

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

5 December 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, 12 December 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 Meeting held on 22 November 2018 (**copy attached**).

3 APPEAL NOTICES (if any)

4 APPEAL DECISIONS (if any).

5 LICENSING APPLICATIONS (if any)

6 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.

7 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, 22 November 2018

PRESENT: Councillor R Yardley (Chairman), and Councillors R Awty, Mrs D Baker, C Ball, Mrs G Boyle, J Brooks, B Cocksey, D Dundas, Mrs J Eagland, I Eadie, Mrs J Greaves, P Hitchman, Mrs S James, Mrs A Lax, Miss J Marks, T Matthews, A Thompson, Mrs L Warfield and M Warfield

APOLOGIES: Councillors B Bacon, Mrs N Bacon, C Greatorex, G Johnson, D Leytham, B McMullan, P Ray, A Smith and C Spruce

57 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 G Boyle declared an interest in application 18/01348/COU and 18/01349/LBC and left the room during the discussion and voting thereon.

58 MINUTES

RESOLVED: *That the Minutes of the Meeting held on 25 October 2018 be approved as a correct record and signed by the Chairman.*

59 MATTERS ARISING

Cllr Dundas enquired as to whether a response had been received from the County Council regarding Minute 52 – the road surface at Cappers Lane. The Town Clerk confirmed no response had been received.

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** *That recommendations be submitted to Lichfield District Council in respect of planning applications as listed in Appendix 'A'.*

61 ANY OTHER BUSINESS

Councillor Mrs A Lax reported that residents of Deans Croft are concerned about the proposed development on Land on the corner of Rotten Row and Aiden Court Road/Deans Croft (Application Nos 18/00643/FULM 18/00644/LBC). The concerns are regarding massing, height, access off Deans Croft and number of parking spaces.

THERE BEING NO FURTHER BUSINESS THE CHAIRMAN DECLARED THE MEETING CLOSED AT 7.10 PM

CHAIRMAN

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

22 November 2018

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
18/01597/FUL	Single storey extension to front to extend porch and lounge including installation of bay window and continuation of lean to roof to side.	78 Abbotsford Road	<i>No Objections</i>
18/01604/FUL	Two storey extension to side to extend utility, form 1no bedroom and extend existing bedroom and single storey extension to rear to form family room and extend kitchen.	27 Sheriffs Close	<i>No Objections</i>
18/01625/FUL 18/01626/LBC	Replacement of existing verandah on existing footprint.	Ardmore House, Nether Beacon	<i>No Objections</i>
18/01537/FUL	Single storey rear and side extension from dining room, utility and play room	68 Sainte Foy Avenue	<i>No Objections</i>
18/01587/FUL	Single storey extension to rear to extend kitchen	244 Beacon Street	<i>No Objections</i>
18/01442/FUL	Replacement of flat roof with pitched roof on existing single storey section to rear, including installation of bi-fold doors and 2no velux rooflights.	35 Leomansley View	<i>No Objections</i>
18/01581/PCN	Prior Notification to allow change of use from retail unit (A1) to restaurant/café unit (A3)	Unit 7 City Arcade, Bore Street	<i>No Objections, but concerns that there are too many restaurants/café's in the city</i>
18/01611/FUL	Variation of conditions 8 & 9 of permission 12/01375/COU relating to types of goods sold.	No 1 The Works, Eastern Avenue	<i>No objection on condition of removing wine merchant from the list of allowed businesses.</i>
18/01348/COU 18/01349/LBC	Retrospective change of use of stable building to form 1 no dwelling including renovation of part of the building. Proposed renovation and change of use to vacant part of stable building and coach house to extend living accommodation	Berryhill Stables, Marsh Lane	<i>No Objections</i>
18/01180/COU	Change of use of dwellinghouse (C3a) to house in multiple occupation (C4)	153 Birmingham Road	<i>No Objections, but concerns regarding number of bedrooms and amount of parking, and members asked for clarification of LDC's HMO Policy</i>
18/01563/FUL	Single storey front porch extension & single storey extension to rear to form sitting room	15 Mesnes Green	<i>No Objections, subject to no infringement of 45 degree rule</i>

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

22 November 2018

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
17/01191/OUF MEI	Amended plans and /or additional information in relation to the following: Rev A Phasing Plan; Rev 1 proposed Western site access; Rev A Indicative bridge structure; Letter to Deanslade Farm; Statement of development phasing and commerciality Deanslade park letter; FRA addendum.	Deanslade Park Project, Land South of Falkland Road.	<i>Recommend Refusal as the issues raised previously by LCC have not been addressed by the developer in their most recent responses. These include;</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. On a separate note the City Council is also keen that the hedges are safeguarded.</i> <i>The Committee felt this would be an opportunity to address the ongoing issues re the construction of the bridge through an amendment to the planning conditions</i>
18/01659/OUT	Outline application for the erection of 4 no one bedroom dwellings (all matters reserved)	Land Adjacent To 11 George Lane George Lane	<i>Recommend Refusal; insufficient information to judge the application as appears to be overdevelopment and dangerous access/egress for vehicles close to pedestrian crossing and query number of exits for vehicles</i>

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

12 December 2018

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
17/01566/REM M	05/04/18	Residential development of 77 dwellings at Area H6, Streethay (Reserved Matters including layout, appearance, scale and landscaping)	land at Streethay H6, Burton Road, Street	APPROVE	APPROVE
18/00753/COU	27/09/18	Conversion of outbuildings to from offices and extension to car park	Stowe House, Netherstowe	APPROVE	APPROVE
18/01302/FUL M	27/09/18	Erection of storage building (Class B8) with ancillary B1 offices and associated parking and landscaping	Former Naturana Site, Trent Valley Industrial Estate, Eastern Avenue	APPROVE	APPROVE
18/01314/FUL	25/10/18	Single storey rear extension to form kitchen/family room	10 Longbridge Road	APPROVE	APPROVE
18/01383/FUL	25/10/18	Erection of single storey annexe and connecting hallway	1 Sturgeons Hill	APPROVE	APPROVE
18/01408/FUL	25/10/18	Erection of 1 no detached bungalow	14 Woods Croft	REFUSE	REFUSE
18/01435/FUL	25/10/18	Erection of single storey rear extension to form kitchen/ dining room	29 Alesmore Meadow	APPROVE	APPROVE
18/01437/COU	25/10/18	Change of use of 1 no one bedroom apartment (C3a) to hairdressing salon (A1)	1 Friary View, Sandford Street	APPROVE	APPROVE
18/01441/FUL	25/10/18	Two storey extension to rear to extend dining room and existing bedrooms (resubmission of 18/01085/FUL)	75 Manor Rise	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

12 December 2018

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
18/01711/FUL		Boley Park/ Pentire Road	Single storey rear extension with roof lanterns to form kitchen and dining room	42 Heritage Court	
L.18/07		Curborough	Demolition of modular classroom and construction of single storey extension to provide new sports hall, storage and classroom and three-storey extension to provide design-technology room, science lab, 3 classrooms (2 classrooms on first floor and 1 laboratory on second floor), reception and admin facilities, vehicular access control barrier at main entrance, alteration to fencing, landscaping and construction of a temporary access off Curborough Road	Nether Stowe High School, St Chad's Road	
18/01697/FUL		Curborough	Single storey extension to front to form porch; conversion of garage to form store room and study including installation of bay window to front; single storey extensions to rear to extend kitchen and dining room	2 Salisbury Close	
18/01742/FUL		Curborough	Erection of 1 no outbuilding for storage (class B8) for a period of 5 years	Ft Pipeline Systems Ltd, Unit 6B,m Eastern Park, Eastern Avenue	
18/01744/FUL		Curborough	Erection of 1 no outbuilding for storage (class B8) for a period of 5 years, and use of yard area for open storage on concrete pad (maximum height of 3m)	Ft Pipeline Systems Ltd, Unit 6B,m Eastern Park, Eastern Avenue	
18/01442/FUL	1	Leomansley	Replacement of flat roof with pitched roof to rear, installation of bi-fold doors, 2 no rooflights to existing rear extension and 1.9m fence to front side and rear	35 Leomansley View	
18/01740/ADV		Leomansley	Installation of 1 no freestanding illuminated single sided six sheet display sign	Waitrose Ltd, Stonneyland Drive	
18/01763/FUL		Leomansley	Two storey extension to rear to form study, dressing room and en suite	2 Cross In Hand Lane	
18/01044/FUL 18/01045/LBC 18/01428/LBC		Stowe/Burton Old Road	Retention of flue on side elevation at rear	Loafers, 36 Bore Street	
		Stowe/Burton Old Road	Works to listed building to allow repairs to external timber frame and infill panelling; renewal of rear door frame and replacement of lead valley gutter lining	Dr Zhu Acupuncture, Room 1, 16A Market Street	

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

12 December 2018

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
18/01535/FUL		Stowe/Burton	Retention of 3 no newly fitted	3 Quonians Lane	
18/01536/LBC		Old Road	showers and 1 no newly fitted sink		
18/01558/FUL		Stowe/Burton	Erection of 1 no three bedroom	Stelwood, Lunns Croft	
		Old Road	dwellinghouse		
18/01598/FUL M		Stowe/Burton	Demolition of existing building (part)	Bridge House, Station	
		Old Road	and erection of two side extensions	Road	
			and creation of second floor to form		
			12 no residential units with		
			alterations to façade and all		
			associated works		
18/01637/FUL		Stowe/Burton	Installation of cast iron bollards to	Chapters Restaurant &	
		Old Road	replacement existing timber bollards	Coffee Shop, 19-19A	
			and hinged barrier	The Close	
18/01712/ADV		Stowe/Burton	Installation of illuminated and non	Unit D, Imperial Retail	
		Old Road	illuminated signs to exterior of	Park, Eastern Avenue	
			building		
18/01087/FUL		St John's	Retention of replacement flue on roof	Fish Face, Willow Court,	
				Tamworth Road	
18/01484/OUT M		St John's	Erection of 28 no dwellings with	land south of Tamworth	
			ancillary parking and private amenity	Road	
			space; provision of public open		
			space area; site infrastructure and		
			landscaping (outline application		
			relating to access)		
18/01751/FUL		St John's	Single storey extension to rear to	168 Birmingham Road	
			form living room		
18/01774/FUL		St John's	Two storey and single storey	13 Tamworth Road	
			extension to rear to form sitting area		
			and kitchen and extend bedroom		
			and bathroom; alterations to front		
			porch		

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

12 December 2018

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
18/01218/REM M	1	Curborough/ Elmhurst	Application for approval of reserved matters (appearance, landscaping, layout and scale) for spine road and green infrastructure (Phases A, A1 and B) pursuant to outline permission APP/K3415/A/14/2224352 for the removal of buildings and other structures and construction of up to 750 dwellings, primary school, care village, neighbourhood facilities to include retail development (use classes A1, A2, A3, A4, A5), community building (use class D1), parking comprehensive green infrastructure comprising formal and informal open space, footpaths, cycleways, water areas (also including sustainable drainage systems) and landscaping, new access points to Watery Lane and Netherstowe Lane and improvements to Netherstowe Lane (all matters reserved except points of access) in accordance with application ref: 14/00057/OUTMEI	land North East of Watery Lane, Curborough	
18/01707/FUL M		Curborough/ Elmhurst	Re-alignment of 6.0m wide distributor road (approved under 14/00057/OUTMEI) with lighting, footpath, cycleway and landscaping; creation of 7.3m wide road to replace Netherstowe Lane including verge, creation of cycle route using existing Netherstowe Lane, creation of temporary 7.3m haul route and all other necessary ancillary and associated works	land at Netherstowe Lane, Curborough	