

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

28 March 2019

Dear Councillor

You are requested to attend a meeting of the **PLANNING COMMITTEE** to be held in The Moulton Room, Guildhall, Lichfield, on **Thursday, 4 April 2019 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 Meeting held on 7 March 2019 (**copy attached**).

3 MATTERS ARISING FROM PLANNING MINUTES

4 APPEAL NOTICES (if any)

5 APPEAL DECISIONS (if any).

6 LICENSING APPLICATIONS

To note the schedule of Premises Licence applications registered with Lichfield District Council from the Premises Register dated 22 February to 23 March 2019 as listed in **Appendix C attached**.

7 TEMPORARY ROAD TRAFFIC REGULATION ORDER

Further to Minute No 89 [Planning Meeting dated 7 February 2019], a reply from Staffordshire County Council is attached regarding the Temporary Road Traffic Regulation Order for Gaia Lane [**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.

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 March 2019

PRESENT: Councillor Mrs A Lax (in the Chair), and Cllrs B Bacon, Mrs N Bacon, Mrs D Baker, C Ball, Mrs G Boyle, B Cocksey, D Dundas, C Greateorex, P Hitchman, G Johnson, T Matthews, P Ray, A Smith, C Spruce, A Thompson, Mrs L Warfield and M Warfield

APOLOGIES: Councillors R Awty, J Brooks, I Eadie, Mrs J Eagland, Mrs J Greaves, Mrs S James, D Leytham, Miss J Marks, B McMullan, and R Yardley

92 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 C Greateorex declared an interest in Application No 19/00044/FUL because he lives near the application site.

93 MINUTES

RESOLVED: *That the Minutes of the Meeting held on 7 February 2019 be approved as a correct record and signed by the Chairman.*

94 MATTERS ARISING

Minute No 86

A response has been received from Tim Heminsley saying that the County Council are reviewing weight limit signage.

Minute No 91

A response from Tim Heminsley regarding co-ordination of road works around Lichfield was circulated at the meeting.

The meeting was adjourned

Mrs S Horsfall then addressed members opposing applications 19/00168/FUL and 19/00248/FULH for 22 Gaiafields Road.

The meeting was reconvened

95 LICENSING APPLICATIONS

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

RESOLVED: *That the Premises Licences be noted.*

96 TEMPORARY ROAD TRAFFIC REGULATION ORDERS

Members considered correspondence from Staffordshire Highways regarding Temporary Road Traffic Regulation Orders for 7 April from Lichfield Cathedral to Tamworth Castle, and for 17 March for the A51 Bowling Green roundabout.

RESOLVED: *That the Temporary Road Traffic Regulation Orders be noted.*

97 LICHFIELD SOUTHERN BYPASS

Members considered the correspondence concerning the start of construction on Phase 4 of the Lichfield Southern Bypass.

RESOLVED: *That the correspondence be noted.*

98 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'.*

99 CRICKET LANE & KNOWLE LANE

Councillor Mrs Baker reported to members concerns from South Lichfield Residents Association regarding traffic speeds and HGVs on Cricket Lane and Knowle Lane.

RESOLVED: *That Councillor Mrs Baker liaises with the Town Clerk to produce correspondence regarding the residents' concerns to be sent to the relevant authorities.*

100 WCR250 REPORT

A report by Councillor A Thompson regarding the meeting of WCR250 on 14 February was circulated.

RESOLVED: *That the report be noted.*

THERE BEING NO FURTHER BUSINESS THE CHAIRMAN DECLARED THE MEETING CLOSED AT 7.22 PM

CHAIRMAN

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

7 March 2019

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
19/00152/FUL H	First floor extension to side to form 2 no bedrooms	54 Pentire Road	No Objections
19/00226/FUL H	Two storey extension to side to form gym/play room, 1 no bedroom and ensuite, and single storey extension to rear to extend kitchen/ dining area	21 Spearhill	No Objections
19/00270/FUL	Installation of 1 no bespoke free cooling unit	Virgin Media Ltd, Unit 58, Britannia Enterprise Park, Britannia Way	No Objections
19/00168/FUL	Erection of 2 no three bedroom detached dwellinghouses and garage block	22 Gaiafields Road	Recommend Refusal; Unacceptable loss of protected trees. Siting, scale and massing is out of keeping with the character of the area. Undue impact on light and amenity to neighbouring property. Too close to boundary. (Considered with application 19/00248/FUL as the applications are not independent. Also the 2 applications conflict with each other)
19/00248/FUL H	Two storey extension to rear to extend kitchen and dining room area and form 1 no bedroom with ensuite	22 Gaiafields Road	Recommend Refusal; Unacceptable loss of protected trees. (Considered with application 19/00168/FUL as the applications are not independent. Also the 2 applications conflict with each other)
19/00309/FUL H	Conversion of integral garage to form habitable accommodation	2 Nether Beacon	No Objections
18/00283/FUL H	Single storey rear extension with roof lantern to form garden room (replacement of conservatory)	4 Maddocke Walk	No Objections
19/00074/FUL 19/00072/LBC	Variation of condition 2 of permission 17/00432/FUL relating to approved plans	Stowe House, Netherstowe	No Objections
19/00131/FUL	Retention of extraction unit to rear	55 Wade Street	Recommend Refusal; Extraction unit is pumping out fumes under residents windows. A vertical extraction unit going above the ridgeline is required
19/00166/FUL	Retention of roller shutter doors to car park entrance	B&M Retail Ltd, 25-27 Market Street	No Objections
19/00197/FUL	Creation of six one bedroom dwellings to rear	Luminare, 29 Tamworth Street	No Objections
19/00255/FUL H	Single and two storey side and rear extensions to form car port, kitchen/ diner, bedroom with en suite and balcony, rear garage extension and rendering of property	13 Stowe Croft	No Objections
18/01484/OUT M	Erection of 28 no dwellings with ancillary parking and private amenity space; provision of public open space area; site infrastructure and landscaping (outline application relating to access)	land south of Tamworth Road	Recommend Refusal; the proximity of several houses to the A38 would create environmental detriment to the occupiers of those houses including pollution and noise. Access to the development is off a busy main road, increasing the risk of accidents.

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

7 March 2019

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
19/00063/FUL H	Removal of existing concrete sectional garage and replacement car port, store and studio room over	17 Cherry Orchard	<i>No Objections</i>
19/00095/FUL	Rear two and single storey extension to form dining/family room and 1 no bedroom	11 Minors Hill	<i>No Objections</i>
19/00044/FUL	Demolition of existing dwelling and erection of a five bedroom detached dwelling and double garage with associated works	47 Borrowcop Lane	<i>No Objections, but there should be conditions regarding working hours and delivery times so neighbouring properties are not unduly disturbed</i>
19/00211/FUL	Single storey rear extension to extend lounge and deck area	22 Borrowcop Lane	<i>No Objections</i>
19/00241/FUL	Variation of condition 2 of application 18/00886/FUL in relation to replacement of hipped roof to rear of garage with a gable end	Crossways, 2C Borrowcop Lane	<i>No Objections</i>
19/00242/ADV	Installation of non-illuminated external signage	Department for Work & Pensions, City House, Davison Road	<i>No Objections</i>
19/00266/FUL H	Single storey rear extension to form kitchen/breakfast room and patio area. Replacing existing garage with 1 no bedroom and ensuite	3 Redlock Field	<i>No Objections</i>
19/00288/ADV	Installation of 1 no internally illuminated double sided free standing mini totem sign	Shell Service Station, London Road	<i>No Objections</i>
19/00265/FUL H	Replacement of existing double-glazed windows with UPVS white double-glazed windows	1 Cleveland Mews, Beacon Street	<i>No Objections</i>
19/00320/FUL H	Single and two storey extensions and alterations to form double garage, dining room, bedrooms with en suites including alterations to roof	5 Hill Crest Drive	<i>No Objections</i>
19/00325/FUL H	Single storey extension to rear to form 1 no bedroom, utility and sun lounge and extend kitchen, including demolition of existing lean to section and garage, and installation of new parking area to side	196 Beacon Street	<i>No Objections</i>
19/00342/ADV	Installation of non illuminated awnings	Ego Mediterranean Restaurant, New Minster House, 40 Bird Street	<i>No Objections</i>
19/00322/FUL	Single storey rear extension to form 1 no bedroom and wet room	21 Chapel Lane	<i>No Objections</i>
19/00330/FUL H	Single storey side and rear extension to form kitchen, dining room, WC and family room	23 Ivanhoe Road	<i>No Objections</i>

LICHFIELD DISTRICT COUNCIL

Democratic & Legal Services

Club Premises Certificates/Premises Licences**LICENSING ACT APPLICATIONS REGISTERED DURING THE WEEK ENDING 8/3/19**

Name & Address of Applicant.	Premises Address	Summary of Activities.	Date app received	Reps to be rec by
Shell UK Oil Products Limited	Shell Waitrose London Road Lichfield WS14 9EQ	Premises Minor Variation Opening hours 00:00 – 00:00	26/2/19	12/3/19

John Tradewell

Director of Corporate Services

1 Staffordshire Place, Tipping Street, Stafford, ST16 2DH

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

Email : celia.freeman@lichfield.gov.uk

My Ref:
Your Ref: TB/CF/H1.3

Date: 15th March 2019

Dear Mr Briggs,

Re: Gaia Lane, Lichfield, Temporary Traffic Regulation Order for Street works

Thank you for your letter of 8th February 2019 relating to forthcoming works on Gaia Lane, Lichfield. I apologise for the delay in replying.

I understand that this is likely to relate to a temporary traffic regulation order which has been made at the request of Western Power Distribution to enable the installation of a high voltage cable. The road closure is from its junction with Beacon Street in a generally north-easterly direction for a distance of approximately 50 metres.

The order came into operation on 18th February 2019 and the works commenced by the utility company on or as near as practicable to that date. According to the Order it is anticipated that the works will be completed by 15th March 2019 although the current information available suggests that this may now be 22nd March 2019.

Further details about the works can be found on the roadworks website (www.roadworks.org.) or via the link <https://roadworks.org/?tm=111749943> which will take users direct to details about these particular works.

Further information about the works including, where appropriate, individual notification to residents would be a matter for the organisation carrying out the street works.

Cont'd



According to the street works register, as noted above, the works appear to be nearing completion, but the network management team will take the opportunity at a future liaison meeting with Western Power Distribution to discuss the type of information that is provided to residents in these circumstances albeit this is ultimately a matter for the utility to consider.

The roadworks.org site is available to anyone to use including signing up to receive email alerts. It also provides details of the utility company carrying out the works and their contact details. The County Council also provides further information on temporary traffic regulation orders on its website to which anyone can sign up to receive various alerts including for example information about temporary traffic regulation orders.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Tradewell', written in a cursive style.

John Tradewell
Director of Corporate Services

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

4 April 2019

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
L.18/07	07/02/19	Demolition of modular classroom and construction of single storey extension to provide new sports hall, storage and classroom and three-storey extension to provide a design-technology room, science lab, 3 classrooms, reception and admin facilities, vehicular access control barrier, alteration to fencing, landscaping and construction of temporary access off Curborough Road	Nether Stowe High School, St Chad's Road	APPROVE	APPROVE
18/01485/FUL M	25/10/18	Variation of conditions 34 & 37 of application 17/00060/OUTFLM relating to the sub division of units and bulky good restrictions	Imperial Retail Park, Eastern Avenue	APPROVE	APPROVE
18/01742/FUL	12/12/18	Erection of 1 no outbuilding for storage (class B8) for a period of 5 years	Ft Pipeline Systems Ltd, Unit 6B, Eastern Park Eastern Avenue	APPROVE	APPROVE
18/01744/FUL	12/12/18	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, Eastern Park Eastern Avenue	APPROVE	APPROVE
19/00036/FULH	10/01/19	Two storey extension to side and rear to extend kitchen, dining room, snug and utility and form 1 no bedroom and bathroom including removal of existing single storey extension, installation of enlarged front porch, rendering of facing walls and replacement of windows and doors	52 Redlock Field	APPROVE	APPROVE
19/00059/FUL	07/02/19	Creation of new ground floor opening to front elevation and installation of new entrance door with assisted opening	City House, Davidson Road	APPROVE	APPROVE
19/00096/FULH	07/02/19	Single storey rear extension to form dining room/kitchen	120 Walsall Road	APPROVE	APPROVE
19/00152/FULH	07/03/19	First floor extension to side to form 2 no bedrooms	54 Pentire Rod	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

4 April 2019

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
19/00425/FUL H		Boley Park/ Pentire Road	Two storey extension to side to form granny annex and 3 no bedrooms	11 Trenance Close	
19/00435/FUL H		Boley Park/ Pentire Road	Single storey extension to side and rear to form dining area, WC and extend kitchen	44 Yew Tree Avenue	
19/00448/FUL H		Boley Park/ Pentire Road	Single storey porch to front, two storey extension to side to form new garage and 1 no bedroom and ensuite, single storey extension to rear to replace existing conservatory and link to existing garage including conversion of garage to utility, WC and store, widening of front drive and dropped kerb	37 Netherbridge Avenue	
19/00168/FUL	1	Chadsmead/ Garrick Road	Erection of 2 no three bedroom detached dwellinghouses and garage block	22 Gaiafields Road	
19/00248/FUL H	1	Chadsmead/ Garrick Road	Two storey extension to rear to extend kitchen and dining room area and form 1 no bedroom with ensuite	22 Gaiafields Road	
19/00301/FUL		Chadsmead/ Garrick Road	Variation of condition 2 of application 17/01629/FUL	15 Gaiafields Road	
19/00385/FUL H		Chadsmead/ Garrick Road	Single storey side and rear extension and conversion of garage	38 Wolsey Road	
19/00429/FUL H		Curborough	Single storey extension to rear to extend kitchen/diner including installation of 3 no rooflights	1 Southwark Close	
19/00434/FUL H		Leomansley	Erection of double garage to front of property, conversion of existing garage in rear garden to form utility and garden store	11 Abnalls Croft	
18/01598/FUL M	1	Stowe/Burton Old Road	Demolition of existing building (part) and erection of two side extensions and creation of second floor to form 12 no residential units with alterations to façade and all associated works	Bridge House, Station Road	
19/00260/FUL M		Stowe/Burton Old Road	Demolition of existing police station buildings and bus station kiosk/ toilet buildings, remodelling of bus station including provision of coach parking, creation of car park, replacement bus shelters, temporary toilet facilities and associated landscaping works	Central Bus Station, Birmingham Road	

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

4 April 2019

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
19/00290/LBC		Stowe/Burton Old Road	Works to listed building to remove shower/bathroom/toilets block to allow formation of art classroom and 1 no WC	Lichfield Cathedral School, The Palace, The Close	
19/00393/PNC		Stowe/Burton Old Road	Prior Notification (Commercial): Installation of roof mounted solar photovoltaic panels	Tesco Stores Ltd, Church Street	
19/00416/FUL		Stowe/Burton Old Road	Variation of conditions 2 & 3 of permission 18/01475/FUL relating to approved plans and materials	31 Burton Old Road West	
95193/MBNL LFD014		Stowe/Burton Old Road	Consultation - EE Ltd & Hutchison 3G Ltd - Proposed upgrade of existing electronic communications base station rooftop installation	Ridware House, Hobs Road	
19/00453/CLE		Stowe/Burton Old Road	Certificate of lawfulness (existing): Retention of land as residential garden use	22 Gilbert Road	
19/000473/PND		Stowe/Burton Old Road	Change of use of 1st floor office space (class B1A) to form 3 no residential units (C3)	Possum Investments Ltd, 13 St John Street	
19/00120/FUL H	1	St John's	Two storey side and single storey rear extension to form kitchen/ diner, 1 no bedroom with ensuite and 1 no second floor bedroom with ensuite	65 Shortbutts Lane	
19/00242/ADV		St John's	Installation of non-illuminated external signs	Dept for Work & Pensions, City House, Davidson Road	
19/00411/FUL H		St John's	Single storey extension to front to form porch, replacing existing wooden porch	1 Mesnes Green	