

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

28 January 2021

Dear Councillor

A meeting of the **PLANNING COMMITTEE** was scheduled to be held in The Moulton Room, Guildhall, Lichfield, on **THURSDAY, 4 FEBRUARY 2021 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.

Cllr C Greateorex declared an interest in application 20/01840/FUL as his wife is a trustee for Lichfield Municipal Charities

2 COMMENTS SUBMITTED TO 7 JANUARY 2021

Attached for reference are the comments submitted under delegated authority to 7 January 2021

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**

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TEMPORARY ROAD TRAFFIC REGULATIONS

Members are asked to note receipt of the following Temporary Road Traffic Regulations from Staffordshire Highways (previously circulated via email)

- a) TRO 4215324 A515 Lichfield Road, Kings Bromley
- b) TR44/20 Sturgeons Hill, Lichfield

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

07-Jan-21

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
20/01731/FUH	Conversion of loft with installation of conservation roof lights	100 Gaia Lane	<i>No Objections</i>
20/01701/FUH	Single storey extension to side replacing existing side garage, raising of existing roof section and installation of 3no roof lights to west side elevation, demolition of existing rear conservatory and installation of dropped kerb	24 Kean Close	<i>No Objections</i>
20/01712/FUH	Single storey front and side extensions to form family room and entrance porch	32 Abnalls Croft	<i>No Objections</i>
20/01374/FUL	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 Leamonsley Brook, hard and soft landscaping, access and associated works.	Land and buildings At Angel Croft and Westgate, Beacon Street	<i>No Objections</i>
20/01375/LBC	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, 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 Leamonsley Brook, hard and soft landscaping, access and associated works.	Land and buildings At Angel Croft and Westgate, Beacon Street	<i>No Objections</i>

**LICHFIELD CITY COUNCIL
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07-Jan-21

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
20/01391/FUH	Two storey extension to side and rear with internal alterations	2 Victoria Gardens	No Objections
20/01667/FUH	Two storey extension to rear	10 Friary Avenue	No Objections
20/01733/FUH	First floor extension to front above existing section and installation of new dropped kerb to front	17 Friary Avenue	No Objections
20/01648/COU	Change of use of existing building to form 6no. 2 bedroom apartments and associated works	Lichfield Health And Fitness Limited, Lorne House, Rotten Row	No objection to this application but would request that the LDC Planning officers look carefully at the traffic arrangements, with particular regard to emergency vehicle access and refuse collection, bearing in mind the single lane access to the site.
20/01687/FUH	Single storey extension to front	2 Mallard Croft	No Objections
20/01621/FUL	Variation of condition 31 (Car parking management scheme) of application 07/00369/FULM relating to a revised car park management plan	Tesco Stores Limited, Church Street	Whilst not recommending refusal we would ask that LDC Planning officers should consider the following: 1) The original Car Park Management Plan was partially allowed on the basis of some free community parking. This should be taken into consideration. 2) We believe that 30 minutes of free parking does not meet this obligation and we would suggest that 1 hour would be more appropriate. 3) Care should be taken with regard to the positioning of the exit cameras to ensure that customers of the petrol station (and its associated kiosk) are captured as the site plan is somewhat ambiguous in this respect.
20/01618/COU	Change of use from engineering works to 2no. 2 bedroom dwellings plus extension and refurbishment to existing frontage building to form retail/craft workshop/gallery (Revision of application 19/01523/COU)	10 Lombard Street	No objection to this application but would ask that note be taken of the Arboricultural Officers comments.

MINUTES

LICHFIELD CITY COUNCIL PLANNING APPLICATIONS COMMITTEE

07-Jan-21

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
19/00318/FULM	Amended Plans / Description of Development (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.	Quonians Lane	<i>We have no objections in principle to the application although we still have some concerns regarding the overall height in relation to other buildings. We note that 6 electric vehicle charging points have now been provided; we think that a case could be made to increase this number based on the number of parking spaces and the accelerated move away from petrol and diesel vehicles.</i>
20/01639/FUH	Single storey extension to rear with 3no roof lights	20 Ivanhoe Road	<i>No Objections</i>
20/01625/ADV	Installation of 6 freestanding flag poles and Tri-face board	Land South Of, Falkland Road	<i>No Objections</i>
20/01336/FUL	Variation of Condition 2 (Approved Plans) of application 16/00812/FUL relating to the erection of a replacement dwelling	44 Borrowcop Lane	<i>No Objections</i>
20/01614/REMM	Reserved Matters application for the layout, scale, appearance and landscaping for phase 1 of the commercial development of application 17/00977/OUTMEI (Resubmission of application 19/01239/REMM)	Land On The East side Off, Birmingham Road	<i>No Objections</i>
20/01816/FUH	Single and two storey front and rear extensions to form porch, bedroom and sun terrace and creation of loggias to front	The Old House, Deanslade Farm, Claypit Lane	<i>No Objections</i>

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

04-Feb-21

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
20/01292/FUL		Boley/Pentire Road	Installation of five storage containers to be used as storage by existing business	Evans Lichfield Ltd, Britannia Business Park, Europa Way	No Objections
20/01844/FUH		Boley/Pentire Road	Single storey extension to side and rear	28 Ryknild Street	No Objections
20/01800/FUH		Boley/Pentire Road	Demolition of conservatory to be replaced by erection of two storey rear extension	47 Netherbridge Avenue	No Objections
20/01800/FUH		Boley/Pentire Road	Demolition of conservatory to be replaced by erection of two storey rear extension. Amended plans - 02 Rev A Proposed floor plans and elevations.	47 Netherbridge Avenue	No Objections
21/00047/FUH		Boley/Pentire Road	Erection of single storey rear extension and first floor side extension	2 Alder Close	No Objections
21/00106/ADV		Boley/Pentire Road	Installation of 2No.sets of halo illuminated M4 letters on rails	Co-Operative Retail Services limited, Boley Park Shopping Centre, Ryknild Street	Comments by 26 Jan
20/01613/FUL		Chadsmead / Garrick Road	Alterations and extensions to existing dwelling and construction of new dwelling within curtilage (Resubmission of application 19/01572/FUL)	22b Grange Lane	No Objections
20/01858/FUH		Leomansley	Single storey rear and two storey side extension to form entrance hall, kitchen, utility, lounge and 2 bedrooms	17 Lynfield Road	No Objections
20/01742/FUL M		Leomansley	Demolition of public house to be replaced by erection of 12No. 3 bedroom dwellings with associated works	Former Windmill Public House, Grange Lane	No Objections
21/000008/FUH		Leomansley	Single storey extension to side with 2no roof lights and installation of new front porch	98 Sainte Foy Avenue	No Objections
21/00003/FUH		Leomansley	Single storey extension to side and rear	21 Deykin Road	No Objections
21/00065/FUH		Leomansley	Two storey extension to side and single storey extension to rear with 4no roof lights	127 Beacon Street	No Objections
21/00069/FUH		Leomansley	Installation of pitch roof dormers to side	8 Stafford Road	No Objections
20/01863/FUH		Stowe / Burton Old Road	Single and two storey side and rear extensions and alterations to form kitchen, sitting room and bedrooms	19 Wissage Lane	No Objections
20/01598/COU		Stowe / Burton Old Road	Change of use from florist (Use Class E) to private tatoo studio and art space (Use Class Sui Generis)	Secret Garden, 6 Tudor Row	No Objections
20/01842/COU		Stowe / Burton Old Road	Change of use from Class E (retail) to Class E (retail and restaurants) and Class F2 (indoor swimming)	Unit D, Lichfield Retail Park, Vulcan Road	No Objections

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04-Feb-21

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App No.	Amend No.	Ward	Details	Site	LCC Recommendation
20/01843/ADV		Stowe / Burton Old Road	Installation of 1No. Illuminated fascia sign	Unit D, Lichfield Retail Park, Vulcan Road	No Objections
20/01622/FUL		Stowe / Burton Old Road	Installation of 2No. Automatic Number Plate Recognition (ANPR) Cameras	Tesco Stores Limited, Church Street	No Objections
20/01623/ADV		Stowe / Burton Old Road	Installation of 1No. Non-Illuminated Entrance Sign and 11No. Non-Illuminated Terms and Conditions Signs	Tesco Stores Limited, Church Street	No Objections
20/01840/FUL		Stowe / Burton Old Road	Single storey extension to existing dwellings to create 1No. accessible 1 bed dwelling	William Lunn's Homes, Stowe Street	No objection on condition that approval is only given subject to the agreement of the LDC Arboricultural Officer and that any conditions laid down by the Arboricultural Officer are met
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). Amended Plans - Description of Works.	Land and Buildings At, Quonians Lane	Comments by 28 Jan (LDC 4 Feb)
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). Amended plans - Amendments to demolition programme, car parking layout and change of use programme.	Land and Buildings At, Quonians Lane	Comments by 28 Jan (LDC 4 Feb)
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). Amended plans - Amendments to demolition programme, car parking layout and change of use programme.	Land and Buildings At, Quonians Lane	Comments by 28 Jan (LDC 4 Feb)

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

04-Feb-21

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. Amended Plans - Amendments to demolition programme, car parking layout and change of use programme.	Land and Buildings At, Quonians Lane	Comments by 28 Jan
20/01500/PND D		St Johns	Prior Notification: Replacement of existing building with a block of 33 apartments (18no. X 1 bed and 15no. X 2 bd) plus ancillary accommodation including reception area, communal recreational space, bin and cycle storage	Shire House, Birmingham Road	REFUSAL based primarily on the following grounds: 1. Scale of building i.e. 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; the elevation plans are unclear but even with the changes the building as a whole will be too high and overbearing on surroundings; poss 2 storey with 3rd set back into roof 2. Massing and concerns it will adversely impact upon the adjacent house and occupants' quality of living 3. Height of the roof line. 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, continued below

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

04-Feb-21

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
20/01500/PND D		St Johns		Shire House continued	5. External appearance is unacceptable with dark metal cladding and blue brick which is not in keeping with the area - consider lighter materials, 6. Not housing allocation site; does it comply with the LDF/policy etc ? 7. Flat roofed nature not appropriate for housing – the whole design is as though the building is 'not sure' if it is an industrial or housing scheme 8. As a residential block there are noise related issues for residents from surrounding activities and traffic – we note the request for a condition to include an Acoustically treated mechanical ventilation, of a design agreed with the LPA, should be applied to all noise sensitive rooms where windows must be kept closed; this is surely indicative of the inappropriateness of this development 9. There are issues with regard to existing trees and landscaping; we also note that the Arbicultural officer states they cannot support the application reflecting residents views also continued below
20/01500/PND D		St Johns		Shire House continued	10. There are inadequate parking facilities and this area already suffers from potentially dangerous on road parking from employment and residential properties 11. Concern re pedestrian safety are raised 12. The bedsit sizes are barely acceptable in terms of current planning however the Secretary of State will be bringing in the nationally described space standard starting at 39square metres including bathroom and 37 square metres without.
21/00006/FUH		St Johns	Two storey extension to side, single storey extension to rear including demolition of existing conservatory and installation of new front porch	Hunters Ride, Quarry Hills Lane	No Objections
20/01766/FUL		St Johns	Variation of Condition 26 (Opening hours) of application 17/00977/OUTMEI relating to food/non-food retail opening hours	Land On The East Side Off, Birmingham Road	No Objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

04-Feb-21

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
20/00521/FUL M		St Johns	Erection of a 90 bedroom care home (inc 2 staff bedrooms) and 15 dwellings, with ancillary parking, site infrastructure and landscaping. Amended plans: Submission of amended plans to increase the number of dwellings on site. Description updated to: 'Erection of a 90 bedroom care home (inc 2 staff bedrooms) and 15 dwellings, with ancillary parking, site infrastructure and landscaping'	Land South of Tamworth Road	Comments by 28 Jan
21/00107/FUL		St Johns	Residential development to provide 7No. 1 and 2 bedroom apartments	Land Adj 106 and 112, Chesterfield Road	No Objections
20/01745/FUH		Curborough	Single storey rear extension to form kitchen and conservatory	30 St Margarets Road	No Objections
21/00051/FUH		Curborough	Conversion of garage and front extension to form utility room and store	21 Winchester Close	No Objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

04-Feb-21

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
19/01323/FUL	26/09/19	Change of use of premises from B8 to B1,B2 and B8 use.	Wrekin Products Limited, Britannia Business Park, Europa Way	APPROVE	APPROVE
20/01204/FUH	16/09/20	First floor front and side extension to form bedroom with en suite	32 Bracken Close	APPROVE	APPROVE
20/01027	16/09/20	Variation of condition 4 of permission 17/01191/OUFMEI relating to changes to planning layout (including replacement of planning layout drawings) including replanning of 6no plots and parking arrangements, changes to shared garages for plots 166-168 and reorientation of plots 169-171	Deanslade Park Project, Falkland Road	APPROVE	APPROVE
20/01261/FUH	15/10/20	Erection of ground floor extension and conversion of garage	28 Netherbridge Avenue	APPROVE	APPROVE
20/0099/FUH	15/10/20	Erection of rear single storey extension	7 Harwood Road	APPROVE	APPROVE
20/01219/ADV	11/11/20	Installation of 1No non illuminated fascia sign and 5No halo illuminated fascia signs	Co-Operative Retails Services Ltd, Boley Park Shopping Centre	APPROVE	APPROVE
20/01482/FUH	11/11/20	Single storey extnesion to side and rear	81 Christchurch Lane	APPROVE	APPROVE
20/01346/FUH	11/11/20	Installation of dropped kerb for vehicular access	117 Trent Valley Road	APPROVE	APPROVE
20/01500/PND	11/11/20	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	REFUSE	REFUSE
20/01458/FUH	09/12/20	Erection of garage extension	33 Blakeman Way	APPROVE	APPROVE
20/01523/FUH	09/12/20	Single storey extension to front and first floor extension to side	1A Ferndale Road	APPROVE	APPROVE

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

04-Feb-21

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
20/01500/ PNDD	09/12/20	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	REFUSE	REFUSE
20/01530/FUH	09/12/20	Erection of ground floor rear extension	38 Lincoln Close	APPROVE	APPROVE
20/01628/FUH	09/12/20	Single storey extension to rear including 2no roof lights	25 St Margarets Road	APPROVE	APPROVE
20/01816/FUH	07/01/21	Single and two storey front and rear extensions to form porch, bedroom and sun terrace and creation of loggias to front	The Old House, Deanslade Farm, Claypit Lane	APPROVE	APPROVE