

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

06-May-21

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
21/00597/FUH	Erection of ground floor and first floor front and side extensions	21 Willowsmere Drive	<i>No Objections</i>
21/00634/FUH	Erection of a single storey rear extension	30 Boley Lane	<i>No Objections</i>
21/00663/FUH	Erection of a two storey side extension	5 Birchwood Road	<i>No Objections</i>
21/00527/ADV	Display of 1No. illuminated fascia sign comprising of letters on rails and logo	Unit 1B, Boley Park Shopping Centre, Ryknild Street	<i>No Objections</i>
21/00530/ADV	Display of 1No. illuminated fascia sign and 1No. Non illuminated fascia sign	Unit 1A, Boley Park Shopping Centre, Ryknild Street	<i>No Objections</i>
21/00543/FUH	Erection of first floor front extension over garage, removal of porch to be replaced by erection of single storey front extension and alterations to rear	35 Swallow Croft	<i>No Objections</i>
21/00596/FUH	Erection of a single storey rear extension	27 Anson Avenue	<i>No objections, subject to a satisfactory Stage 45 degree rule assessment.</i>
21/00507/FUH	Single and two storey side and rear extensions to form kitchen, lounge, utility, sitting room, bedrooms and en suite	75 Gaia Lane	<i>No objections provided the factors in the Heritage Statement are implemented, and that the hedgerow is planted to compensate for the loss of the trees.</i>
21/00504/FUH	Email from LDC about Stage 1 analysis of the 45 degree Assessment.	6 Siddons Close	<i>No objections, subject to a satisfactory Stage 45 degree rule assessment.</i>
21/00727/COU	Change of use of glasshouse to retail use and erection of 28no. timber cabins (retention of works partially completed)	The Plant Plot, Stafford Road	<i>No Objections</i>
21/00493/FUH	Loft conversion, new dormer to rear and internal alterations	1 Harman Drive	<i>No Objections</i>
21/00432/FUH	Erection of single storey rear extension	16 Friary Avenue	<i>No Objections</i>
21/00508/FUH	Two storey rear extension with alterations and refurbishment throughout and garage conversion with new pitched roof over garage	3 Hayes View	<i>No Objections</i>
21/00584/FUH	Proposed insertion of three (3) dormer windows and one (1) rooflight to garage to use roof space as a home gym and study.	31 Lynfield Road	<i>No Objections</i>

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21/00586/FUH	Replace the single storey store, garage and porch from the frontage with a single storey extension, erection of new car port to the driveway and removal of a lilac tree. The application also includes an erection of an additional window to the side storey with a glazed rooflight.	Beacon Croft, Shaw Lane	No Objections
21/00696/FUH	Erection of first floor rear extension	15 Friary Avenue	No Objections
21/00625/FUH	Erection of 2No storey front extension to existing residential property	19 Deykin Road	No Objections
20/01374/FUL M	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. Amended Plans and / or additional information submitted: Revised information received in respect of heritage, trees and flood risk	Land And Buildings At Angel Croft & Westgate, Beacon Street	No Objections
21/00628/FUH	Erection of single storey rear extension and rear dormer extension, porch extension, upgrade to front dormer	35 Leomansley View	No Objections
21/00043/COU	Change of Use from offices (Use Class E) 2No. 2 bed apartments (Use Class C3) with associated internal and external works	3 Market Street	No Objections

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21/00044/LBC	Change of Use from offices (Use Class E) 2No. 2 bed apartments (Use Class C3) with associated internal and external works	3 Market Street	<i>No Objections</i>
21/00292/LBC	Replacement of rear exterior fire escape	Worthington House, 6 Bird Street	<i>No Objections</i>
21/00200/FUL	Works to beer garden to create level seating areas with oak sleeper retaining walls and safety balustrade	George and Dragon Inn, 28 Beacon Street	<i>No Objections</i>
21/00115/COU	Change of use from E(c)(ii) estate agents to E (b) restaurant and Sui Generis ancillary takeaway with low level discharge extract canopy to rear and new shop front	Jayman, 2 Bore Street	<i>No Objections</i>
21/00116/ADV	Display of 3 internally illuminated fascia signs and 2 internally illuminated projecting signs	Jayman, 2 Bore Street	<i>No Objections subject to Standard Advertising Conditions.</i>
21/00488/FUL	Section 73 application to vary condition 1 (Approved plans) of permission 19/01504/FULM replacing previously approved plans with 1281_11 Rev B Plans and elevations, relating to installation of black aluminium pedestrian gates and railings to Tanneries Walkway	The Old Picture House, Tamworth Road	<i>Amended comments subltitted on 29 April - Objection - due to a right of way issue.</i>
21/00626/FUH	Erection of infill extension to rear, internal reconfiguration, replacement of windows to rear elevation, refurbishing and redecorating windows to front elevation, replace existing front door, move and reposition door to side passage, installation of air conditioning and condenser unit , internal wall insulation and external wall insulation, insertion of two additional velux skylights and side window to outrigger, new glass doors to rear of outrigger	53 Rotten Row	<i>No Objections</i>

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21/00627/LBC	Works to listed building to allow erection of infill extension to rear, internal reconfiguration, replacement / refurbishment / redecorating of windows, replacement and relocation of doors, installation of air conditioning equipment, wall insulation, and insertion of two rooflights	53 Rotten Row	No Objections
21/00448/FUL	Erection of 8No dwellings and associated works	Land Adj 121 Upper St John Street	RECOMMEND REFUSAL: 1.This latest iteration fails to improve on previous applications LCC have recommended refusal for on a number of material and policy principles; the updated NPPF adds weight to the decision to refuse 2.Inappropriate development in the area, with an increase the over-intensification of the site, poor scaling and “massing” of dwellings 3.The provision for parking is inadequate for the number of proposed units and spaces appear too narrow 4.Bin stores positioning inappropriate 5.Inadequate provision for vehicle turning on site for safe exit/ parking 6.Likely addition of more parking along Upper St John's street impacting existing residents 7.Highways issues are noted with regard to capacity, safety and visibility. The proposed development will compromise this very well used footpath serving commuters and residents using the City Rail Station, bus station and city centre facilities; along with the many school children and other footpath users of the City. Vehicles accessing the proposed site will be regularly driving over the footpath here adding to safety concerns... continued

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21/00448/FUL	Erection of 8No dwellings and associated works	Land Adj 121 Upper St John Street - continued	<i>8.Potential adverse impact on the planned cycle way included in the Lichfield City Plan from Cricket Lane to St John Street.</i> <i>9.The proposed development will compromise the operation of the Greyhound Inn, taking parking and bin storage spaces and creating difficulties for deliveries and those customers, who in the main, walk to the pub or use mobility scooters. This could lead to the .Loss of an Asset of Community Value and a building that is a landmark in this area. Loss of this valuable asset will have a profound impact on both the employees and customers in a Ward where such amenities are already limited.</i> <i>10.The development would have a detrimental impact on the amenity and quality of residents wellbeing – including those that might live on the new development if it were to go ahead.</i> <i>11.Further damage to the visual amenity will be its impact on the Listed Holy Cross Church and its ancient frontage. Conservation issues are raised.</i>
21/00448/FUL	Erection of 8No dwellings and associated works	Land Adj 121 Upper St John Street - continued	<i>12.The land has considerable differences in gradient which would further impact the amenity and street scene, it will also effect the wellbeing of residents of Beechwoods whose gardens and homes will directly face the proposed dwellings.</i> <i>13.Concerns raised by the Arboricultural Officer; and loss of biodiversity will be evident</i>
21/00400/COU	Change of use from Use Class E (Commercial, Business and Service) to B2 (General Industry) for vehicle repairs and MOT test centre	The Old Brewery Maltings, Davidson Road	No Objections
20/01766/FUL MEI	Variation of Condition 26 (Opening hours) of application 17/00977/OUTMEI relating to food/non-food retail opening hours As you may be aware a planning application has recently been received for the above site. Amended plans and / or additional information has been submitted in relation to the following: EIA Application	Land on the East Side of Birmingham Road	<i>No Objections - but we would like the EH officer to check and consider the impact of traffic on and off the site 'including delivery lorry beepers being used' out of normal Sunday trading hours and then likely causing a Sunday nuisance for Foxgloves and the new Deanslade residents close by. There is still the need to ensure usual Sunday trading conditions are imposed and enforceable as referred to before.</i>

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21/00458/FUH	Demolition of existing conservatory and erection of single storey rear extension	54 Blamoral Close	<i>No Objections</i>
21/00670/FUH	Erection of proposed home office annexe and associated works	15 Cherry Orchard	<i>No objections - provided that the recommendation of the Arbocultural Officer is incorporated into the permission and that Highways and neighbours using the shared drive are satisfied with the arrangements.</i>
21/00494/FUH	Erection of first floor side extension with remodelled roof to garage and porch	14 Woodfields Drive	<i>No Objections</i>
21/00617/FUH	Erection of a side and front single storey extension and garage conversion with new side garden wall	20 Worcester Close	<i>No Objections</i>
21/00514/FUL M	Erection of extension to manufacturing unit (Use Class B2), canopy, aerosol storage compound, realigned boundary fencing and associated works to car park	Nettex Pharma, Trent Valley Industrial Estate, Eastern Avenue	<i>No Objections</i>