

Lichfield City Council

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

Town Clerk: Anthony D Briggs



To: Members of Planning Committee

TB/ST

2 December 2020

Dear Councillor

A meeting of the **PLANNING COMMITTEE** was scheduled to be held in The Moulton Room, Guildhall, Lichfield, on **WEDNESDAY, 9 DECEMBER 2020 at 6.30pm**. As members will be aware, at its meeting of 11 May Council resolved that due to COVID-19, ward members would be asked to submit comments, with delegated authority to the Town Clerk in consultation with the Chairman of the PAC and the Leader of the Council, to submit those comments in the name of the City Council.

Wards are asked to nominate one member to submit comments on applications in order to simplify the process.

Please submit any comments to helen.winter@lichfield.gov.uk

Please note Ward members have responded to the majority of planning applications on this agenda the remaining deadlines for submissions appear in red. The Agenda is being circulated to comply with existing PAC meeting schedules.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tony Briggs'.

Tony Briggs
Town Clerk

1 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

All members are reminded that they are required to declare interests when appropriate in line with the City council's Code of Conduct. Where an interest under appendix 'A' exists, the relevant member should take no part in discussions or voting on the matter.

LCC Members who are also members of LDC's Planning and/or Licensing Committee provide comments as a preliminary view only at this stage, 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 COMMENTS SUBMITTED TO 11 NOVEMBER 2020

Attached for reference are the comments submitted under delegated authority to 11 November 2020

3 PLANNING APPLICATIONS

- a) To submit comments to Lichfield District Council on Planning Applications as listed in **Appendix A**
- b) To note decisions of Lichfield District Council on Planning Applications as listed in **Appendix B**

- c) To note decisions of Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council

20/01079/COU - 15 Hawkesmoor Drive, Lichfield

Lichfield City Council: **NO OBJECTIONS** 15 October 2020

Lichfield District Council: **REFUSE**

The proposal, by reason of its overall size, single aspect outlook for the bedroom and lounge and lack of amenity space, would result in a cramped form of development. As such it would result in an unsatisfactory living arrangements, contrary to the objectives of BE1 of the Lichfield Local Plan Strategy and paragraph 127 of the NPPF in securing a high standard of amenity for future users. The development is not considered to be of a sustainable form which complies with the provisions of paragraph 38 of the NPPF.

4 REQUEST TO EXTENSION OF CONSTRUCTION HOURS

As previously circulated by email, the City Council has been asked to respond to requests for extension to construction hours at the following sites.

16/00026/FULM Hallam Park Phase 2, Limburg Avenue

14/00465/AMC Hallam Park and Darwin View, Limburg Avenue

Responses have already been received from some ward members with no objections if there are any further comments, please submit them to Helen Winter, the Town Clerk, and the Chairman of the PAC by **4 December 2020**

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

11-Nov-20

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
20/01448/FUH	Conversion of garage, first floor side and single storey rear extension to form sitting room, kitchen, study and bedroom with en suite	12A Willowsmere Drive	<i>No Objections</i>
20/01219/ADV	Installation of 1No non illuminated fascia sign and 5No halo illuminated fascia signs	Co-Operative Retails Services Ltd, Boley Park Shopping Centre	<i>No Objections</i>
20/01220/ADV	Installation of 1no internally illuminated double sided totem sign, 1no re-clad existing internally illuminated totem sign and 1no internally illuminated single sided wall mounted sign	Co-Operative Retails Services Ltd, Boley Park Shopping Centre	<i>No objections subject to standard advertising criteria</i>
20/01495/FUH	Single storey extension to rear	5 Heritage Court	<i>No Objections</i>
20/01195/FUH	Erection of two storey rear extension	106 Beacon Street	<i>No Objections</i>
20/01430/FUH	First floor extension to front and two storey and part single storey extension to rear including demolition of existing conservatory	17 Terry Close	<i>Objection pending further details: The building over the lower front roof looks likely to conflict with the 45 degree sight rule and is out of character with the street scene of the neighbouring houses. There is a similar concern for these angles of rear extension. It is not clear from the plans how these extensions will be in relation to the adjacent properties, (we need a plan to show the locations of the edges of the windows of the adjacent properties and the proposed corners of the proposed extensions).</i>
20/01295/FUH	Erection of front, side and rear extensions with internal alterations	43 Ferndale Road	<i>No Objections</i>
20/01496/PNH	Prior Notification: Single storey rear extension projecting 2.70m from the rear wall of the original dwelling and reaching a maximum height of 2.81m and eaves height of 2.81m	51 Ferndale Road	<i>Prior Notification</i>
20/01382/FUH	Two storey extension to side with 1no rooflight	18 Chatterton Avenue	<i>No Objections - the new estate that backs on to this property is not shown on the plans provided so any view issues are not apparent and cannot be commented on.</i>
20/01505/FUH	Two storey extension to rear and installation of new door to garage from garden	5 Maddocke Walk	<i>No Objections</i>
20/01482/FUH	Single storey extension to side and rear	81 Christchurch Lane	<i>No Objections</i>
20/00593/ADV	Installation of 2no internally illuminated free-standing totem signs, one 1 sided and one 2 sided displaying passenger information and advertising.	Central Bus Station, Birmingham Road	<i>No Objections</i>
20/01346/FUH	Installation of dropped kerb for vehicular access	117 Trent Valley Road	<i>No Objections</i>

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

11-Nov-20

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
20/01427/FUH	Conversion of flat room to pitch roof	67, 69, 71 The Chequers, Stowe	<i>No Objections</i>
20/01280/FUH	Two storey extension to side including 1no front facing dormer window following demolition of existing detached side garage	161 Birmingham Road	<i>No Objections</i>
20/01134/FUH	Loft conversion with installation of dormer to side (amendment to application 19/01027/FUH) - amended plan to reflect changes in ridge height	49A Shortbutts Lane	<i>No Objections</i>
20/01413/FUH	First floor dormer extension to side above garage	22 Borrowcop Lane	<i>No Objections</i>
20/01426/FUH	First floor extension to side and single storey extension to rear, following demolition of existing single storey side extension and existing rear conservatory	22 Cricket Lane	<i>No Objections - but would ask that the officer double checks the likely impact of the large ground floor rear extension on the neighbouring Semi-attached house.</i>
20/01500/PND D	Prior Notification: Replacement of existing building with a block of 33 apartments (18no. x 1 bed and 15no. x 2 bed) plus ancillary accommodation including reception area, communal recreational space, bin and cycle storage	Shire House, Birmingham Road	<i>REFUSAL based primarily on the following grounds:</i> <i>1. Scale of building ie 3 story and this height is excessive and will be over imposing in the street scene which comprises mainly low profile roofs and buildings well set back from the road adjacent to and opposite the application site; poss consider lighter materials, 2 storey with 3rd set back into roof</i> <i>2. Massing and concerns it will adversely impact upon the adjacent house and occupants' quality of living</i> <i>3. Height of the roof line.</i> <i>4. Design SPD states good design and appropriate for the area/ amenity, this is not considered to be 'good design' nor aesthetically related to the amenity and street scene</i> <i>5. External appearance is unacceptable with dark metal cladding and blue brick which is not in keeping with the area</i> <i>6. Not housing allocation site; does it comply with the LDF/policy etc ?</i> <i>7. Flat roofed nature not appropriate for housing – the whole design is as though the building is 'not sure' if it is an</i>
20/01324/ADV	Installation of 1No. internally illuminated mitred fascia sign	Co Operative convenience Store, Curborough Road	<i>No Objections</i>

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

09-Dec-20

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
20/01445/FUL		Boley/Pentire Road	Variation of condition 3 of application 17/01254/COU relating to extension of temporary time limit	Silhouette Dance Academy, Unit 33, Britannia Enterprise Park, Britannia Way	No Objections. Parking should be within their allocated spaces and not on the road.
20/01694/FUH		Boley/Pentire Road	First floor side extension to form bedroom with en suite	11 Coltman Close	No Objections
20/01586/FUH		Chadsmead / Garrick Road	Single storey extension to side with 3no roof lights	32 The Leasowe	No Objections
20/01572/FUH		Chadsmead / Garrick Road	Single storey wrap around extension to side and rear, including alterations to front porch with new pitched roof	77 Weston Road	No Objections
20/01458/FUH		Leomansley	Erection of garage extension	33 Blakeman Way	No Objections
20/01523/FUH		Leomansley	Single storey extension to front and first floor extension to side	1A Ferndale Road	No Objections
20/01422/LBC		Leomansley	Works to listed building to allow single storey extension to rear, loft conversion to form first floor extension with 8no rooflights, erection of single storey office pod outbuilding in rear/side garden and associated works	2 Patrick Mews	No Objections
20/01421/FUH		Leomansley	Single storey extension to rear, loft conversion to form first floor section with 8no rooflights, erection of single storey office pod outbuilding in rear/side garden and associated works	2 Patrick Mews	No Objections
20/01374/FUL M		Leomansley	Refurbishment, extension and conversion of Westgate House (Grade II listed) to create 4 no. apartments and 1 no. townhouse, conversion and extension of existing outbuilding to create 1 no. detached dwelling, conversion and extension of Westgate Cottage (Grade II listed) to provide boutique hotel (12 no guest suites) and spa and 6 no. apartments, erection of detached apartment building to provide 13 no. apartments, erection of 3 no. dwellings and detached garages, erection of garaging and 4 no. apartments over, basement car parking, bridge over Leomansley Brook, hard and soft landscaping, access and associated works.	Land and buildings At Angel Croft and Westgate, Beacon Street	No Objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

09-Dec-20

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
20/01375/LBC		Leomansley	Refurbishment, extension and conversion of Westgate House (Grade II listed) to create 4 no. apartments and 1 no. townhouse, conversion and extension of existing outbuilding to create 1 no. detached dwelling, conversion and extension of Westgate Cottage (Grade II listed) to provide boutique hotel (12 no guest suites) and spa and 6 no. apartments, erection of detached apartment building to provide 13 no. apartments, erection of 3 no. dwellings and detached garages, erection of garaging and 4 no. apartments over, basement car parking, bridge over Leomansley Brook, hard and soft landscaping, access and associated works.	Land and buildings At Angel Croft and Westgate, Beacon Street	No Objections
20/01533/FUH		Leomansley	Erection of detached garage	Railway Cottage, Fossway Lane	No Objections
19/00761/LBC		Stowe / Burton Old Road	Works to listed building to enable the repair, refurbishment, change of use and other associated works to various properties within Dam Street (2, 2a, 4, 6 and 8) and Quonians Lane (1, 2, 2a, 3 and 4)	Land and buildings At, Quonians Lane	Ward councillors have no objections in principle to the application. However while the original 4 storey blocks have been reduced to 3 storey blocks, we are concerned still that the reduction in height is not sufficient to mitigate their appearance in relation to other buildings. Further there has only been a small reduction in the number of apartments from 76 to 64. The Local Plan allocates provision for 47 dwellings. There should be a condition to granting planning permission that there should be provision of at least two electric charging points in the parking area due to the ban on sales of new diesel and petrol cars by 2030.

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

09-Dec-20

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
19/00318/FUL M		Stowe / Burton Old Road	Demolition of buildings to the rear of Quonians Yard and the erection of new buildings comprising of 64 sheltered apartments for older people, with associated communal facilities, parking and other ancillary works and the repair, refurbishment and change of use to various properties within Dam Street (2, 2a, 4, 6 and 8) and Quonians Lane (1, 2, 2a, 3 and 4) and associated works including works to highway	Land and buildings At, Quonians Lane	<i>Ward councillors have no objections in principle to the application. However while the original 4 storey blocks have been reduced to 3 storey blocks, we are concerned still that the reduction in height is not sufficient to mitigate their appearance in relation to other buildings. Further there has only been a small reduction in the number of apartments from 76 to 64. The Local Plan allocates provision for 47 dwellings. There should be a condition to granting planning permission that there should be provision of at least two electric charging points in the parking area due to the ban on sales of new diesel and petrol cars by 2030.</i>
20/01418/LBC		Stowe / Burton Old Road	Replacement of all windows to front and rear and replacement of 1No. Door to rear	The Moat House, 14A Lombard Street	<i>No Objections</i>
20/01481/LBC		Stowe / Burton Old Road	Removal of modern stud partitions, studding up of existing doorway and insertion of new stud partitions	28 & 30 Bore Street	<i>No Objections</i>
20/01452/FUH		St Johns	Erection of single storey extension to rear	161 Birmingham Road	<i>No Objections</i>
20/01582/FUH		St Johns	Single storey extension to side and rear	28 Redlock Field	<i>No objection - but ask that that when more detailed plans become available (eg If the apparent ridge height and resultant shading on the neighbouring plot on the east of the applicant plot is increased) that the officer takes this into consideration.</i>
20/01698/FUH		St Johns	Single storey rear extension to form kitchen / lounge	7 Ivanhoe Road	<i>Comments by 7 Dec</i>

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09-Dec-20

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
20/01500/PND D		St Johns	Amended plans and / additional information has been submitted in relation to the following: The applicant has on 11 November 2020 provided revised Elevation and Roof Plan drawings to be substituted in the original proposal, to incorporate increases of window sizes on the rear elevation and smoke and lift shaft indications on the roof.	Shire House, Birmingham Road	<i>Cllr D Baker co-ordinating ward comments by 3 Dec</i>
20/01500/PND D		St Johns	Prior Notification: Replacement of existing building with a block of 33 apartments (18no. X 1 beds and 15no. X 2 beds) plus ancillary accommodation including reception area, communal recreational space, bin and cycle storage. Amended plans submitted in relation to the following: The applicant has on 11 November 2020 provided revised Elevation and Roof Plan Drawings to be substituted in to the original proposal, to incorporate increases of window sizes on the rear elevation and smoke and lift shaft indications on the roof.	Shire House, Birmingham Road	<i>Cllr D Baker co-ordinating ward comments by 3 Dec</i>
20/01557/FUH		Curborough	Single storey extension to rear	16 Weston Road	No Objections
20/01530/FUH		Curborough	Erection of ground floor rear extension	38 Lincoln Close	No Objections
20/01628/FUH		Curborough	Single storey extension to rear including 2no roof lights	25 St Margarets Road	No Objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

09-Dec-20

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
20/01094/FUH	16.9.20	Erection of single storey rear and side extension with internal and external modifications.	28 Stafford Road	NO COMMENTS RECEIVED	APPROVE
20/01165/FUH	16.9.20	Single storey extension to rear and loft conversion to form master bedroom with ensuite including installation of 2no rooflights and 1no second floor rear facing window	23 Ashmole Close	APPROVE	APPROVE
20/01084/LBC	16.9.20	Change of use of frontage building to form retail/craft workshop/gallery plus two storey and single storey extensions to rear and associated refurbishment.	10 Lombard Street	APPROVE	APPROVE
19/01504/FULM	16.9.20	Variation of condition 2 (approved plans) of permission 16/00025/FULM relating to elevational changes, reduction in overall number of units to 36 and inclusion of sub-station and plant room, materials, stairwell revision and change of one bedroom units to two bedroom units.	Former Kwik Save Discount 23 - 27 Tamworth Street	APPROVE	APPROVE
20/01134/FUH	16.9.20	Loft conversion with installation of dormer to side (amendment to application 19/01027/FUH)	49a Shortbutts Lane	APPROVE	APPROVE
20/01163/FUH	16.9.20	Two storey extension to side to form entrance hall and 1no bedroom	1 Sturgeons Hill	APPROVE	APPROVE
20/01130/FUH	16.9.20	Single storey extension to rear replacing existing conservatory	38 St Margarets Road	APPROVE	APPROVE
20/01230/FUH	15.10.20	Two storey extension to side and rear and single storey extension to rear	2 Netherbridge Avenue	REFUSE	REFUSE
20/01288/FUH	15.10.20	Single storey extension to side and rear and installation of new front porch	17 Nether Beacon	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

09-Dec-20

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
20/01051/FUH	15.10.20	Two storey extension to side and rear, loft conversion including 1no rear facing dormer/juliet balcony and 1no side facing rooflight, installation of extended parking area to front of property including extension of existing dropped kerb. Amended plans have been submitted in relation to: Average Daylight Accompanying Letter / CPW Daylight Impact Assessment	46 Christchurch Lane	APPROVE	APPROVE
20/00940/ADV	15.10.20	Replacement of 1No. Non-illuminated ATM sign	HSBC Bank, 49 Market Street	APPROVE	APPROVE
20/01079/COU	15.10.20	Retention of independent residential unit.	15 Hawkesmoore Drive	APPROVE	REFUSE
20/01193/FUH	15.10.20	Erection of ground floor extension to side and rear	11 Winter Close	APPROVE	APPROVE
20/01313/FUH	15.10.20	Erection of single storey rear and side extensions along with loft conversion	34 Brownsfield Road	APPROVE	APPROVE
20/01045/FUH	15.10.20	First floor extension to side and single storey extension to rear.	2 Grosvenor Close	APPROVE	APPROVE
20/01033/FUH	15.10.20	Single storey extension to rear	40 Shortbutts Lane	APPROVE	APPROVE
20/01195/FUH	11.11.20	Erection of two storey rear extension	106 Beacon Street	APPROVE	APPROVE
20/01280/FUH	11.11.20	Two storey extension to side including 1no front facing dormer window following demolition of existing detached side garage	161 Birmingham Road	APPROVE	APPROVE
20/01134/FUH	11.11.20	Loft conversion with installation of dormer to side (amendment to application 19/01027/FUH) - amended plan to reflect changes in ridge height	49A Shortbutts Lane	APPROVE	APPROVE