

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

19 September 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, 26 September 2019 at 6.30pm** for the transaction of the following business.

Yours sincerely

Tony Briggs
Town Clerk

Apologies for absence

AGENDA

1 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

2 MINUTES

To confirm as a correct record the Minutes of the Meeting held on 29 August 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 PLANNING APPLICATIONS

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

Please note that Application No 19/01273/FULM includes paperwork which has not been printed, specifically Transport Statement 1 – 106 pages, Transport Statement 2 – 232 pages and Retail Statement – 90 pages. To view these documents please look on the District Council Planning website.

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, 29 August 2019

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

APOLOGIES: Councillors C Ball, Mrs G Boyle, D Dundas, J Smith and C Spruce,

20 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 J Checkland declared an interest in Application No 19/01041/FUH as he has friends close to the application site and took no part in discussion or voting thereon

Councillor P McDermott declared an interest in Application No 19/01202/FUH as he knows the applicant and took no part in discussion or voting thereon

Councillor P Ray declared an interest in Application No 19/01041/FUH as he has already declared his opposition to the application

Councillor D Robertson declared an interest in Application No 19/01210/FUL as he lives in close proximity to the application site and took no part in discussion or voting thereon

21 MINUTES

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

22 MATTERS ARISING FROM PLANNING MINUTES

None

23 LICENSING APPLICATIONS

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

RESOLVED: *That the Premises Licences be noted*

24 TEMPORARY ROAD TRAFFIC DIVERSIONS

Members considered correspondence from Staffordshire Highways regarding proposed Temporary Road Traffic Regulation Orders on Watery Lane on 13-14 September and A51 Tamworth Road/Common Lane, Whittington on 16 September

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

25 POST OFFICE

Correspondence from the Post Office was considered regarding opening a Post Office on Chapel Lane.

RESOLVED: *That the re-introduction of a Post Office on Chapel Lane be welcomed.*

26 LOCAL PLAN ALLOCATIONS DOCUMENT: ADOPTION STATEMENT: 16 JULY 2019

Correspondence from Lichfield District Council regarding the Adoption Statement of the Local Plan Allocations Document was considered.

RESOLVED: *That the correspondence be noted.*

The meeting was adjourned

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

I Goodwin then addressed member opposing application 19/00301/FUL for 15 Gaiafields Road

The meeting was reconvened

26 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 Refusal of 19/00588/FUH and 19/00715/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'.*

27 ANY OTHER BUSINESS

The Chairman informed members that the City Council had been asked as a consultee by Staffordshire Highways to comment on the proposals to provide a Toucan Crossing facility on Cappers Lane.

RESOLVED: *That the City Council writes to Staffordshire Highways welcoming the introduction of a Toucan Crossing on Cappers Lane.*

THERE BEING NO FURTHER BUSINESS THE CHAIRMAN DECLARED THE MEETING CLOSED AT 8.05 PM

CHAIRMAN

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

29 August 2019

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
19/01038/FUH	Single storey extension to side and rear	44 Yew Tree Avenue	<i>No Objections</i>
19/01090/FUL	Single and two storey side and rear extensions to form kitchen/breakfast area, dining room, laundry room and bedroom	21 Mawgan Drive	<i>No Objections</i>
19/00301/FUL	Variation of condition 2 of application 17/01629FUL	15 Gaiafields Road	<i>Recommend Refusal; A number of very significant variations fail to comply with the original conditions imposed</i>
19/01041/FUH	Single storey extension to rear and enlargement of first floor section	22 Gaiafields Road	<i>Recommend Refusal; issues with safety as the parking is now at the front of the site and overdevelopment of the site due to scale and massing. Clarification is requested that T12 and T13 are not being felled.</i>
19/01071/FUH	Single storey rear and first floor side extension and installation of 1 no dormer to front and alterations to existing dormer	25 Bulldog Lane	<i>No Objections - but must ensure privacy for the skylight at No 27</i>
19/01154/PNC	Prior Notification to allow change of use from A1(etail) to A3(Food and Drink)	32A Swallow Croft	<i>No Objections</i>
19/01068/FUH	Single storey rear extension	10 Southwark Close	<i>No Objections</i>
19/01149/FUH	First floor extension to rear	19 Giles Road	<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</i>
19/00114/FUL M	Variation of condition 2 of application 14/00465/FULM relating to approved plans (Amendment to approved Planning Layout drawings)	land at Limburg Avenue	<i>No Objections</i>
19/01114/FUH	Two storey and single storey extensions to rear including demolition of existing conservatory	5 The Friary	<i>No Objections</i>
19/01139/FUL	Variation of condition no 2 of application 15/00718/FUL relating to approved plans (alterations to elevations, hard and soft landscaping, roof heights, car park layout and lighting and additional plant locations)	The Barn at Lichfield, Walsall Road	<i>No Objections</i>
18/01797/OUT M	Demolition of the existing building and erection of up to 14 no dwellings and associated works	Lichfield Health & Fitness Ltd, Lorne House, Rotten Row	<i>No Objections</i>
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>

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

29 August 2019

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
19/00839/LBC	Installation of rooflight and window	51 Tamworth Street	No Objections
19/01060/FUL	Demolition of church hall and erection of 6 no two bedroom dwellings with associated landscaping and parking	St Michaels Church Hall, St Michael Road	Recommend Refusal; inadequate parking (no spaces have been allocated to house No 1), and the landscaping plan is not detailed enough
19/01088/COU	Change of use of ground floor from A2 to A3(Restaurants and cafés) and associated works and creation of outdoor seating area and installation of signs	34-36 Market Street	No Objections
19/01096/FUL	Variation of conditions 2 (approved plans), 11 (construction of retaining features to the front of plot 8 and the new footpath) and 12 (access to the parking area/ driveways) of permission 17/01445/FUL, regarding driveways, site levels and boundary treatments	Land Adjacent To Samuel Johnson Community Hospital Trent Valley Road	Recommend Refusal; the gradient of the drive for No 8 is extremely dangerous, particularly in icy conditions
19/01202/FUH	Single storey rear extension, changes to elevations and conversion of garage	12 Furnivall Crescent	No Objections
19/00053/FUL M	Construction of link road to form part of Lichfield Southern Bypass on land between Birmingham Road and London Road	land south of Shortbutts Lane	No Objections
19/00478/REM M	Application of approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 169 dwellings and associated works (Phase 2A) in accordance with application 12/00182/OUTMEI	land south of Shortbutts Lane	No Objections
19/01069/FUL	Variation of condition 2 (approved plans) of 16/00340/FUL relating to adding an additional fixed roof window, altering of pitch on the front porch roof and adjustment of eaves height	land adjacent Hillside House, Borrowcop Lane	Recommend Refusal; insufficient information
19/01100/FUH	Single storey rear extension	59 Tamworth Road	No Objections
19/01175/FUH	Two storey side and single storey rear extension	65 Shortbutts Lane	Recommend Refusal; overintensification of the site, concerns about design and inappropriate in the street scene
19/01208/FUH	Single storey extension to rear	17 Thropp Close	No Objections
19/01210/FUL	First floor side extension	22 Gilbert Road	No Objections
19/01214/FUL	Subdivision of existing five bedroomed dwellinghouse into 3 no apartments	103 Trent Valley Road	No Objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

26 September 2019

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
19/00053/FULM	29/08/19	Construction of link road to form part of Lichfield Southern Bypass on land between Birmingham Road and London Road, Lichfield	land south of Shortbutts Lane	APPROVE	APPROVE
19/00339/FUL	30/05/19	Retention of a 13.7m (45ft) Telescopic pole	18 Curlew Close	REFUSE	REFUSE
19/00435/FULH	04/04/19	Single storey extension to side and rear to form dining area, WC and extend kitchen	44 Yew Tree Avenue	REFUSE	APPROVE
19/00860/FUL	25/07/19	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 Square	NO COMMENT	APPROVE
19/00874/FUH	27/06/19	Raising of roof to form 1 no bedroom including 1 no dormer to front, 1 no dormer to rear; single storey extension to rear to extend kitchen/diner	71 Rotten Row	APPROVE	APPROVE
19/00931/COU	27/06/19	Conversion from residential/ office to a 3 bedroom dwelling and associated works	Gardeners Cottage, Beacon Park, Swan Road	APPROVE	APPROVE
19/00933/FUH	25/07/19	Single storey rear extension to form kitchen/dining area	95 Gaia Lane	APPROVE	APPROVE
19/00963/FUH	25/07/19	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	APPROVE	APPROVE
19/00983/ADV	25/07/19	Installation of 3 no illuminated and 5 no non-illuminated signs	Unit 7, Eastern Avenue	APPROVE	APPROVE
19/01021/FUH	25/07/19	Single storey extension to front	176 Curborough Road	APPROVE	APPROVE
19/01027/FUH	25/07/19	Loft conversion with installation of dormer to side	49A Shortbutts Lane	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

26 September 2019

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
19/01222/FUH		Boley Park/ Pentire Road	Conversion of integral garage to form utility and playroom	5 Ashmole Close	
19/01271/FUL		Chadsmead/ Garrick Road	First floor extension over existing garage	1 Siddons Close	
19/01041/FUH	2	Chadsmead/ Garrick Road	Single storey extension to rear and enlargement of first floor section	22 Gaiafields Road	
19/00301/FUL	2	Chadsmead/ Garrick Road	Variation of condition 2 of application 17/01629/FUL	15 Gaiafields Road	
19/00743/FUL		Curborough	Erection of store and canopy to side of unit	Unit 5A, Eastern Park, Eastern Avenue	
19/01260/FUH		Curborough	Single storey extension to rear and side, replacing existing rear extension	15 Curborough Road	
19/01251/FUL M		Leomansley	Demolition of existing building and erection of 28 no. apartments, ground floor commercial unit (A1,A2,A3,A4,A5 AND B1(a) Use Classes), car parking and associated works.	Lichfield Fitness Centre, Beaconsfield House, 10 Sandford Street.	
19/01196/FUL		Stowe/Burton Old Road	Erection of flow forge plant cage/ compound and installation of air conditioning/refrigeration plant and associated works	Unit A, Imperial Retail Park, Eastern Avenue	
19/01233/ADV		Stowe/Burton Old Road	Installation of 1 no illuminated LCD media screen sign and 2 no non-illuminated flag pole signs	Tesco Stores Ltd, Church Street	
19/01241/FUH		Stowe/Burton Old Road	Installation of new facing brickwork to converted garage, new side facing windows and rendering of front elevation covering existing brickwork	94 Valley Lane	
19/01273/FUL M		Stowe/Burton Old Road	Variation of conditions 33, 34, 35 & 36 of permission 18/01485/FULM relating to configuration and subdivision of units, opening hours, details of non-food bulky goods, retail units and goods which can be sold from unit A	Unit A, Imperial Retail Park, Eastern Avenue	
19/01315/FUH		Stowe/Burton Old Road	Installation of pitched roof to ground floor section, reconstruction of front wall and conversion of garage	1 Rocklands Crescent	

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

26 September 2019

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
19/01069/FUL		St John's	Variation to condition 2 (approved plans) of 16/00340/FUL relating to adding an additional fixed roof window, altering of pitch on the front porch roof and adjustment of eaves height and variation of condition 3iv and 6 in relation to boundary treatments and landscaping	land adjacent Hillside House, Borrowcop Lane	
19/01076/FUL M		St John's	Installation of new three-armed signal controlled junction and associated access to land off London Road with associated landscaping, drainage and other infrastructure	London Road access to Cricket Lane development site	
19/01228/FUL		St John's	Single storey front and rear extension	15 Mesnes Green	
19/01269/FUH		St John's	Erection of front elevation integral porch	5 Seward Close	
19/01239/REM M		St John's	Application of approval of reserved matters relating to Condition 2 of application 17/00977/OUTMEI	Land on the East side off Birmingham Road	