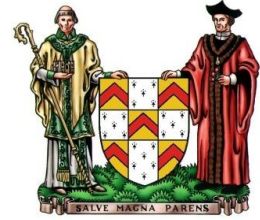


Lichfield City Council

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

Town Clerk: Anthony D Briggs, B.A. (Hons), CiLCA



To: Members of the Planning Committee

TB/ST

29 May 2026

Dear Councillor

At its meeting of 26 April 2021, the City Council adopted revised Planning Committee Terms of Reference, allowing ward members to provide an agreed ward level response to planning matters, and for that response to be submitted in the name of the City Council via delegated authority given to the Town Clerk in consultation with the Chair of the Committee and the Leader of the Council.

In line with previous Planning Committee procedures, the Terms of Reference also require annual approval by Council of set dates whereby a meeting of the Committee can be held if necessary. If a meeting is *not* required, officers circulate the planning matters under discussion to all members in compliance with that schedule, rather than a formal meeting agenda. The next scheduled date is **Friday 5 June 2026**. At this time, there has been no request for a meeting to be held, and this document is therefore provided in lieu of an agenda. The ability to call a meeting as set out in Standing Orders continues to apply.

Comments submitted via delegated authority will be circulated to all members and received by the City Council at a subsequent meeting. Both this document and finalised comments will be published on the City Council's website.

Please note: Ward members have responded to the majority of planning applications contained herein, the remaining deadlines for submissions appear in red.

Please submit comments to the Chair of Planning, the Town Clerk and Deputy Town Clerk.

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 30 APRIL 2026

Attached for reference are the comments submitted under delegated authority to 30 April 2026.

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 submit comments to Lichfield District Council for an application for a pavement licence (previously circulated by email), if any:
None.
- d) To note decisions of Lichfield District Council outlining its reasons for determining applications differently from the recommendations of the City Council (if any):

1. APPLICATION NO: 25/01510/OUT - Roseries, Trent Valley Road, Lichfield

Outline application for the demolition of outbuildings, development of up to six new build dwellinghouses, retention of the existing dwellinghouse, and access a matter of detail (all other matters reserved)

LCC – 22 January 2026: APPROVE (with caveats):

No objection subject to approval by the LDC Arboricultural Officer of the tree plan and the resolution of any issues with access and drainage

LDC – REFUSE 29 April 2026:

The proposed development is not supported by sufficient information to demonstrate that a safe and sustainable surface water drainage strategy can be achieved. Insufficient information has been submitted to demonstrate that the proposed development would provide an acceptable standard of residential amenity for future occupiers.

Insufficient information has been submitted to demonstrate that a safe and suitable access to the site can be achieved. In particular, the submitted details fail to adequately demonstrate appropriate access geometry, pedestrian visibility splays, and tracking for larger vehicles, including emergency and service vehicles.

2. APPLICATION NO: 26/00285/FUH - 69 Dimbles Lane, Lichfield

Single storey front and side extension with timber porch.

LCC- 30 April 2026: APPROVE (with caveats)

No objections, providing the materials match existing as specified in the application

LDC – REFUSE 5 May 2026:

The proposed front extension, by reason of its scale, siting and projection forward of the established building line, would appear as an unduly prominent and incongruous addition that fails to respect the character and appearance of the host dwelling and the surrounding street scene. The development would disrupt the prevailing pattern of development resulting in harm to the character and appearance of the locality.

The proposal is therefore contrary to Policies CP3 and BE1 of the Lichfield District Local Plan Strategy, and the design principles set out Sustainable Development SPD, Lichfield Design Code and the guidance in the National Planning Policy Framework, which seek to ensure that development responds positively to local character and distinctiveness.

3. APPLICATION NO: 26/00294/FUL - Duke of York, Greenhill

Retention of opening to create serving hatch on rear elevation, installation of wooden shutters and installation of suspended ceiling.

LCC – 30 April 2026: APPROVE

LDC – REFUSE 14 May 2026

The opening to create the serving hatch on the rear elevation and the installation of wooden shutters has resulted in loss of historic fabric and harm to the appearance of the listed building and therefore has failed to conserve or enhance the special architectural or historic interest of the listed building. This level of harm is less than substantial and towards the lower end of that spectrum...

...whilst it may be the case that the serving hatch has increased profitability, no assertions have been made or evidence provided that the public house was previously unviable without the serving hatch or would become unviable should it close. Whilst increased profitability will feed, to some degree, into the local economy it is considered this benefit is predominantly private in nature rather than a public benefit.

...In this case the Council has not identified that the purported public benefits would outweigh the demonstrable harm caused to the Listed Building. The proposal is therefore in conflict with the objectives of policies CP3 and CP14 of the Lichfield Local Plan Strategy, Policy BE2 of the Local Plan Allocations Document and the requirements set out within chapter 16 of the National Planning Policy Framework.

4 TEMPORARY ROAD TRAFFIC REGULATION ORDER

Members are asked to note receipt of the following Temporary Road Traffic Regulations from Staffordshire Highways:

Wissage Road (circulated 27 April)

Chapel Lane (circulated 30 April)

Borrowcop Lane (circulated 22 May)

Land at Tamworth Road (circulated 27 May)

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

30 April 2026

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
26/00305/FUH	Single storey rear extension, garage conversion, flue.	2 Abraham Avenue	No comments received
26/00312/FUH	Section 73 application to vary condition 2 (approved plans) of permission 23/00878/FUH to allow the increase in size and layout of approved side extension	16 London Road	No comments received
26/00303/FUH	Erection of a single storey rear extension with associated internal alterations and garage conversion with a new roof	Sandfields House Fosseway Lane	No comments received
26/00304/LBC	Works to Listed building to allow the erection of a single storey rear extension with associated internal alterations and garage conversion with a new roof	Sandfields House Fosseway Lane	No comments received
26/00324/LBC	Works to Listed building to enable the change of use from an existing underused Landlord's Store into an Office	Rear of 71 To 73 Upper St John Street	No comments received
26/00313/FUH	Single storey side extension at first floor level above existing garage.	17 Holywell Rise	No objections
26/00346/FUH	First floor side extension above existing garage to create additional bedroom and shower room	36 Redlock Fields	No Comments recieved
26/00341/FUH	Proposed single storey rear extension and two storey side extension	66 Burton Old Road West	Recommend refusal, not all the issues mentioned in refusal of the previous application by LDC have been addressed.
26/00297/FUL	Retention of Oak framed covered seating area to rear of pub, retention of pipe cooling units on low level to the rear and affixed to rear wall and the relocation of air handling units to flat roof	Duke of York	No objections
26/00298/LBC	Retention of Oak framed covered seating area to rear of pub, retention of pipe cooling units on low level to the rear and affixed to rear wall and the relocation of air handling units to flat roof	Duke of York	No objections
26/00375/FULM	Section 73 application to vary Condition 21 (hours of operation (service yard)) of planning permission 07/00369/FULM, to allow home delivery vehicles to operate from the store (service yard)	Tesco Stores Limited Church Street	No objections
26/00380/FUL	Construction of a covered pergola located in the rear garden	Springfields Day Nursery, Beacon Street	No objections

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

30 April 2026

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
26/00381/COU	Change of use from veterinary clinic (Use Class E(e)) to a pet cremation service (sui generis), including the installation and siting of an internal cremation furnace together with associated filtration and ventilation systems	Unit 60 Britannia Enterprise Park, Britannia Way	No objections
26/00294/FUL	Retention of opening to create serving hatch on rear elevation, installation of wooden shutters and installation of suspended ceiling	Duke of York	No objections
26/00295/LBC	Works to listed building to enable the retention of new opening to create serving hatch on rear elevation, installation of wooden shutters and installation of suspended ceiling	Duke of York	No objections
26/00071/FUH	Two storey rear extension, first floor side extension, new garden room and new detached garage. Solar panels to roofs.	4 Walnut Grove	Recommend refusal due to number of trees to be removed. Over massing in relation to other nearby properties and large frontal elevation compared to other properties in the area. Proposed workshop is on the fence line and would take light from the neighbouring property
26/00412/FUH	Demolition of low-quality conservatory and replacement with high-quality orangery.	93 Beacon Street	No objections
26/00365/FUH	Retrospective application for the erection of single-storey front extension, a new detached garage to include annexe and conversion of existing garage (Re-submission of 25/00089/FUH)	41A Borrowcop Lane	No Comments received
26/00285/FUH	Single storey front and side extension with timber porch	69 Dimbles Lane	No objections, providing the materials match existing as specified in the application
26/00326/FUL	Single storey extension to form stock room and office	Lakeside Bistro (cafe) Beacon Park Swan Road	No objections
26/00123/FUL	Retention of aluminium shopfront (door and windows) external timber cladding/painted timber face trim and internal roller shutter	17 St John Street	No objections
26/00411/FUH	Replacement of flat roof to garage with new tiled roof to match existing	17 Charnwood Close	No objections
26/00399/FULM	Creation of linear park, relocation of bus stops, public toilets and reconfiguration of parking areas and associated works	Land Between Birmingham Road And Frog Lane	See Attached

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

30 April 2026

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
26/00436/LBC	Works to listed building to enable the repair of existing conservatory including replacement of decayed posts, windows and doors with timber windows and brickwork and the installation of rear double doors to main dwelling	67 Beacon Street	No objections
26/00075/FUH	Removal of existing porch, conservatory and garage. Extensions to the front and rear of the house. New roofing over extensions as well as the replacement of windows and doors	34 Shortbutts Lane	No comment received
26/00438/FUH	Erection of a two storey side extension, single storey rear extension, conversion of existing garage to home office, replacement front porch and alterations to external fenestration	176 Upper St John Street	No comment received
26/00451/COU	Change of use from an existing underused Landlord's Store into an Office	Rear Of 71 To 73 Upper St John Street	No comment received
26/00466/FUH	Two storey extension with internal alterations	18 The Charters	Ward comment awaited
26/00328/FUH	Front porch extension	6 Lillington Close	No objections
26/00433/FUH	Removal of existing single storey rear projection and replacement with single storey flat roof rear extension with side projection to link to existing detached garage.	4 Ormonds Close	No objections
26/00450/FUH	Single storey side extension	4 Lightwood Close	No objections
26/00394/FUH	Single storey side extension	1 Spearhill	Ward comment awaited

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 June 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00530/FUH		Boley Park	Two storey side extension to form additional bedroom at first floor and family room at ground floor.	29 The Spires, Lichfield, Staffordshire, WS14 9RP	No objections
26/00394/FUH		Boley Park	Single storey side extension	1 Spearhill	No objections
26/00466/FUH		Chadsmead	Two storey extension with internal alterations	18 The Charters	No objections
26/00591/FUH		Chadsmead	Replacement of brickwork, windows and doors in courtyard and living room.	3 St Chads Road	Comments by 5 June
26/00535/LBC		Leomansley	Works to listed building including the installation of a photovoltaic solar panels to rear-sloping roofs	Dr Milleys Hospital, Beacon Street, Lichfield	No objections to the plans as they stand, but would be concerned if revised changes altered the medieval part of the building.
26/00590/FUH		Leomansley	Two storey rear extension (projecting 1.8m from existing rear wall) to create enlarged living room / dining area and en suite to master bedroom	8 Townfields	No Objections
26/00634/FUH		Leomansley	Erection of a single storey side extension with pitched roof	21 Deykin Road	Comments by 5 June
26/00632/FUH		Leomansley	Two storey side and rear extension to create 2-bedroom annexe accommodation, connected to the existing dwelling and single storey extension to existing kitchen and first floor bedroom	35 Ferndale Road	Comments by 5 June
26/00075/FUH		St Johns	Removal of existing porch, conservatory and garage. Extensions to the front and rear of the house. New roofing over extensions as well as the replacement of windows and doors.	34 Shortbutts Lane	No comments received
26/00451/COU		St Johns	Change of use from an existing underused Landlord's Store into an Office	Rear Of 71 To 73 Upper St John Street	No comments received
26/00528/LBC		St Johns	Section 19 application to permission of 24/01329/LBC to vary condition 2 (Approved Plans) to improve parking layout	71 To 73 Upper St John Street	No objections, though the P1 to P7 parking spaces look tight to access but it is difficult to be sure from the site plan alone

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 June 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00537/FUL		St Johns	Section 73 application to permission of 24/01337/FUL to vary conditions 2 (Approved Plans) and 6 (Car parking scheme) to improve parking layout	71 To 73 Upper St John Street	No objections, though the P1 to P7 parking spaces look tight to access but it is difficult to be sure from the site plan alone
26/00438/FUH		St Johns	Erection of a two storey side extension, single storey rear extension, conversion of existing garage to home office, replacement front porch and alterations to external fenestration	176 Upper St John Street	No comments received
26/00617/FUH		St Johns	Section 73 application to vary condition 3 (Rendered garden workshop) and remove condition 4 (Obscure glazing to side window facing no. 14 Masfield Road) to permission of 25/01588/FUH: To allow changes to external brick work and remove obscure glazing	4 Ivanhoe Road	Comments by 5 June
26/00457/FUL		Stowe	Erection of dwellinghouse and associated works	Land Rear 19 Sturgeons Hill, Lichfield, Staffordshire, WS14 9AW	No objections subject to approval of the access from the highway by the relevant authority
26/00343/COU		Stowe	Change of use of a former bowling green / pub amenity space to car parking (Retrospective)	Duke Of York, Greenhill, Lichfield, Staffordshire	No objections
26/00542/LBC		Stowe	Works to listed building to enable the conversion from office to a four bedroom apartment (lower ground and ground floor only)	Minster House, Minster Pool Walk, Lichfield, Staffordshire	No objections
26/00521/FUH		Stowe	External material and opening alterations to existing dwelling	10 Cathedral Rise, Lichfield, Staffordshire, WS13 7LP	No objections
26/00544/LBC		Stowe	Works to Listed building to enable the conversion of vacant upper floors to form 2no. 2 bedroom apartments (first and second floor)	The George Hotel, 3 Market Street, Lichfield, Staffordshire, WS13 6JX	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 June 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00553/LBC		Stowe	Works to Listed Building to enable external alterations to the building including internal layout reconfigurations, replacement of existing external doors and windows, re-wire and re-plaster property, install central gas heating, restore existing timbers features, repairs to staircase, handrail, brickwork and pointing and install off-road parking by removal of the front wall and installation of a paved drive	12A Lombard Street	No comments received
26/00559/COU		Stowe	Change of use of detached dwelling from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institution)	Stelwood, Lunns Croft	No comments received
26/00580/LBC		Stowe	Works to listed building to enable the removal of non-breathable acrylic-based paint on rear wall and replace with a suitable breathable material with associated works	14 Lombard Street	No Objections
26/00612/FUL		Stowe	Extension creating first floor to existing single storey extension	Crossfield Industrial Estate, Crossfield Fort Crossfield Road.WS13 6RJ	Comments by 29 May
26/00651/FUH		Stowe	Proposed single storey rear extension and garage conversion/front extension	2 Ash Grove	Comments by 5 June

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 June 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
26/00312/FUH	25/03/2026	Section 73 application to vary condition 2 (approved plans) of permission 23/00878/FUH to allow the increase in size and layout of approved side extension	16 London Road	N/A	REFUSE
26/00380/FUL	30/04/2026	Construction of a covered pergola located in the rear garden	Springfields Day Nursery, Beacon Street	APPROVE	APPROVE
26/00346/FUH	30/04/2026	First floor side extension above existing garage to create additional bedroom and shower room	36 Redlock Fields	N/A	APPROVE
26/00192/LBC & 26/00197/LBC	25/03/2026	Works to listed building to enable the conversion from office to a four bedroom apartment (lower ground and ground floor only)	Minster House, Minster Pool Walk	APPROVE	WITHDRAWN
25/01510/OUT	25/03/2026	Outline application for the demolition of outbuildings, development of up to six new build dwellinghouses, retention of the existing dwellinghouse, and access a matter of detail (all other matters reserved)	Roseries, Trent Valley Road	APPROVE (with caveats)	REFUSE
26/00232/FUH	25/03/2026	Ground and first floor extension	38 St Margarets Road	APPROVE	APPROVE
26/00285/FUH	30/04/2026	Single storey front and side extension with timber porch	69 Dimbles Lane	APPROVE (with caveats)	REFUSE
26/00305/FUH	30/04/2026	Single storey rear extension, garage conversion, flue.	2 Abraham Avenue	N/A	REFUSE
26/00381/COU	30/04/2026	Change of use from veterinary clinic (Use Class E(e)) to a pet cremation service (sui generis), including the installation and siting of an internal cremation furnace together with associated filtration and ventilation systems	Unit 60 Britannia Enterprise Park, Britannia Way	APPROVE	APPROVE
26/00324/LBC	30/04/2026	Works to Listed building to enable the change of use from an existing underused Landlord's Store into an Office	Rear of 71 To 73 Upper St John Street	N/A	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 June 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
26/00313/FUH	30/04/2026	Single storey side extension at first floor level above existing garage.	17 Holywell Rise	APPROVE	APPROVE
26/00294/FUL	30/04/2026	Retention of opening to create serving hatch on rear elevation, installation of wooden shutters and installation of suspended ceiling	Duke of York, Greenhill	APPROVE	REFUSE
26/00297/FUL	30/04/2026	Retention of Oak framed covered seating area to rear of pub, retention of pipe cooling units on low level to the rear and affixed to rear wall and the relocation of air handling units to flat roof	Duke of York, Greenhill	APPROVE	APPROVE
26/00298/LBC	30/04/2026	Retention of Oak framed covered seating area to rear of pub, retention of pipe cooling units on low level to the rear and affixed to rear wall and the relocation of air handling units to flat roof	Duke of York, Greenhill	APPROVE	APPROVE
26/00240/FUH	25/03/2026	Single storey rear and side extensions with flat roofs to create open plan kitchen/dining area and larger bedroom with ensuite. Including part conversion of existing garage to create utility area	14 Mallicot Close	APPROVE	APPROVE
26/00412/FUH	30/04/2026	Demolition of low-quality conservatory and replacement with high-quality orangery.	93 Beacon Street	APPROVE	APPROVE
26/00071/FUH	30/04/2026	Two storey rear extension, first floor side extension, new garden room and new detached garage. Solar panels to roofs.	4 Walnut Grove	REFUSE	REFUSE
26/00411/FUH	30/04/2026	Replacement of flat roof to garage with new tiled roof to match existing	17 Charnwood Close	APPROVE	APPROVE
26/00365/FUH	30/04/2026	Retrospective application for the erection of single-storey front extension, a new detached garage to include annexe and conversion of existing garage (Re-submission of 25/00089/FUH	41A Borrowcop Lane	N/A	APPROVE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

05 June 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
26/00141/REMM	25/02/2026	Section 73 application to vary condition 1 (approved plans and specifications) of permission 24/00137/REMM to allow the substitution from Persimmon house types to HarperCrewe house types	Land At Cricket Lane	APPROVE	APPROVE
26/00123/FUL	30/04/2026	Retention of aluminium shopfront (door and windows) external timber cladding/painted timber face trim and internal roller shutter	17 St John Street	APPROVE	APPROVE
26/00177/FUL & 26/00178/ADV	25/03/2026	Replacement of shop front & installation of 7 air conditioning units to rear elevation (first floor level) and installation of new fascia sign	45 Market Street	APPROVE	APPROVE
26/00075/FUH	30/04/2026	Removal of existing porch, conservatory and garage. Extensions to the front and rear of the house. New roofing over extensions as well as the replacement of windows and doors	34 Shortbutts Lane	N/A	APPROVE
26/00190/FUL	25/03/2026	Erection of 2 self-build dwellings with associated off-street parking and external amenity space	18 London Road	APPROVE	APPROVE