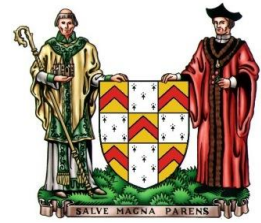


Lichfield City Council

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

9 July 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 **Wednesday 15 July 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 5 JUNE 2026

Attached for reference are the comments submitted under delegated authority to 5 June 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. 26/00457/FUL Land Rear 19 Sturgeons Hill, Lichfield, Staffordshire, WS14 9AW
Erection of dwellinghouse and associated works.**

LCC – 5 June 2026: No objections subject to approval of the access from the highway by the relevant authority

LDC - 18 June - REFUSE

The proposal would introduce a development layout which has been superimposed into rear with no direct frontage relationship to the road.

The information submitted has been found to be inadequate as the plans fail to provide for a good quality and useable amenity space for the current occupiers of the flats at number 19. Furthermore the relationship of the flats to the proposal is only 14m and as habitable windows and accommodation is on both levels this would result in an oppressive relationship for the existing dwelling (s) at number 19 and adjacent houses.

There are ongoing concerns over pedestrian safety in this location given the lack of adequate details for pedestrian visibility accompanied by concerns over the partial loss of parking provision on the neighbouring property (number 21) to provide for adequate space for 2 number car parking spaces off road.

The development, by virtue of the creation of a new dwelling, would result in harm to the integrity of the Cannock Chase Special Area of Conservation through additional recreational pressure arising from the scheme.

In the absence of bespoke mitigation or a signed Unilateral agreement to secure necessary financial mitigation towards the Cannock Chase Special Area of Conservation Delivery Implementation Plans (DIPs) the harm is unacceptable.

4 TEMPORARY ROAD TRAFFIC REGULATION ORDER

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

Cornfield Drive (circulated 1 June 2026)

Netherstowe Lane (circulated 10 June 2026)

Gaiafields Rd (circulated 22 June 2026)

Weston Rd (circulated 22 June 2026)

Dimbles Hill (circulated 25 June 2026)

Watery Lane (circulated 26 June 2026)

Deykin Road (circulated 26 June 2026)

5. STAFFORDSHIRE COUNTY COUNCIL PLANNING APPLICATION

GREENER COMPOSTING - SCC/26/0042/FULL-MAJ

- (1) Consolidation of existing permitted open windrow composting operations including development permitted by planning permission [L.18/02/823 W](#) and the existing permitted biomass boiler facility including development permitted by planning permission [L.19/10/823 W](#);
- (2) Retrospective planning permission for increased total volume of compostable material delivered to the site in any 12 month period.
- (3) Retrospective planning permission for the increased number of loads of green waste or organic waste delivered to the site.
- (4) Construction of a lagoon at Greener Composting, Watling Street, Wall Village, Lichfield, WS14 0GP

LCC - No Objections

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

05 June - 15 July 2026

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
26/00647/FULM	Erection of up to 140 apartments with associated infrastructure and landscaping	Land at Birmingham Road	See attached comments submitted
26/00661/FUH	Single storey side extension.	23 Lawrence Way	No objections
26/00624/FUL	Erection of a 4 bedroom detached dwelling with garage and associated landscaping	Land Rear 22 London Road	No objections
26/00662/FUH	Two storey side extension replacing and existing single storey garage	9 Terry Close	No objections
26/00617/FUH	Section 73 application to vary condition 3 (Rendered garden workshop) and remove condition 4 (Obscure glazing to side window facing no. 14 Masefield Road) to permission of 25/01588/FUH: To allow changes to external brick work and remove obscure glazing	4 Ivanhoe Road	No objections to changing condition 3. Object to changing condition 4
26/00612/FUL	Extension creating first floor to existing single storey extension	Crossfield Industrial Estate, Crossfield Fort Crossfield Road.WS13 6RJ	No objections
26/00651/FUH	Proposed single storey rear extension and garage conversion/front extension	2 Ash Grove	No objections
26/00658/FUH	Proposed single-storey and part two-storey rear extension with associated internal alterations.	21 Maddocke Walk	Recommend refusal. The proposed extension is out of keeping with the rest of the neighbourhood, and would overshadow neighbouring properties, plus concerns about loss of light to neighbouring houses. Space for car parking would be reduced on an already dense estate. Ownership of one of the boundaries which would be removed as part of the application seems unclear. We ask that residents objections are given full consideration
26/00688/FUH	Erection of a two-storey side extension, single storey rear extension, porch extension and garage conversion (Re-submission of 26/00438/FUH)	176 Upper St John Street	No objections
26/00696/LBC	Works to listed building including the demolition of a boundary wall	Land at Birmingham Road	Object due to absence of sufficient detail.

MINUTES APPENDIX A

**LICHFIELD CITY COUNCIL
PLANNING APPLICATIONS COMMITTEE**

05 June - 15 July 2026

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
26/00440/COU	Retrospective application for the change of use from shop Class E (a) and residential Class C (3) on first and second floor to medical health Class E (e) Chiropractic surgery with replacement of windows and front entrance screen, demolition of rear outhouse WC, replacement rear extension with mono-pitched roof and walls.	29 Sandford Street	No objections
26/00715/FULM	Section 73 application to vary condition 10 (Access, Parking and Turning Areas) and 11 (Visibility Splays) of 22/00992/COUM to allow first occupation to occur before completion of junction improvements	Old Library The Friary	Application withdrawn
26/00724/FUH	Single storey rear extension, bay window and porch to front elevation, internal alterations and conversion of existing double garage to create enlarged open plan kitchen, dining, family room and living room	16 Gaiafields Road	No objections provided SW windows comply with 45 degree rule
26/00755/FUH	Erection of a single storey rear extension	77 Christ Church Lane	No objections
26/00539/FUH	Demolition of the existing garage and storage, construction of a two-storey side extension and a single-storey rear extension, including internal reconfiguration and roof alterations with rooflights.	29 Tamworth Road	Comments by 4 July
26/00776/FUH	Erection of a single storey rear and side extensions	34 Cromwells Meadow	No objections
26/00735/FUH	First floor extension to provide a dressing area and ensuite to bedroom, extension to porch with pitched tiled roof.	42 The Leasowe	Unable to comment as no existing elevations / floor plans on portal. Planning officer informed
26/00788/FUH	Erection of single storey front extension to existing garage and porch to form enlarged kitchen and downstairs WC and driveway enlargement	35 Grange Lane	Comments by 7 July
26/00783/FUL	Erection of a detached single storey timber cabin in the rear garden and increase the occupancy by 11 to 100 (max) children	Footsteps Day Nurseries The Hawthorns Walsall Road	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

5 June - 15 July 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00662/FUH		Chadsmead	Two storey side extension replacing and existing single storey garage	9 Terry Close	No objections
26/00724/FUH		Chadsmead	Single storey rear extension, bay window and porch to front elevation, internal alterations and conversion of existing double garage to create enlarged open plan kitchen, dining, family room and living room	16 Gaiafields Road	No objections provided SW windows comply with 45 degree rule
26/00735/FUH		Chadsmead	First floor extension to provide a dressing area and ensuite to bedroom, extension to porch with pitched tiled roof.	42 The Leasowe	Unable to comment as no existing elevations / floor plans on portal. Planning officer informed
26/00788/FUH		Chadsmead	Erection of single storey front extension to existing garage and porch to form enlarged kitchen and downstairs WC and driveway enlargement	35 Grange Lane	Comments by 7 July
26/00661/FUH		Leomansley	Single storey side extension.	23 Lawrence Way	No objections
26/00658/FUH		Leomansley	Proposed single-storey and part two-storey rear extension with associated internal alterations.	21 Maddocke Walk	Recommend refusal. The proposed extension is out of keeping with the rest of the neighbourhood, and would overshadow neighbouring properties, plus concerns about loss of light to neighbouring houses. Space for car parking would be reduced on an already dense estate. Ownership of one of the boundaries which would be removed as part of the application seems unclear. We ask that residents objections are given full consideration

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

5 June - 15 July 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00440/COU		Leomansley	Retrospective application for the change of use from shop Class E (a) and residential Class C (3) on first and second floor to medical health Class E (e) Chiropractic surgery with replacement of windows and front entrance screen, demolition of rear outhouse WC, replacement rear extension with mono-pitched roof and walls.	29 Sandford Street	No objections
26/00715/FULM		Leomansley	Section 73 application to vary condition 10 (Access, Parking and Turning Areas) and 11 (Visibility Splays) of 22/00992/COUM to allow first occupation to occur before completion of junction improvements	Old Library The Friary	Application withdrawn
26/00755/FUH		Leomansley	Erection of a single storey rear extension	77 Christ Church Lane	No objections
26/00783/FUL		Leomansley	Erection of a detached single storey timber cabin in the rear garden and increase the occupancy by 11 to 100 (max) children	Footsteps Day Nurseries The Hawthorns Walsall Road	No objections
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 Masefield Road) to permission of 25/01588/FUH: To allow changes to external brick work and remove obscure glazing	4 Ivanhoe Road	No objections to changing condition 3. Object to changing condition 4
26/00624/FUL		St Johns	Erection of a 4 bedroom detached dwelling with garage and associated landscaping	Land Rear 22 London Road	No objections
26/00688/FUH	1	St Johns	Erection of a two-storey side extension, single storey rear extension, porch extension and garage conversion (Re-submission of 26/00438/FUH)	176 Upper St John Street	No objections
26/00539/FUH		St Johns	Demolition of the existing garage and storage, construction of a two-storey side extension and a single-storey rear extension, including internal reconfiguration and roof alterations with rooflights.	29 Tamworth Road	Comments by 4 July
26/00776/FUH		St Johns	Erection of a single storey rear and side extensions	34 Cromwells Meadow	No objections
26/00647/FULM		Stowe	Erection of up to 140 apartments with associated infrastructure and landscaping	Land at Birmingham Road	See attached comments submitted

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

5 June - 15 July 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00651/FUH		Stowe	Proposed single storey rear extension and garage conversion/front extension	2 Ash Grove	No objections
26/00612/FUL		Stowe	Extension creating first floor to existing single storey extension	Crossfield Industrial Estate, Crossfield Fort Crossfield Road.WS13 6RJ	No objections
26/00696/LBC		Stowe	Works to listed building including the demolition of a boundary wall	Land at Birmingham Road	Object due to absence of sufficient detail.

Application for submission of comments to Lichfield District Council 15 July 2026

Planning Application Consultation 26/00647/FULM Land at Birmingham Road Erection of up to 140 apartments with associated infrastructure and landscaping

We recommend refusal of this application in its current form for the following reasons:

- Objection to the development creating a gated community which is inappropriate for a development in the heart of the city.
- Significant concerns regarding the overall massing of the proposed development
- Through design and scale, the scheme is not in keeping with the character of surrounding buildings; it is considered to result in a detrimental impact on nearby heritage assets and the wider street scene, particularly in relation to St John's and other adjacent historic buildings and features
- Potential loss of light affecting residents of St John's House and adjacent buildings
- Potential loss of key sightlines to the city centre and surrounds
- The height of the building appears to be in violation of section 7.7 of the City Centre Design Code for the site, which states that buildings should be limited to three storeys on Birmingham Road (notably due to the 4/5 storey height on the St John Street elevation) more generally, the proposal is not considered to comply with the spirit of that code
- The proposal differs materially from site expectations at the time of land transfer from Lichfield District Council. Those expectations indicated a three-storey development comprising approximately 100 units, whereas the current proposal is for a five-storey development with 140 units
- Concerns about the precedent that approving a development of this scale and design for this phase could set for the remainder of the site and its potential cumulative impact
- The Heritage Impact Assessment is considered weak; it does not adequately take into account all relevant factors, such as the age and historical context of the site. The site is more ancient than the report states.
- Concerns regarding parking provision and the potential impact on city centre car parks
- Although it was previously agreed that this phase would be developed for commercial purposes, clarity and assurances are sought regarding the provision of affordable housing across the remainder of the site

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

5 June - 15 July 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
26/00438/FUH	5/6/2026	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	Resubmitted under 26/00688/FUH	REFUSE
26/00436/LBC	30/04/2026	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	APPROVE	APPROVE
26/00433/FUH	30/04/2026	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	APPROVE	APPROVE
26/00394/FUH	05/06/2026	Single storey side extension	1 Spearhill	APPROVE	APPROVE
26/00466/FUH	05/06/2026	Two storey extension with internal alterations	18 The Charters	APPROVE	APPROVE
26/00451/COU	05/06/2026	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
26/00343/COU	05/06/2026	Change of use of a former bowling green / pub amenity space to car parking (Retrospective)	Duke Of York, Greenhill, Lichfield, Staffordshire	APPROVE	APPROVE
26/00450/FUH	30/05/2026	Single storey side extension	4 Lightwood Close	APPROVE	APPROVE
26/00530/FUH	05/06/2026	Two storey side extension to form additional bedroom at first floor and family room at ground floor.	29 The Spires, Lichfield, Staffordshire, WS14 9RP	APPROVE	APPROVE
26/00521/FUH	05/05/2026	External material and opening alterations to existing dwelling	10 Cathedral Rise, Lichfield, Staffordshire, WS13 7LP	APPROVE	APPROVE
26/00457/FUL	05/06/2026	Erection of dwellinghouse and associated works	Land Rear 19 Sturgeons Hill, Lichfield, Staffordshire, WS14 9AW	APPROVE (with caveats)	REFUSE
26/00535/LBC	05/06/2026	Works to listed building including the installation of a photovoltaic solar panels to rear-sloping roofs	Dr Milleys Hospital, Beacon Street, Lichfield	APPROVE	APPROVE

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

5 June - 15 July 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
26/00535/LBC	05/06/2026	Works to listed building including the installation of a photovoltaic solar panels to rear-sloping roofs	Dr Milleys Hospital, Beacon Street, Lichfield	APPROVE	APPROVE
26/00553/LBC	05/06/2026	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	N/A	REFUSE
26/00544/LBC	05/06/2026	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	APPROVE	APPROVE
26/00542/LBC	05/06/2026	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, Lichfield, Staffordshire	APPROVE	APPROVE
26/00375/FULM	30/05/2026	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	APPROVE	APPROVE
26/00590/FUH	05/06/2026	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	APPROVE	APPROVE
26/00580/LBC	05/06/2026	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	APPROVE	APPROVE

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

5 June - 15 July 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
26/00326/FUL	30/04/2026	Single storey extension to form stock room and office	Lakeside Bistro (cafe) Beacon Park Swan Road	APPROVE	APPROVE
26/00559/COU	05/06/2026	Change of use of detached dwelling from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institution)	Stelwood, Lunns Croft	N/A	REFUSE
26/00634/FUH	05/06/2026	Erection of a single storey side extension with pitched roof	21 Deykin Road	N/A	APPROVE
26/00591/FUH	05/06/2026	Replacement of brickwork, windows and doors in courtyard and living room.	3 St Chads Road	APPROVE	APPROVE
26/00617/FUH	15/07/2026	Section 73 application to vary condition 3 (Rendered garden workshop) and remove condition 4 (Obscure glazing to side window facing no. 14 Masefield Road) to permission of 25/01588/FUH: To allow changes to external brick work and remove obscure glazing	4 Ivanhoe Road	Condition 3: APPROVE Condition 4: REFUSE	Condition 3: APPROVE Condition 4: Must maintain level 3 obscurity
26/00612/FUL	15/07/2026	Extension creating first floor to existing single storey extension	Crossfield Industrial Estate, Crossfield Fort Crossfield Road.WS13 6RJ	APPROVE	APPROVE