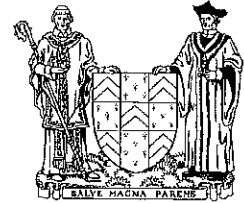


Lichfield City Council

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

Town Clerk: Anthony D Briggs



To: Members of Planning Committee

TB/CF

17 October 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, 24 October 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 AND REQUESTS FOR DISPENSATIONS

To receive declarations of interest, requests for dispensation and to consider the Chairman's proposal to update the existing declaration, which is as follows:

Those City councillors present who are also members of the District Council's Planning Committee and/or Licensing Committee confirm that their comments at this meeting are a preliminary view and that they might change their view when they hear all of the evidence at the District Council's Planning Committee and/or Licensing Committee.

To the following:

All those present who are members of Lichfield District Council's Planning and/or Licensing committee, wish it to be recorded that comments they make in respect of any application at this meeting constitute a preliminary view only, and they may change their view when they hear all the evidence at a meeting of Lichfield District Council's Planning and/or Licensing Committee.

2 MINUTES

To confirm as a correct record the Minutes of the Meeting held on 26 September 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 to 4 October 2019 as listed in **Appendix C attached.**

7 PARKING RESTRICTIONS – BRITANNIA ENTERPRISE PARK

To consider the following request from Staffordshire Highways:

"I am writing to seek your views on a permanent Traffic Regulation Order (TRO) to extend the existing parking restriction along D3547 Europa Way, D3547 Britannia Way, Prospect Drive & Titan Way.

The current layout on Britannia Enterprise Park allows unrestricted parking on D3547 Britannia Way and most of D3547 Europa Way. The area is frequently used by Heavy Commercial Vehicles (HCVs), which, under the existing highway geometry, have the effect of obstructing traffic and increase the risk of accidents due to reduced visibility.

Following extensive consultation with affected businesses it is proposed to extend the existing parking restriction to cover most of Britannia Enterprise Park, as per the attached plan CDT6626-1877-R01-03 TRO Parking Restriction."

Attached as **Appendix D** is the proposed plan.

8 PARKING RESTRICTIONS – TRENT VALLEY ROAD

To consider the following request from Staffordshire Highways:

"I am contacting you today to request that you review the attached proposal regarding the implementation of a traffic order to provide no waiting and no loading at any time along the A5127 Trent Valley Road, Lichfield between the junctions of Burton Old Road West and Wissage Road.

It is the outcomes of this proposal to remove inappropriate parking from around the entrance to Samuel Johnson's Community Hospital and improve the safety for all users along the A5127, including pedestrians.

This email forms part of a statutory consultation process so any comments or, if applicable, your support would be greatly appreciated."

Attached as **Appendix E** is the proposed plan.

9 DISCHARGE OF WATER

Attached [as **Appendix F**] for consideration is a proposed form of Agreement between the City Council and 1st City Estates regarding taking run-off water from the housing site into the Lichfield Canal.

The Committee is asked to consider the appropriateness of this proposal in planning terms and its implications. The Committee is asked to note that the agreement has been prepared by Lichfield & Hatherton Canals Restoration Trust and that they are wholly supportive of the proposal.

Application No 18/01484/OUTM, which is referred to in the agreement, will be available prior to the meeting and at the meeting for members consideration. The City Council's comment on the application on 7 March 2019 was *"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."*

10 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.

11 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, 26 September 2019

PRESENT: Councillor R Yardley (in the Chair), and Councillors J Anketell, H Ashton, C Ball, Mrs G Boyle, D Dundas, Mrs J Eagland, M Field, C Greatorex, Mrs J Greaves, I Jackson, P Jones, T Matthews, C Rapley, R Rathbone, D Robertson, J Smith C Spruce and M Warfield

APOLOGIES: Councillors Mrs D Baker, J Checkland, Mrs A Lax, Miss J Marks, P McDermott, S Pritchard, P Ray, A Smith and M Trent

28 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 Field declared an interest in Application No 19/01233/ADV as he is employed by the applicant.

Councillor J Anketell declared an interest in Application No 19/01241/FUH as he lives about 100m away from the application site.

Councillor R Rathbone declared an interest in Application No 19/01241/FUH as he lives in close proximity to the application site and took no part in discussion or voting thereon

29 MINUTES

RESOLVED: *That the Minutes of the Meeting held on 29 August 2019 be approved as a correct record and signed by the Chairman.*

30 MATTERS ARISING FROM PLANNING MINUTES

None

31 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 19/00435/FULH 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'.*

32 ANY OTHER BUSINESS

- a) Councillor Dundas raised queries as to the pedestrian zone signage present on Greenhill and it was agreed officers would look into the matter further.
- b) Councillor Mrs Eagland will produce a report for circulation before the meeting with County Council Officers on 24 October informing members of background information relating to the meeting.

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

CHAIRMAN

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

26 September 2019

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
19/01222/FUH	Conversion of integral garage to form utility and playroom	5 Ashmole Close	No Objections
19/01271/FUL	First floor extension over existing garage	1 Siddons Close	No Objections
19/01041/FUH	Single storey extension to rear and enlargement of first floor section	22 Gaiafields Road	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.
19/00743/FUL	Erection of store and canopy to side of unit	Unit 5A, Eastern Park, Eastern Avenue	No Objections
19/01260/FUH	Single storey extension to rear and side, replacing existing rear extension	15 Curborough Road	No Objections
19/01251/FUL M	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.	No Objections
19/01196/FUL	Erection of flow forge plant cage/compound and installation of air conditioning/refrigeration plant and associated works	Unit A, Imperial Retail Park, Eastern Avenue	No Objections
19/01233/ADV	Installation of 1 no illuminated LCD media screen sign and 2 no non-illuminated flag pole signs	Tesco Stores Ltd, Church Street	No Objections
19/01241/FUH	Installation of new facing brickwork to converted garage, new side facing windows and rendering of front elevation covering existing brickwork	94 Valley Lane	No Objections
19/01273/FUL M	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	No Objections, but concerns that there are not many details of the variations on the application
19/01315/FUH	Installation of pitched roof to ground floor section, reconstruction of front wall and conversion of garage	1 Rocklands Crescent	No Objections
19/01069/FUL	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	No Objections, but the building as constructed does not appear to reflect the original plans for the site; the City Council would appreciate LDC's view on these apparent variations

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

26 September 2019

LCC comments for submission to Lichfield District Council

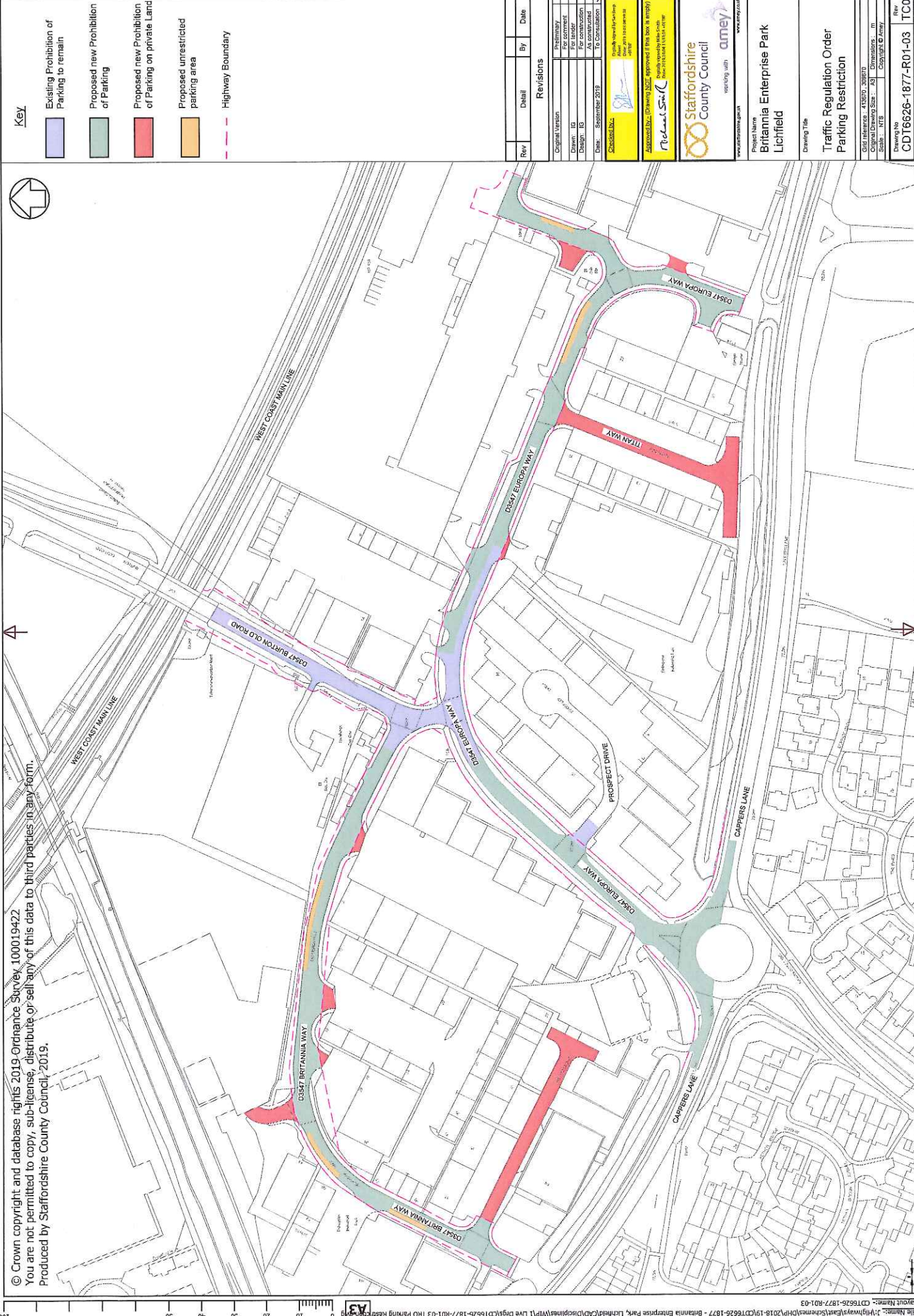
App No.	Details	Site	LCC Recommendation
19/01076/FUL M	Installation of new three-armed signal controlled junction and associated access to land off London Road with associated landscaping, drainage and other infrastructure	London Road access to Cricket Lane development site	<i>No Objections, but concerns about the installation of traffic lights at a vulnerable location with such heavy traffic flow</i>
19/01228/FUL	Single storey front and rear extension	15 Mesnes Green	<i>No Objections</i>
19/01269/FUH	Erection of front elevation integral porch	5 Seward Close	<i>No Objections</i>
19/01239/REM M	Application of approval of reserved matters relating to Conditn 2 of application 17/00977/OUTMEI	Land on the East side off Birmingham Road	<i>No Objections</i>
19/01323/FUL	Change of use of premises from B8 to B1, B2 and B8 use	Wrekin Products Ltd, Britannia Business Park, Europa Way	<i>No Objections</i>
19/01327/FUH	First floor extension to side over existing garage/utility, demolition of rear conservatory and part demolition of existing single storey rear extension and subsequent new single storey extension to rear and re-roofing of existing rear section	52 Pentire Road	<i>No Objections</i>
19/01311/FUH	Replacement of existing conservatory with single storey rear and side extension	97 Walsall Road	<i>No Objections</i>
19/01231/FUL	Installation of new shop front, single storey rear extension and associated refurbishment to form 1 no retail unit	18 & 18A Market Street	<i>No Objections</i>
19/01308/ADV	Installation of various illuminated and non-illuminated signage on site	Unit A, Imperial Retail park, Eastern Avenue	<i>No Objections</i>
19/01319/PND	Prior Notification: Change of use from offices to 2 no 2 bedroom apartments	18 Market Street	<i>No Objections</i>

LICHFIELD DISTRICT COUNCIL

Democratic & Legal Services

Club Premises Certificates/Premises Licences**LICENSING ACT APPLICATIONS REGISTERED WEEKLY LIST TO 4/10/19**

Licence Type		Premises Licence		
Applicant	Lichfield Oktoberfest Limited	Date Received	09/09/2019	
Premises Name		Representation End Date	07/10/2019	
Premise Address	Playing Field Beacon Park Swan Road Lichfield Staffordshire WS13 6RA			
	Time Period	Opening Times	Closing Times	
	Friday	17:00	23:30	
	Saturday	11:30	23:30	
	Sunday	11:00	19:30	



Key

- Existing Prohibition of Parking to remain
- Proposed new Prohibition of Parking
- Proposed new Prohibition of Parking on private Land
- Proposed unrestricted parking area
- Highway Boundary

Rev	Detail	By	Date
1	Original Version		
2	For comment		
3	For tender		
4	For construction		
5	For consultation		
6	To Consultation		

Revisions
Original Version
For comment
For tender
For construction
For consultation
To Consultation

CD066226
Produced by
www.staffs.gov.uk
Date: 18/07/2019

Approved by: Drawing 1001 approved (18/07/2019 & 18/07/2019)
Produced by: Drawing 1001 approved (18/07/2019 & 18/07/2019)

Staffordshire
County Council
www.staffs.gov.uk

Project Name
Briannia Enterprise Park
Lichfield

Drawing Title
Traffic Regulation Order
Parking Restriction

Grid Reference: 419570 39870
Original Drawing Size: A3
Scale: 1:1000
Drawing No: CD16626-1877-R01-03
Rev: TC0

Agreement between Lichfield City Council and First City Estates for discharge of surface water runoff into the Lichfield Canal

This agreement is made between Lichfield City Council and First City Estates. Lichfield City Council is the owner of land within which part of Pound 27 of the Lichfield Canal is located and First City Estates proposes to develop land between that owned by Lichfield City Council and the boundary to the north with the A51 Tamworth Road.

First City Estates has submitted an outline planning application (reference 18/01484/OUT) for their development which requires determination by Lichfield District Council as local planning authority. The development will require provision for the removal of surface water runoff from roads, roofs and paved areas. Since it has been demonstrated that infiltration to ground is not feasible, the drainage provision consists of collecting surface water runoff in a ditch which will be discharged into the Lichfield Canal at a controlled flow rate.

Lichfield City Council as owner of the land within which the Lichfield Canal is located hereby grants a right to discharge surface water from the First City Estates development into Pound 27 of the Lichfield Canal and this right is granted, subject to conditions set out within this agreement, in perpetuity.

1. The right to discharge surface water into the canal shall only come into force following the granting for full planning consent for the development by Lichfield District Council.
2. The surface water drainage provision within the development site and the connection to the canal shall be constructed in full accordance with the planning consent.
3. In order to ensure no loss of water from the canal in dry conditions, no part of the ditch shall be constructed at a level lower than 73.74 mAOD.
4. The development drainage infrastructure shall be maintained by First City Estates or any succeeding owner of the drainage infrastructure in accordance with the arrangements set out as part of the application for detailed planning approval.
5. The right to discharge is limited to surface water runoff and no other source of water may be discharged.
6. First City Estates or any subsequent owner shall be responsible for any pollution of the canal arising from discharge of water from the development irrespective of cause.
7. First City Estates or any subsequent owner shall reimburse Lichfield City Council, or persons acting for the Council, in respect of any costs reasonably incurred in dealing with a pollution of the canal due to discharge of water from the development.
8. This agreement shall transfer to any subsequent owner of the development surface water drainage infrastructure and any subsequent owner of the canal.

Signed Dated

For Lichfield City Council

Signed Dated

For First City Estates

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

24 October 2019

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
17/00041/FUL M	25/05/17	Creation of canal, locks, basin, tunnel under A51, environmental mounds, viewing areas, and all associated engineering operations and earthworks	Land at Darnford Park, Tamworth Road	APPROVE	APPROVE
19/00115/FUL M	25/04/19	Demolition of existing building and erection of Extra Care Scheme (C2 Use Class) comprising 65, 1 and 2 bed apartments and associated communal accommodation, car parking, landscaping and associated works	Guardian House, Rotten Row	REFUSE	APPROVE
19/00478/REM M	29/08/19	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	APPROVE	APPROVE
19/00505/FUL	25/07/19	Installation of 1 no gate to serve north site entrance and 2 no bollards to serve south site entrance	Stowe House, Netherstowe	APPROVE	APPROVE
19/000729/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
19/00839/LBC	29/08/19	Installation of rooflight and window	51 Tamworth Street	APPROVE	APPROVE
19/00969/FUH	25/07/19	Two storey extension to side and single storey extension to side and rear	24A Grange Lane	APPROVE	APPROVE
19/01023/FUH	25/07/19	Single storey extensions to front and rear and installation of 1 no dormer window to rear	96 Shortbutts Lane	APPROVE	APPROVE
19/01038/FUH	29/08/19	Single storey extension to side and rear	44 Yew Tree Avenue	APPROVE	APPROVE
19/01052/FUH	25/07/19	Single storey extension to front	24 Swan Mews	APPROVE	APPROVE
19/01068/FUH	29/08/19	Single storey rear extension	10 Southwark Close	APPROVE	APPROVE
19/01071/FUH	29/08/19	Single storey rear and first floor side extension and installation of 1 no dormer to front and alterations to existing dormer	25 Bulldog Lane	APPROVE	APPROVE

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

24 October 2019

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
19/01088/COU	29/08/19	Change of use of ground floor from A2 to A3 (Restaurants and cafes) and associated works and creation of outdoor seating area	34-36 Market Street	APPROVE	APPROVE
19/01090/FUH	29/08/19	Single and two storey side and rear extensions to form kitchen/breakfast area, dining room, laundry room and bedroom	21 Mawgan Drive	APPROVE	APPROVE
19/01139/FUL	29/08/19	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	APPROVE	APPROVE
19/01149/FUH	29/08/19	First floor extension to rear	19 Giles Road	APPROVE	APPROVE
19/01154/PNC	29/08/19	Prior Notification to allow change of use from A1 (retail) to A3 (Food and Drink)	32A Swallow Croft	APPROVE	REFUSE
19/01202/FUH	29/08/19	Single storey rear extension, erection of pitched roofs over existing flat roof extensions and conversion of garage	12 Furnivall Crescent	APPROVE	APPROVE
19/01208/FUH	29/08/19	Single storey extension to rear	17 Thropp Close	APPROVE	APPROVE

AGENDA APPENDIX A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

24 October 2019

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
19/01358/FUH		Boley Park/ Pentire Road	Single storey rear extension	14 Richmond Drive	
19/01364/FUH		Boley Park/ Pentire Road	Single storey extensions to side and rear	24 Coltman Close	
19/01395/FUH		Boley Park/ Pentire Road	Single storey front extension	19 Flinn Close	
19/01401/FUH		Boley Park/ Pentire Road	Single storey extension to side and rear	8 Havefield Avenue	
19/01416/ADV		Leomansley	Installation of various illuminated signs including fascia and freestanding	The Barn at Lichfield, Walsall Road	
1/01197/COU		Stowe/Burton Old Road	Retention of nail bar salon (Change of use from A1 to Sui Generis)	4 Tudor Row, Wade Street	
19/01219/ADV		Stowe/Burton Old Road	Replacement shop front fascia sign and hanging sign	Carousel Amusements, 24 Tamworth Street	
19/01382/FUL		Stowe/Burton Old Road	Reinstatement of property to use as 1 no dwellinghouse (Change of use from Class C1 to Class C3) and reinstatement of vehicular access from Chester Close to serve Yew Tree House only	Yew Tree Lodge, Chester Close	
19/01378/FUH		St John's	Conversion of double garage to form annexe including installation of replacement roof	1 Knowle Lane	
19/01390/FUH		St John's	Single storey extension to side and rear	Maple House, Quarry Hills Lane	
19/01430/FUL		Fradley & Streethay	Creation of external storage area	Unit 2 Liberty Park, Burton Old Road	