PM

CHAIRMAN

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

10 March 2016

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
16/00110/FUL	Two storey rear extension to form kitchen, breakfast room, bedrooms and en suite	59 Tamworth Road	No Objections
16/00122/FUL	Two storey front extension to form garage, kitchen, hall, bedrooms and en suite	16 Victoria Gardens	No Objections
16/00128/FUL	Erection of a two bedroom detached dwelling and associated works	11 Scotch Orchard	No Objections
16/00129/COU	Change of use of dwelling to form 7 en suite bedrooms rooms to be used in conjunction with adjacent Boutique Hotel (Class C1)	Yew Tree Lodge, Chester Close	Recommend Refusal; the previous application had a condition that access via Chester Close be permanently closed which does not seem to be adhered to on this application.
16/00147/FUL	Loft conversion to form bedroom with dormer and Juliet balcony	18 Patrick Mews	No Objections
16/00155/FUL	Single storey side and rear extensions to form garden room and bedroom with en suite	62 Heritage Court	No Objections
16/00157/FUL	Single storey rear extension and garage conversion to form bedroom, WC, hall and garden room	9 The Dell	No Objections
16/00164/ADV	Installation of an illuminated fascia and hanging sign	Former Co-Operative Group, 29 Market Street	Standard Advertising Criteria
16/00167/FUL M	Demolition of existing buildings and erection of supported living block (comprising 12 no apartments and 1 no resource unit) and 12 houses, (comprising 4 no 3 bedroom houses, 8 no 2 bedroom houses and 2 no 1 bedroom apartments and associated works	Hawthorn House, Hawthorn Close	No Objections
16/00168/FUL M	Demolition of existing buildings and erection of supported living block (comprising 12 no apartments and 1 no resource unit) and 15 houses, (comprising 6 no 3 bedroom houses, 9 no 2 bedroom) and associated works	Lichfield Day Nursery, 53 Scotch Orchard	No Objections
16/00171/FUL	Creation of new access/dropped kerb and driveway	Garthfell House, Quarry Hills Lane	No Objections, however unease at amount of planning applications received for this site
16/00175/FUL	Erection of 3 no two bedroom dwellings and associated works	land rear off, 67-69 Beacon Street	Recommend Refusal; overintensive development, density, design and external appearance, loss of amenity for neighbouring properties
16/00187/FUL	Retention of existing portacabin currently used as changing rooms	Lichfield Cricket & Hockey Club, Eastern Avenue	No Objections

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

10 March 2016

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
16/00025/FUL M	Demolition of existing building and retention of existing façade, redevelopment of site to include A1 retail unit, 38 no. apartments, including car parking and ancillary facilities	Former Kwik Save Discount, 23-27 Tamworth Street	<i>No Objections</i>
16/00113/FUL M	Erection of a car dealership (sui generis) to include showroom, eight vehicle workshop including MOT class 7, parts, storage and offices, valeting building to rear and associated works	Former Naturana Ltd, Trent Valle Industrial Estate, Eastern Avenue	<i>No Objections</i>
16/00148/FUL	Erection of a detached double garage in rear garden	25 Wissage Road	<i>No Objections</i>
16/00178/FUL	Demolition of existing dwelling and erection of 1 no 4 bedroom replacement dwelling and associated works	44 Borrowcop Lane	<i>Concerns expressed that the new dwelling is higher than the existing dwelling, it is incongruous in the street scene and not in keeping with other properties in the area</i>
16/00181/FUL	First floor side extension with rear dormer to form 3 bedrooms, bathroom and new pitched roof over kitchen	3 Keepers Close	<i>No Objections</i>
16/00198/FUL	Single storey rear extension to form garden room	88 Birmingham Road	<i>No Objections</i>

LICHFIELD DISTRICT COUNCIL

Democratic & Legal Services

Club Premises Certificates/Premises Licences

LICENSING ACT APPLICATIONS REGISTERED DURING THE WEEK ENDING 4.3.16

Application Number	Name & Address of Applicant.	Premises Address	Summary of Activities.	Date app received	Reps to be rec by
16/00021/LA PRMV	Lichfield District Arts Association Donegal House Bore Street Lichfield WS13 6LU	Lichfield Arts Beacon Park Lichfield WS13 6QZ	<u>Minor Variation</u> – to vary the layout of the area to be used for Fuse Festival	29.2.16	14.3.16
14/00047/LA PREN	Lichfield District Arts Association Donegal House Bore Street Lichfield WS13 6LU	Lichfield Arts Beacon Park Lichfield WS13 6QZ	<u>Application to Vary the Designated Premises Supervisor</u> – from Lynne Tyler to Terry Woodward with immediate effect	29.2.16	
16/00023/LA PREN	Loungers Ltd 15-16 Lower Park Row Bristol BS1 5BN	Faro Lounge 29 Market Street Lichfield WS13 6LA	<u>Application for the grant of a Premises Licence</u> to include the sale by retail of alcohol Sun-Wed 10:00-23:00, Thurs-Sat 10:00-00:00 & the provision of late night refreshment Sun-Wed 23:00-23:30, Thurs-Sat 23:00-00:30	2.3.16	30.3.16

LICENSING ACT APPLICATIONS REGISTERED DURING THE WEEK ENDING 11.3.16

Application Number	Name & Address of Applicant.	Premises Address	Summary of Activities.	Date app received	Reps to be rec by
08/00203/LA PREN	The Comfy Pub Co Ltd The Great Barn Ivy House Farm Mill Lane Stonnall WS9 9HN	The Winehouse 27 Bird Street Lichfield WS13 6PW	<u>Application to Vary the Designated Premises Supervisor</u> – from Christopher Baro to Donna Chance with immediate effect	10.3.16	

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

7 April 2016

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
15/00059/ADV	18/02/15	Retention of two non - illuminated fascia lettering signs, various internal signs and one illuminated menu sign	Ask Restaurant, Bird Street	APPROVE	APPROVE
15/00060/LBC	18/02/15	Works to listed building to enable the retention of two non - illuminated fascia lettering signs, various internal signs and one illuminated menu sign	Ask Restaurant, Bird Street	APPROVE	APPROVE
15/00387/FUL 15/00388/LBC	28/01/16	Installation of 3 no biomass boilers and associated equipment	George Hotel, 12-14 Bird Street	APPROVE	APPROVE
15/00766/COU 15/00890/LBC	22/09/15	Conversion of first and second floor offices into a two bedroom apartment	19 Bore Street	APPROVE	APPROVE
15/00942/ADV	22/09/15	Installation of various illuminated and non illuminated signs (4 fascia and 2 projecting)	Après Bar, 13 Bird Street	APPROVE	APPROVE
15/01391/FUL 15/01392/LBC	07/01/16	Retention of 31 roof mounted solar PV panels on Netherstowe House and 15 roof mounted solar PV panels on The Old Coach House	Netherstowe House & The Old Coach House, Netherstowe Lane	APPROVE	APPROVE
15/01436/COU	07/01/16	Change of use from roof to outdoor seating/dining area and associated facilities	The Acorn Inn, 16-18 Tamworth Street	APPROVE	WITHDRAWN
16/00002/FUL	28/01/16	Creation of basement to form kitchen, lounge and bedroom with en suite	30 Borrowcop Lane	APPROVE	APPROVE
16/00020/FUL	28/01/16	Erection of a 2 bedroom detached dwelling	land adjacent 27 Friday Acre	REFUSE	APPROVE
16/00035/FUL	28/01/16	Installation of new shopfront	YMCA, 3-5 Gresley Row	APPROVE	APPROVE
16/00036/COU	28/01/16	Change of use of highway land to outdoor seating and dining area	YMCA, 3-5 Gresley Row	APPROVE	APPROVE
16/00037/ADV	28/01/16	Installation of 2 no illuminated fascia signs and 1 no projecting sign	YMCA, 3-5 Gresley Row	APPROVE	APPROVE
16/00043/FUL	28/01/16	Garage conversion and first floor side extension to form play room, utility and bedroom with en suite	15 The Pines	APPROVE	APPROVE
16/00058/ADV	28/01/16	Installation of various illuminated and non illuminated fascia and projecting signs	Dave's Discount Stores Ltd & Post Office, 46-48 Wheel Lane	SAC	APPROVE
16/00059/LBC	28/01/16	Installation of 2 lanterns	Angel Inn, 4 Market Street	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

7 April 2016

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
16/00061/FUL	17/02/16	First floor side extension to form bedroom with en suite	35 Yew Tree Avenue	APPROVE	APPROVE
16/00063/FUL	28/01/16	Retention of two storey rear extension with dormer windows forming kitchen, family room and bedroom with en suite	127 Walsall Road	APPROVE	APPROVE
16/00064/FUL	28/01/16	Single storey rear extension and garage conversion to form kitchen, dining room and family room with new windows to front and creation of parking area to rear	26 Cross In Hand Lane	APPROVE	APPROVE
16/00071/FUL	17/02/16	Single storey side extension to form dining room, utility and shower room	60 Simpson Road	APPROVE	APPROVE
16/00077/FUL	17/02/16	First floor rear extension to form bedroom	68 Chesterfield Road	APPROVE	APPROVE
16/00093/FUL	17/02/16	Single and two storey rear extension to form lounge, kitchen, bedroom with en suite and conservatory	30 Wissage Road	APPROVE	APPROVE
16/00099/FUL	17/02/16	First floor rear extension to form bedroom with en suite and porch to rear	8 Cathedral Rise	APPROVE	APPROVE
16/00147/FUL	10/03/16	Loft conversion to form bedroom with dormer and Juliet balcony	18 Patrick Mews	APPROVE	APPROVE
16/00171/FUL	10/03/16	Creation of new access/ dropped kerb and driveway	Garthfell House, Quarry Hills Lane	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

7 April 2016

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
L.16/02		Stowe	Demolition of existing mobile unit and replacement with a new 2 classroom double mobile unit	St Chad's CE (C) Primary School, St Michael Road	
15/01412/FUL M	1	Leomansley	Erection of 10 dwellings (6 no 3 bedroom and 4 no 2 bedroom) with associate access and landscaping works	land corner of The Whytmore and Sainte Foy Avenue	
16/00129/COU	1	Stowe	Change of use of dwelling to form 7 en suite bedrooms rooms to be used in conjunction with adjacent Boutique Hotel (Class C1)	Yew Tree Lodge, Chester Close	
16/00142/COU 16/00179/LBC		Stowe	Change of use from bank (A2) to café/restaurant (A3) including alterations to shop front and installation of ventilation/extraction equipment	Former The Co-Operative Group Ltd, 29 Market Street	
16/00206/FUL		Stowe	Demolition of existing snooker room and garages and erection of a detached single storey extension to form double garage, storage area and double open garage	Starcroft, Gaia Lane	
16/00228/FUL		Leomansley	Single storey rear extension to form garden room	96 Christchurch Lane	
16/00264/COU		Stowe	Change of use of highway land to outdoor seating and dining area	Former The Co-Operative Group Ltd, 29 Market Street	
16/00273/FUL		Chadsmead	Demolition of conservatory and erection of single storey extension to rear to form kitchen and porch	47 Grange Lane	
16/00300/FUL		St John's	Loft conversion with dormer windows to front and rear, single storey rear extension to form kitchen, family room and two bedrooms with en suite	7 Tamworth Road	
16/00307/FUL		Curborough	Single storey rear extension to form garden room	71 Purcell Avenue	