

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

24 February 2021

Dear Councillor

A meeting of the **PLANNING COMMITTEE** was scheduled to be held in The Moulton Room, Guildhall, Lichfield, on **THURSDAY, 4 MARCH 2021 at 6.30pm**. As members will be aware, at its meeting of 11 May 2020 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 4 FEBRUARY 2021

Attached for reference are the comments submitted under delegated authority to 4 February 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**

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

20/01295/FUH – 43 Ferndale Road, Lichfield

Lichfield City Council: **NO OBJECTIONS** 11 November 2020

Lichfield District Council: **REFUSE** 27 January 2021

The proposed development, by virtue of its design would result in an incongruous form of development, which would detract from the character and appearance of the existing dwelling and would have an detrimental impact on the street scene, contrary to the requirements of Core Policy 3 (Delivering Sustainable Development) and Policy BE1 (High Quality Development) of the Lichfield District Local Plan Strategy 2015; the Sustainable Design Supplementary Planning Document and Government guidance contained in the National Planning Policy Framework (2019)

4 TEMPORARY FOOTPATH CLOSURE

Members are asked to note receipt of the following Temporary Footpath Closure from Lichfield District Council (previously circulated via email)

HS2, Notice of temporary footpath closure – Tamworth Road, A51

**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	No Objections
20/01844/FUH	Single storey extension to side and rear	28 Ryknild Street	No Objections
20/01800/FUH	Demolition of conservatory to be replaced by erection of two storey rear extension	47 Netherbridge Avenue	No Objections
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	No Objections
21/00047/FUH	Erection of single storey rear extension and first floor side extension	2 Alder Close	No Objections
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	No Objections
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	No Objections
20/01858/FUH	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	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	Single storey extension to side with 2no roof lights and installation of new front porch	98 Sainte Foy Avenue	No Objections
21/00003/FUH	Single storey extension to side and rear	21 Deykin Road	No Objections
21/00065/FUH	Two storey extension to side and single storey extension to rear with 4no roof lights	127 Beacon Street	No Objections
21/00069/FUH	Installation of pitch roof dormers to side	8 Stafford Road	No Objections
20/01863/FUH	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	Change of use from florist (Use Class E) to private tattoo studio and art space (Use Class Sui Generis)	Secret Garden, 6 Tudor Row	No Objections
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	No Objections

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04-Feb-21

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
20/01843/ADV	Installation of 1No. Illuminated fascia sign	Unit D, Lichfield Retail Park, Vulcan Road	No Objections
20/01622/FUL	Installation of 2No. Automatic Number Plate Recognition (ANPR) Cameras	Tesco Stores Limited, Church Street	No Objections
20/01623/ADV	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	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	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	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.
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	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.

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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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PLANNING APPLICATIONS COMMITTEE**

04-Feb-21

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
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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App No.	Details	Site	LCC Recommendation
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	<i>No Objections</i>
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	<i>No Objections</i>
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	<i>No Objections</i>

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App No.	Details	Site	LCC Recommendation
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>

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

04-Mar-21

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
21/00147/FUH		Boley/Pentire Road	Two storey side extension to form utility, bedroom, bathroom and en suite	2 Netherbridge Avenue	<i>No Objections</i>
21/00248/FUH		Boley/Pentire Road	Single storey side and rear extension to form bedroom, bathroom, lounge and breakfast area.	21 Netherbridge Avenue	<i>No Objections</i>
21/00176/FUH		Boley/Pentire Road	Single storey side, front and rear extension to form lounge, dining room, gym and sun room.	36 Ryknild Street	<i>No Objections</i>
21/00205/FUH		Chadsmead / Garrick Road	Replacement rear door with window	6 Cleveland Mews, Beacon Street	<i>No Objections</i>
21/00101/FUH		Chadsmead / Garrick Road	Erection of two storey side extension, single storey rear extension and single storey front extension	15 Beacon Gardens	<i>No Objections</i>
21/00262/FUH		Chadsmead / Garrick Road	Single and two storey rear extension to form family room, dining room and bedroom with en suite (resubmission of application 20/01430/FUH)	17 Terry Close	<i>Comments by 2 March</i>
20/01776/FUH		Leomansley	Installation of replacement windows	83 Beacon Street	<i>No Objections</i>
21/00173/FUH		Leomansley	Erection of single storey side and rear extension and loft conversion (re-submission of application 20/00191/FUH)	23 Christchurch Lane	<i>Comments by 26 Feb</i>
21/00009/FUL		Stowe / Burton Old Road	Variation of condition 2 (Approved Plans) of permission 18/01598/FULM	Bridge House, Station Road	<i>No Objections</i>
21/00149/FUH		Stowe / Burton Old Road	Single storey side extension to form utility, bathroom, garage and bedroom with en suite	33 Netherstowe	<i>No Objections</i>
21/00288/FULM		Stowe / Burton Old Road	Demolition of existing buildings and the erection of 14 residential dwellings with associated road works, parking and landscaping.	Land At Rosaries, Trent Valley Road	<i>Refusal -</i> 1. <i>Density and over-development of the site</i> 2. <i>Overlooking and loss of privacy causing adverse impact on the residential amenities of neighbouring properties</i> 3. <i>Inadequate parking proposals and disregard for highway safety</i> 4. <i>Detrimental impact on existing trees and hedgerows.</i> 5. <i>Failure to provide adequate waste storage and access for collection</i> 6. <i>No provision for accessible EV points for each property</i>

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

04-Mar-21

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
21/00213/FUH		Stowe / Burton Old Road	Single storey extension to rear with 2no roof lights, loft conversion with rear facing dormer section and installation of new porch to front	5 Benson Close	<i>Comments by 26 Feb</i>
21/00066/FUH		St Johns	Two storey extension to rear, single storey extension to side and rear and installation of front porch / side entrance	82 Cherry Orchard	<i>No Objections</i>
21/00125/FUH		St Johns	Conversion of existing integral garage and single storey extension to side to form new double garage	35 Quarry Hlls Lane	<i>No Objections</i>
21/00241/FUL		St Johns	Erection of a 3 bedroom detached dwelling and associated works	Land Rear 16 London Road	<i>No Objection in principle. However, does this comply with the district's policy on backyard development. We also have concerns re established trees - it would appear the site is very shaded. We echo the concerns of the Arboricultural officer.</i>
21/00235/REM M		St Johns	Application for approval of reserved matters following outline application 12/00182/OUTMEI 281No. dwellings and associated infrastructure including appearance, landscaping, layout and scale (Phases 2B,2C, 2D and 2E)	Land South Of, Shortbutts Lane	<i>No Objections</i>
21/00235/REM M		St Johns	Application for approval of reserved matters following outline application 12/00182/OUTMEI for 281No. dwellings and associated infrastructure including appearance, landscaping, layout and scale (Phases 2B,2C, 2D and 2E)	Land South Of, Shortbutts Lane	<i>No Objections</i>
20/01614REM M		St Johns	Reserved Matters application for the layout, scale, appearance and landscaping for phase 1 of the commercial development of application 17/00977/OUTMEI, to include the installation of a ATM (Resubmission of application 19/01239/REMM). Revised description / Amended Plans.	Land on the East Side Off, Birmingham Road	<i>No Objections. However we have concerns re landscaping and support Arboriculturist concerns.</i>
21/00240/FUL		Curborough	Erection of store with steel canopy roof and erection of extension to existing store	Omega Auto Sports Ltd, Unit 5A, Eastern	<i>No Objections</i>
20/01804/FUH		Curborough	Erection of single storey and rear & side extension, single storey extension to toilet & erection of entrance porch	30 Dimbles Hill	<i>Comments by 26 Feb</i>

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

04-Mar-21

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
20/01448/FUH	11.11.20	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	APPROVE	APPROVE
20/01295/FUH	11.11.20	Erection of front, side and rear extensions with internal alterations	43 Ferndale Road	APPROVE	REFUSE
20/01505/FUH	11.11.20	Two storey extension to rear and installation of new door to garage from garden	5 Maddocke Walk	APPROVE	APPROVE
20/01698/FUH	9.12.20	Single storey rear extension to side and rear	7 Ivanhoe Road	APPROVE	APPROVE
20/01694/FUH	9.12.20	First floor side extension to form bedroom with en suite	11 Coltman Close	APPROVE	APPROVE
20/01586/FUH	9.12.20	Single storey extension to side with 3no roof lights	32 The Leasowe	APPROVE	APPROVE
20/01572/FUH	9.12.20	Single storey wrap around extension to side and rear, including alterations to front porch with new pitched roof	77 Weston Road	APPROVE	APPROVE
20/01582/FUH	9.12.20	Single storey extension to side and rear	28 Redlock Field	APPROVE	APPROVE
20/01557/FUH	9.12.20	Single storey extension to rear	16 Weston Road	APPROVE	APPROVE
20/01625/ADV	7.1.21	Installation of 6 freestanding flag poles and Tri-face board	Land South Of, Falkland Road	APPROVE	APPROVE
20/01701/FUH	7.1.21	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	APPROVE	APPROVE
20/01391/FUH	7.1.21	Two storey extension to side and rear with internal alterations	2 Victoria Gardens	APPROVE	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

04-Mar-21

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
20/01667/FUH	7.1.21	Two storey extension to rear	10 Friary Avenue	APPROVE	APPROVE
20/01733/FUH	7.1.21	First floor extension to front above existing section and installation of new dropped kerb to front	17 Friary Avenue	APPROVE	APPROVE
20/01618/COU	7.1.21	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	APPROVE	APPROVE
20/01639/FUH	7.1.21	Single storey extension to rear with 3no roof lights	20 Ivanhoe Road	APPROVE	APPROVE
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	APPROVE	APPROVE
20/01687/FUH	7.1.21	Single storey extension to front	2 Mallard Croft	APPROVE	APPROVE
20/01292/FU	4.2.21	Installation of five storage containers to be used as storage by existing business	Evans Lichfield Ltd, Britannia Business Park, Europa Way	APPROVE	APPROVE
20/01844/FUH	4.2.21	Single storey extension to side and rear	28 Ryknild Street	APPROVE	APPROVE
20/01800/FUH	4.2.21	Demolition of conservatory to be replaced by erection of two storey rear extension	47 Netherbridge Avenue	APPROVE	APPROVE
20/01863/FUH	4.2.21	Single and two storey side and rear extensions and alterations to form kitchen, sitting room and bedrooms	19 Wissage Lane	APPROVE	APPROVE
20/01598/COU	4.2.21	Change of use from florist (Use Class E) to private tatoo studio and art space (Use Class Sui Generis)	Secret Garden, 6 Tudor Row	APPROVE	APPROVE
20/01622/FUL	4.2.21	Installation of 2No. Automatic Number Plate Recognition (ANPR) Cameras	Tesco Stores Limited, Church Street	APPROVE	APPROVE
20/01500/PNDD	4.2.21	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	REFUSE	REFUSED