

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

04-Feb-21

LCC comments for submission to Lichfield District Council

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

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20/01843/ADV	Installation of 1No. Illuminated fascia sign	Unit D, Lichfield Retail Park, Vulcan Road	<i>No Objections</i>
20/01622/FUL	Installation of 2No. Automatic Number Plate Recognition (ANPR) Cameras	Tesco Stores Limited, Church Street	<i>No Objections</i>
20/01623/ADV	Installation of 1No. Non-Illuminated Entrance Sign and 11No. Non-Illuminated Terms and Conditions Signs	Tesco Stores Limited, Church Street	<i>No Objections</i>
20/01840/FUL	Single storey extension to existing dwellings to create 1No. accessible 1 bed dwelling	William Lunn's Homes, Stowe Street	<i>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</i>
19/00761/LBC	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	<i>No Objections and the previous comments are still valid: 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>
19/00761/LBC	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	<i>No Objections and the previous comments are still valid: 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>

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19/00318/FUL M	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	<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>

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20/01500/PND D	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	<i>REFUSAL based primarily on the following grounds:</i> <i>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</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>continued below</i>
20/01500/PND D		Shire House, Birmingham Road - continued	<i>5. External appearance is unacceptable with dark metal cladding and blue brick which is not in keeping with the area - consider lighter materials,</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 industrial or housing scheme</i> <i>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</i> <i>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</i> <i>continued below</i>

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20/01500/PND D		Shire House, Birmingham Road - continued	<i>10. There are inadequate parking facilities and this area already suffers from potentially dangerous on road parking from employment and residential properties</i> <i>11. Concern re pedestrian safety are raised</i> <i>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.</i>
21/00006/FUH	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	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
20/00521/FUL M	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	Recommend Refusal: <i>1) Major over massing of the site; huge impact on the surrounding amenity and gateway to the City</i> <i>2) Inappropriate site for a care home of vulnerable people due to its closeness to the A38 trunk road.</i> <i>3) The layout goes up against a listed building.</i> <i>4) There is no report submitted for Air Quality and its impact on the proposed development. It is in close proximity to the A38 which is within the Lichfield District Council Air Quality Management Area Order No 2 of 2016. Additionally the Noise Survey submitted was conducted in 2018 and is over 2 years old.</i> <i>5) These locational environmental issues will severely impact residents' health and quality of life e.g. opening of windows, sitting outside</i> <i>6) Insufficient car parking spaces for the care home, visitors and staff will be compromised.</i> <i>7) This location would lead to people parking dangerously on the A51 and verges when the car park is full. Also block pedestrians' view when crossing the road to access footpath and bus stops</i> <i>8) Plans appear to show that the Lichfield & Hatherton canal will be compromised due to its closeness.</i> <i>9) Landscaping needs attention, retention of trees addressed and retention of hedges along A51 to be conditioned.</i>
21/00107/FUL	Residential development to provide 7No. 1 and 2 bedroom apartments	Land Adj 106 and 112, Chesterfield Road	No Objections

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20/01745/FUH	Single storey rear extension to form kitchen and conservatory	30 St Margarets Road	<i>No Objections</i>
21/00051/FUH	Conversion of garage and front extension to form utility room and store	21 Winchester Close	<i>No Objections</i>