

**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.

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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

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