

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

20 June 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, 27 June 2019 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 30 May 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 13 May to 7 June 2019 as listed in **Appendix C attached**.

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, 30 May 2019

PRESENT: Councillor Mrs A Lax (Chairman), and Councillors J Anketell, H Ashton, Mrs D Baker, C Ball, J Checkland, D Dundas, Mrs J Eagland, M Field, C Greatorex, Mrs J Greaves, P Jones, Miss J Marks, T Matthews, P McDermott, C Rapley, R Rathbone, P Ray, D Robertson, J Smith, M Trent, M Warfield and R Yardley

APOLOGIES: Councillors Mrs G Boyle, Mrs S Pritchard, A Smith and C Spruce

1 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 M Trent declared an interest in Application No 19/00634/FUL because his children attend the school.

2 MINUTES

RESOLVED: *That the Minutes of the Meeting held on 25 April 2019 be approved as a correct record and signed by the Chairman.*

3 MATTERS ARISING FROM PLANNING MINUTES

None

4 APPEAL NOTICES

An Appeal Notice was considered for Application No 19/00166/FUL, retention of roller shutter doors to car park entrance at B&M Ltd, 25-27 Market Street. The City Council's comment on 7 March 2019 was "No Objections".

RESOLVED: *That the appeal be noted.*

5 LICHFIELD DISTRICT LOCAL PLAN ALLOCATIONS

Consideration was given to correspondence from Lichfield District Council regarding the Inspector's Report on the Local Plan Allocations 2008-29.

RESOLVED: *That the information be noted.*

6 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 Approval of 17/01191/OUFMEI, 17/00146/COU and 18/01087/FUL and Refusal of 19/00166/FUL and 19/00197/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'.*

7 ANGEL CROFT HOTEL DEVELOPMENT

The Chairman reminded members of the presentation at Darwin House on 13 June by the Angel Croft Hotel developers

8 ST JOHN'S DEVELOPMENT

Consideration was given to a draft letter produced by Councillor D Dundas regarding the developments in St John's.

RESOLVED: That the Chairman adapts the draft letter following additional information given by Persimmon at the presentation prior to the meeting, and that the amended letter then be sent to the Chair of Planning at Lichfield District Council.

THERE BEING NO FURTHER BUSINESS THE CHAIRMAN DECLARED THE MEETING CLOSED AT 7.48 PM

CHAIRMAN

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

30 May 2019

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
19/00425/FUL	Two storey extension to side to form granny annex and 3 no bedrooms	11 Trenance Close	<i>No Objections</i>
19/00339/FUL	Retention of a 13.7m (45ft) Telescopic pole (shortwave antenna/wind turbine)	18 Curlew Close	<i>Recommend Refusal; incongruous in the street scene and concerns about noise</i>
19/00618/FUH	Erection of single storey timber orangery and replacing French doors with a window	Boley Cottage, Boley Cottage Lane	<i>No Objections</i>
19/00623/FUH	First floor extension to rear to form 1 no bedroom	116 Burton Old Road East	<i>No Objections</i>
19/00654/FUH	Single storey extension to rear to form sitting room and dining area including removal of existing conservatory	11 Broadlands Rise	<i>No Objections</i>
19/00634/FUL	Proposed classroom extension	St Peters & St Pauls Roman Catholic Primary School, Dimbles Hill	<i>No Objections</i>
19/00741/FUH	First floor extension	24 Grange Lane	<i>No Objections</i>
19/00641/FUH	Single storey extension to side and rear to form dining room	120 Walsall Road	<i>No Objections</i>
19/00717/FUH	Variation of condition 2 (approved plans) of permission 18/01457/FUL	31 Lynfield Road	<i>No Objections</i>
19/00733/FUL	Variation of condition 2 of application 16/01123/FUL relating to retention of open front porch with balcony over and smooth render finish	31 Lynfield Road	<i>No Objections</i>
19/00729/FUH	First floor extension to side and two storey extension to rear to extend kitchen and living area, form 1 no bedroom and dressing room and extend existing bedrooms	90 Birmingham Road	<i>No Objections</i>
19/00731/FUH	Single storey extension to rear to form living room, conversion of garage/utility to utility room with window replacing garage door and internal alterations	1 Seckham Road	<i>No Objections</i>
19/00505/FUL 19/00506/LBC	Installation of 2 no gates to serve north and south site entrances	Stowe House, Netherstowe	<i>No Objections</i>
19/00528/FUL 19/00529/ADV	Installation of new Nationwide shop frontage including new entrance, new fascia, new signage, 1 no ATM machine, a post box and colour change of window and door frames	Mountain Warehouse, 8-10 Bakers Lane	<i>No Objections</i>
19/00574/FUH	Erection of wooden fence to front	14 Laurel Close	<i>No Objections</i>
19/00589/ADV	Installation of 2 no illuminated fascia signs and 1 no illuminated projecting sign	Poundworld, 21-23 Bakers Lane	<i>No Objections</i>

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

30 May 2019

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
19/00593/REM M	Application of approval of Reserved matters approval for the 70 residential units (C3), together with associated landscaping, car parking and access in accordance with application 17/00060/OUTFLM	land adj Brownsfield Road, Eastern Avenue	<i>Recommend Refusal; two entries should be available for the site - Brownsfield Road and Eastern Avenue, 15 additional parking spaces for the Football Club is inadequate. Brownsfield Road should be resurfaced using S106 money and the floodlights on the football pitch require screening</i>
19/00633/LBC	Replace front door	Dixons Estate Agents, 19A Bore Street	<i>No Objections</i>
19/00656/FUL 19/00657/LBC	Reinstatement of Netherstowe House to use as 2no dwellinghouses (Change of use from Class C1 to Class C3) with works to Listed Building comprising various internal alterations	Netherstowe House & Mews, Netherstowe Lane	<i>No Objections</i>
19/00668/FUL 19/00669/LBC	Installation of 3 no biomass boilers and associated equipment	George Hotel, 12-14 Bird Street	<i>No Objections</i>
19/00691/FUH	Single storey side extension	22 Gilbert Road	<i>No Objections</i>
19/00588/FUH	Single storey extension to side and rear to form kitchen, gym and utility	Maple House, Quarry Hills Lane	<i>No Objections, but needs mitigation for noise from gym and the tree roots must be done by hand and not by machine</i>
19/00672/FUH	Single storey side extension	82 Shortbutts Lane	<i>No Objections</i>
19/00679/FUH	First floor extension to side to form 1 no bedroom and single storey extension to rear to extend kitchen/ diner	19 Redlock Field	<i>No Objections</i>
19/00714/FUH	Two storey rear extension to replace existing conservatory	43 Swallow Croft	<i>No Objections</i>
19/00683/FUH	Single storey extension to front to form porch and WC	1 Willow Tree Close	<i>No Objections</i>
19/00025/FUL	Erection of two storey building to form 4no apartments at first floor with 12 no covered parking spaces at ground floor level and associated works	The Angel Croft, Beacon Street	<i>No Objections</i>
19/00762/FUL	Resurfacing and reorientation of 4 no existing tarmac courts; replacement of existing fencing and floodlights	Tennis Courts, Beacon Park, Swan Road	<i>No Objections</i>

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

30 May 2019

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
19/00318/FUL M 19/00761/LBC	Demolition of buildings to the rear of Quonians Yard and the erection of new buildings comprising of 76 sheltered apartments for older people, with associated communal facilities, parking and other ancillary works and the repair, refurbishment and associated works to various properties within Dam Street (2, 2a, 4, 5 and 8) and Quonians Lane (1, 2, 2a, 3 & 4)	land and buildings at Quonians Lane	<i>Recommend Refusal; the 4 storey blocks should be reduced in height to 2 storey as the proposals appear to be double the height of neighbouring buildings, the pitched roof is too steep and too tall, the ridge should be broken up, consideration of number of parking spaces in conjunction with current planning policy, design not in keeping with conservation area, and inconsistent with the Neighbourhood Plan as represents loss of employment land</i>
19/00699/FUL	Single storey bedroom extension and partial living room extension following demolition of existing conservatory	20 Netherstowe	<i>No Objections</i>
L/19.06	Construction of 2 new extensions to Johnson Hall building and Bader building with associated landscaped areas, removal of modular structures, provision of dining space and storage and provision of new vehicular access control barrier to main entrance	Kind Edward VI High School, Upper St John Street	<i>No Objections, but the Science Block needs mitigation for noise and fumes</i>

Licence Type Premises Licence

Applicant Name: Mr Nigel Poole
Premise Address: Lakeside Bistro, Beacon Park, Swan Road, Lichfield , WS13 6QZ
Date Received: 12/06/2019
End Date: 15/05/2019
Premises Representation
Opening Times: 09:30
Closing Times: 18:30
Time Period: Every day

Applicant Name: Melbourne Cafe Ltd
Premise Address: Melbourne In Lichfield, Melbourne 32 - 34 Bird Street, Lichfield, WS13 6PR
Date Received: 16/05/2019
End Date: 13/06/2019
Premises Representation
Opening Times: 07:30
Closing Times: 23:00
Time Period: Every day

Applicant: Crave Limited
Premise Address: Crave 59 Tamworth Street Lichfield, WS13 6JW
Date Received: 22/5/19
End Date: 19/6/19
Premises Representation
Opening Times: 23:00
Closing Times 0:00
Time Period: Every day

Applicant: B&M Retail Limited
Premise Address: Unit B And C Imperial Retail Park Eastern Avenue Lichfield WS13 6UB
Date Received: 30/5/19
End Date: 27/6/19
Premises Representation
Opening Times: 7:00
Closing Times 23:00
Time Period: Every day

Applicant: Corporation Of Cathedral Of St Mary & St Chad In Lichfield
Premise Address: Lichfield Cathedral The Close Lichfield WS13 7LD
Date Received: 6/6/19
End Date: 4/7/19
Premises Representation
Opening Times: 7:30
Closing Times 22:30
Time Period: Every day

AGENDA APPENDIX B**LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE****27 June 2019*****LDC Decisions on Planning Applications***

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
19/00044/FUL	07/03/19	Demolition of existing dwelling and erection of a five bedroom detached dwelling and double garage with associated works	47 Borrowcop Lane	APPROVE	APPROVE
19/00248/FULH	04/04/19	Two storey extension to rear to extend kitchen and dining room area and form 1 no bedroom with ensuite	22 Gaiafields Road	REFUSE	WITHDRAWN
19/00486/FUH	25/04/19	Single storey rear extension to form dining room	252 Beacon Street	APPROVE	APPROVE
19/00497/FUH	04/04/19	Two storey and single storey rear extensions	99 Ferndale Road	APPROVE	APPROVE
19/00533/FUH	25/04/19	First floor side extension and single storey rear extension	11 The Charters	APPROVE	APPROVE
19/00534/FUH	25/04/19	Two storey extension to side to form dining room, 1 no bedroom and ensuite	16 Goodwood Close	APPROVE	APPROVE
19/00641/FUH	30/05/19	Single storey side extension	120 Walsall Road	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

27 June 2019

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
19/00425/FUL H	1	Boley Park/ Pentire Road	Two storey extension to side to form granny annex and 3 no bedrooms	11 Trenance Close	
19/00730/FUH		Boley Park/ Pentire Road	First floor side and single storey rear extension and conversion of garage to form games room, kitchen, dining room and bedroom with en suite	19 Pentire Road	
19/00833/FUL		Boley Park/ Pentire Road	Extension to single storey building	Walter Tipper Ltd, Unit 46 Britannia Enterprise Park, Britannia Way	
19/00803/FUL		Chadsmead/ Garrick Road	Removal of condition 4 of application 04/00904/FUL relating to residential units of accommodation	Grange Hill Veterinary Surgery, Grange Lane	
19/00851/ADV		Chadsmead/ Garrick Road	Installation of non illuminated sign	Spires Care Home, Stafford Road	
19/00732/OUT MEI		Curborough	Variation of conditions 2, 3, 6, 9, 23, 29, 31, 33, 34 of application 14/00057/OUTMEI	land north east of Watery Lane, Curborough	
19/00792/FUH		Curborough	Single storey extension to rear	19 Southwark Close	
19/00857/FUH		Curborough	Single storey extensions to front and rear	6 Gloucester Close	
19/00711/FUH		Leomansley	Conversion of door to window	8 Cleveland Mews, Beacon Street	
19/00724/FUL M		Leomansley	Variation of condition 2 of application 16/00026/FULM relating to approved plans and specification (layout)	land at junction of Limburg Avenue and Walsall Road	
19/00822/FUH		Leomansley	Retention of front porch and side W	15 Ferndale Road	
19/00260/FUL M	1	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	
19/00709/COU		Stowe/Burton Old Road	Change of use from sui generis to A1	Big Wills Tattoo Studio, 15 Eastern Avenue	
19/00767/COU		Stowe/Burton Old Road	Variation of condition 3 of application 18/00701/COU relating to operating hours	Melbourne, 32-34 Bird Street	
19/00874/FUH		Stowe/Burton Old Road	Raising of roof to form 1 no bedroom including installation of 1 no dormer to front, and single storey extension to rear to extend kitchen/dining area	71 Rotten Row	

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

27 June 2019

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
18/01217/OUT FLM	1	St John's	Hybrid planning application comprising Outline planning application (with all matters reserved except access points to Cricket Lane) for the construction of up to 520 dwellings, and up to 10.73 hectares for employment uses (Use Classes B1/B2/B8), with comprehensive green infrastructure including footpaths, cycle ways, multifunctional open space, children's play areas, open space for sport and sustainable drainage infrastructure including balancing ponds, and other associated ancillary infrastructure and ground remodelling; with Full planning application for the construction of a 3.886sqm (GEA) Class B1c/B2/B8 unit with ancillary office space, access off London Road, including car parking, servicing, drainage works, earthworks and other ancillary works	land at Cricket Lane	
19/00715/FUL		St John's	Proposed four bedroom house and detached garage	Fosseway Farm, Fosseway Lane	