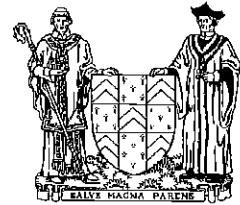


Lichfield City Council

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

Town Clerk: Anthony D Briggs



To: Members of Planning Committee

TB/CF

18 July 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, 25 July 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 27 June 2019 (**copy attached**).

3 MATTERS ARISING FROM PLANNING MINUTES

4 APPEAL NOTICES (if any)

5 APPEAL DECISIONS (if any).

6 LICENSING APPLICATIONS (if any)

7 TEMPORARY ROAD TRAFFIC DIVERSION

To note a Temporary Road Traffic Diversion on Bulldog Lane on 19-20 August [**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, 27 June 2019

PRESENT: Councillor Mrs A Lax (Chairman), and Cllrs J Anketell, H Ashton, C Ball, Mrs G Boyle, J Checkland, D Dundas, Mrs J Eagland, M Field, C Greateorex, Mrs J Greaves, I Jackson, P Jones, Miss J Marks, T Matthews, P McDermott, Mrs S Pritchard, R Rathbone, D Robertson, J Smith, C Spruce, M Trent, M Warfield and R Yardley

APOLOGIES: Councillors Mrs D Baker and A Smith

9 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.

10 MINUTES

RESOLVED: *That the Minutes of the Meeting held on 30 May 2019 be approved as a correct record and signed by the Chairman.*

11 MATTERS ARISING FROM PLANNING MINUTES

None

12 LICENSING APPLICATIONS

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

RESOLVED: *That the Premises Licences be noted, but that the stated opening hours for Crave are unusual.*

13 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'.*

THERE BEING NO FURTHER BUSINESS THE CHAIRMAN DECLARED THE MEETING CLOSED AT 7.45 PM

CHAIRMAN

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

27 June 2019

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
19/00425/FUL H	Two storey extension to side to form granny annex and 3 no bedrooms	11 Trenance Close	<i>No Objections</i>
19/00730/FUH	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	<i>Recommend Refusal; conversion of double garage to games room is out of keeping in the street scene. Need to retain one garage</i>
19/00833/FUL	Extension to single storey building	Walter Tipper Ltd, Unit 46 Britannia Enterprise Park, Britannia Way	<i>No Objections</i>
19/00803/FUL	Removal of condition 4 of application 04/00904/FUL relating to residential units of accommodation	Grange Hill Veterinary Surgery, Grange Lane	<i>No Objections</i>
19/00851/ADV	Installation of non illuminated sign	Spires Care Home, Stafford Road	<i>No Objections</i>
19/00732/OUT MEI	Variation of conditions 2, 3, 6, 9, 23, 29, 31, 33, 34 of application 14/00057/OUTMEI	land north east of Watery Lane, Curborough	<i>No Objections, but reiterate concerns about access onto Eastern Avenue, Netherstowe Lane being too narrow and traffic lights are required at the railway bridge</i>
19/00792/FUH	Single storey extension to rear	19 Southwark Close	<i>No Objections</i>
19/00857/FUH	Single storey extensions to front and rear	6 Gloucester Close	<i>No Objections, but the 45 degree rule must be observed</i>
19/00711/FUH	Conversion of door to window	8 Cleveland Mews, Beacon Street	<i>No Objections</i>
19/00724/FUL M	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	<i>No Objections subject to improved parking angles and size of gardens</i>
19/00822/FUH	Retention of front porch and side WC	15 Ferndale Road	<i>No Objections</i>
19/00260/FUL M	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	<i>No Objections, but vehicular access/ egress onto Frog Lane would produce unacceptable additional traffic at the junction with St John Street, and the replacement toilets must be completed before the current ones are demolished. When permanent toilets are erected there must be sufficient for tourists arriving by coach</i>
19/00709/COU	Change of use from sui generis to A1	Big Wills Tattoo Studio, 15 Eastern Avenue	<i>No Objections</i>
19/00767/COU	Variation of condition 3 of application 18/00701/COU relating to operating hours	Melbourne, 32-34 Bird Street	<i>No Objections</i>
19/00874/FUH	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	<i>No Objections</i>

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

27 June 2019

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
18/01217/OUT FLM	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	<i>Recommend Refusal; Application does not adhere to the District Councils Local plan - Core policy 6: Housing Delivery and Policy Lichfield 6: South of Lichfield allocates the land as a site for a sustainable, well designed, mixed use development to provide approximately 450 dwellings, employment development, appropriate associated facilities and transport, social and physical infrastructures. This hybrid application does not comply with the above.</i> <i>The addition of a further 70 dwellings will create pressure on the surrounding infrastructure and the amount of traffic accessing the site from London Road will be excessive and dangerous.</i> <i>The application does not respect the Neighbourhood Plan for good employment opportunities. The proposal is only for 'ancillary office space', to a huge warehouse facility, not flexible office space 'to provide employment development' for a number of businesses. The height of warehouse facilities should be restricted to 5.5 meters as can be seen on Britannia Enterprise Park.</i> <i>Provision for parking needs to be considered.</i> <i>Views from the north side of the site need to be protected and as stated, due consideration should be given to notable buildings of importance or prominence.</i> <i>A S106 agreement should be put in place to allow for the Canal Trust to build a crossing.</i> <i>Many previous concerns raised have not been addressed. It is unacceptable to submit a Full Major application with matters still reserved - see comments on Indicative Cricket Lane Canal Plan for example</i>
19/00715/FUL	Proposed four bedroom house and detached garage	Fosseway Farm, Fosseway Lane	<i>No Objections</i>
19/00925/FUH	Single storey front and rear extension	2 Gorsty Bank	<i>No Objections</i>

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

27 June 2019

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
19/00791/FUL	Remove existing white upvc window on first floor and replace with white upvc glazed French doors with full height glazed side light windows. Remove existing iron balcony railings and replace with glass with chrome balustrade extended across entire balcony	20 The Parchments	<i>No Objections</i>
19/00881/FUH	Installation of replacement front porch with open canopy and cladding to front elevation above	8 Nether Beacon	<i>No Objections</i>
19/00931/COU	Conversion from residential/office to a 3 bedroom dwelling and associated works	Gardeners Cottage, Beacon Park, Swan Road	<i>No Objections</i>
19/00926/FUL	Variation of condition 2 (approved plans) of permission 18/00429/FUL relating to window alterations, flat roof on courtyard elevation, extension of existing kitchen and relocation of bin store	Humpty Dumpty Nursery, Trent Valley Road	<i>No Objections</i>
19/00870/FUH	Single storey extension to rear, including demolition of existing rear conservatory	30 Cricket Lane	<i>No Objections</i>

STAFFORDSHIRE COUNTY COUNCIL

**ROAD TRAFFIC REGULATION ACT 1984 (AS AMENDED)
ROAD TRAFFIC (TEMPORARY RESTRICTIONS) ACT 1991**

**DIVERSION OF VEHICULAR TRAFFIC
BULLDOG LANE, LICHFIELD**

NOTICE is hereby given that the Staffordshire County Council on 13 August 2019 made an Order the effect of which will be to prohibit any vehicle from proceeding in that length of Bulldog Lane in Lichfield from its junction with Gaia Lane to outside property number 10 unless the vehicle is being used in connection with the works; or is being used for police, fire brigade or ambulance purposes. Access for pedestrians and cyclists will be available.

An alternative route for traffic is available via Gaia Lane, Curborough Road, Dimbles Hill, Dimbles Lane, Beecroft Avenue, Gaiafields Road and vice versa. For more information, visit: <https://roadworks.org?tm=113873194>.

The order will come into operation on 19 August 2019 and the said works will commence on or as near as practicable to that date. It is anticipated that the works will be completed by 20 August 2019.

The Order will remain in force for a period of 18 months, or until the Openreach works to restore customer service, which it is proposed to carry out on or near the road have been completed, whichever is the earlier.

Date: 15 August 2019

John Tradewell, Director of Corporate Services,
No. 2 Staffordshire Place, Tipping Street, Stafford. ST16 2DH

Ref: 4159161

Enquiries: Customer Contact Centre Tel: 0300 111 8000

<http://roadworks.org>

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

25 July 2019

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
18/01598/FUL M	04/04/19	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	REFUSE	APPROVE
19/00168/FUL	04/04/19	Erection of 2 no three bedroom detached dwellinghouses and garage block	22 Gaiafields Road	APPROVE	APPROVE
19/00354/COU	25/04/19	Creation of 10 car parking spaces a& installation of storage shed	St Michaels Church, Church Street	APPROVE	APPROVE
19/00425/FULH	27/06/19	Two storey extension to side to form granny annex and 3 no bedrooms	11 Trenance Close	APPROVE	APPROVE
19/00528/FUL	30/05/19	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	APPROVE	APPROVE
19/00529/ADV	30/05/19	Installation of 2 no internally illuminated fascia signs, 1 no internally illuminated hanging sign, 1 no internally illuminated ATM shroud panel and other internally applied manifestation sticker signage	Mountain Warehouse, 8-10 Bakers Lane	APPROVE	APPROVE
19/00533/FUH	25/04/19	First floor side extension and single storey rear extension	11 The Charters	APPROVE	APPROVE
19/00574/FUH	30/05/19	Erection of wooden fence to front	14 Laurel Close	APPROVE	REFUSE
19/00589/ADV	30/05/19	Installation of 2 no illuminated fascia signs and 1 no illuminated projecting sign	Poundworld, 21-23 Bakers Lane	APPROVE	APPROVE
19/00618/FUH	30/05/19	Erection of single storey timber orangery and replacing French doors with a window	Boley Cottage, Boley Cottage Lane	APPROVE	APPROVE
19/00633/LBC	30/05/19	Replace front door	Dixons Estate Agents, 19A Bore Street	APPROVE	APPROVE
19/00634/FUL	30/05/19	Proposed classroom extension	St Peters & St Pauls Roman Catholic Primary School, Dimbles Hill	APPROVE	APPROVE
19/00654/FUH	30/05/19	Single storey extension to rear to form sitting room and dining area including removal of existing conservatory	11 Broadlands Rise	APPROVE	APPROVE

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

25 July 2019

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
19/00656/FUL	30/05/19	Reinstatement of Netherstowe House to use as 2 no dwellinghouses (Change of use from Class C1 to Class C3) with works to Listed Building comprising various internal alterations	Netherstowe House & Mews, Netherstowe lane	APPROVE	APPROVE
19/00672/FUH	30/05/19	Single storey side extension	82 Shortbutts Lane	APPROVE	APPROVE
19/00679/FUH	30/05/19	First floor extension to side to form 1 no bedroom and single storey extension to rear to extend kitchen/diner	19 Redlock Field	APPROVE	APPROVE
19/00691/FUH	30/05/19	Single storey side extension	22 Gilbert Road	APPROVE	APPROVE
19/00699/FUH	30/05/19	Single storey bedroom extension and partial living room extension following demolition of existing conservatory	20 Netherstowe	APPROVE	APPROVE
19/00709/COU	27/06/19	Change of use from sui generis to A1	Big Wills Tattoo Studio, 15 Eastern Avenue	APPROVE	APPROVE
19/00714/FUH	30/05/19	Two storey rear extension to replace existing conservatory	43 Swallow Croft	APPROVE	APPROVE
19/00717/FUH	30/05/19	Variation of condition 2 (approved plans) of permission 18/01457/FUL	31 Lynfield Road	APPROVE	APPROVE
19/00729/FUH	30/05/19	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	APPROVE	APPROVE
19/00730/FUH	27/06/19	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	REFUSE	APPROVE
19/00731/FUH	30/05/19	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	APPROVE	APPROVE
19/00733/FUL	30/05/19	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	APPROVE	APPROVE
19/00803/FUL	27/06/19	Removal of condition 4 of application 04/00904/FUL relating to residential units of accommodation	Grange Hill Veterinary Surgery, Grange Lane	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

25 July 2019

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
19/00933/FUH		Chadsmead/ Garrick Road	Single storey rear extension to form kitchen/dining area	95 Gaia Lane	
19/00963/FUH		Chadsmead/ Garrick Road	Two storey extension to rear, single storey extension to side to link property with detached garage, single storey extension to rear of garage	5 Hill Crest Drive	
19/00969/FUH		Chadsmead/ Garrick Road	Two storey extension to side and single storey extension to side and rear	24A Grange Lane	
19/00973/FUH		Curborough	Single storey extension to rear	1 Southwark Close	
19/01021/FUH		Curborough	Single storey extension to front	176 Curborough Road	
19/00260/FUL M	2	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, craton of car park, replacement bus shelters, temporary toilet facilities and associated landscaping works	Central Bus Station, Birmingham Road	
19/00593/REM M	2	Stowe/Burton Old Road	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	
19/00836/FUL		Stowe/Burton Old Road	Installation of 3 mtr high bronze sculpture of Saint Chad located at the south east end of the Cathedral with amendment to road surface and paving to north of Dam Street.	Lichfield Cathedral, 19- 19A The Close	
19/00860/FUL		Stowe/Burton Old Road	New iron railings to match the original railings removed during WW2, thereby providing additional protection to the Grade 2* listed statue	Dr Johnson Statue, Market Street	No Comment, LCC application (for information only)
19/00926/FUL	1	Stowe/Burton Old Road	Variation of condition 2 (approved plans) of permission 18/00429/FUL relating to window alterations, flat roof on courtyard elevation, extension of existing kitchen and relocation of bin store	Humpty Dumpty Nursery, Trent Valley Road	
19/00983/ADV		Stowe/Burton Old Road	Installation of 3 no illuminated and 5 no non-illuminated signs	Unit 7, Eastern Avenue	
19/00053/FUL M	1	St John's	Construction of link road to form part of Lichfield Southern Bypass on land between Birmingham Road and London Road	land south of Shortbutts Lane	

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

25 July 2019

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
19/00478/REM M	1	St John's	Application of approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 174 dwellings and associated works (Phase 2A) in accordance with application 12/00182/OUTMEI	land south of Shortbutts Lane	
19/00916/FUL		St John's	Single storey and first floor extensions to rear of dental practice	Pickering Dental Practice, 76 Upper St John Street	
19/00932/ADV		St John's	Installation of 14 no non illuminated aluminium signs and 2 no non illuminated retro flex face signs	City Plumbing Supplies, Birmingham Road	
19/01023/FUH		St John's	Single storey extensions to front and rear and installation of 1 no dormer window to rear	96 Shortbutts Lane	
19/01027/FUH		St John's	Loft conversion with installation of dormer to side	49A Shortbutts Lane	