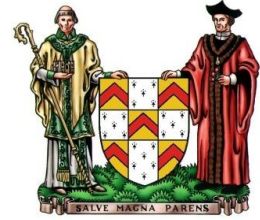


Lichfield City Council

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

21 August 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 **Thursday 27 August 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

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.

Councillor C Greatorex declared an interest in regard to Planning Application 26/00889/OUTFLM, Land South of Cricket Lane, as County Councillor for the area, and did not comment on the application.

Councillor R Bragger declared an interest in regard to Planning Application 26/00889/OUTFLM, Land South of Cricket Lane, as District Councillor for the area, and did not comment on the application.

2 COMMENTS SUBMITTED TO 15 JULY 2026

Attached for reference are the comments submitted under delegated authority to 15 July 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:
 - *Paradise, 23 - 25 Sandford Street (circulated 16 July)*
- 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. 26/00783/FUL Footsteps Day Nurseries, The Hawthorns, Walsall Road

Erection of a detached single storey timber cabin in the rear garden and increase the occupancy by 11 to 100 (max) children

LCC 15 July 2026 - No Objections

LDC 29 July 2026 – Refuse:

The proposal is located in the West Midlands Green Belt which precludes inappropriate development under Policy NR2 unless listed as an exception in the National Planning Policy Framework. In this case the proposal would cause harm to the openness of the Green Belt by virtue of the addition of a building and in doing so the proposal would compromise its openness and purpose...

... The proposed layout of the application site would fail to provide for adequate off road parking to serve the proposed development. The proposal is considered to be in conflict with Core Policy 5 (Sustainable Transport), Policy ST1 (Sustainable Travel) Policy ST2 (Parking Provision) and Policy BE1 (High Quality Development) of the Lichfield Local Plan Strategy, the Sustainable Design Supplementary Document and the National Planning Policy Framework.

2. 26/00440/COU 29 Sandford Street

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.

LCC 15 July 2026 – No Objections

LDC 29 July 2026 – Refuse:

The retrospective replacement of the windows throughout the building with dark grey uPVC units, together with the alteration of the Sandford Street shopfront and installation of two dark grey uPVC glazed units, fails to respect the traditional architectural character of the host building. The works therefore harm the significance of the locally listed building and cause less than substantial harm to the significance of the Lichfield City Conservation Area. The public benefits associated with the reuse of

the building and provision of a healthcare facility do not outweigh this harm, particularly as those benefits could be achieved through appropriately designed traditional timber joinery.

3. 26/00788/FUH 35 Grange Lane

Erection of single storey front extension to existing garage and porch to form enlarged kitchen and downstairs WC and driveway enlargement.

LCC 03 August 2026 – No Objections, providing the extension at the front of the property doesn't cause a 45 degree rule issue for 37 Grange Lane

LDC 29 July 2026 – Refuse:

The garage extension by virtue of its strong deviation from the existing predominant building line along Grange Lane would appear discordant with the predominant character of the streetscene. The discordancy would be exacerbated by the use of render as a finish for the external walls. In this respect the proposal would not be sympathetic to local character and fail to maintain a strong sense of place contrary to the Policies BE1, CP1, CP3 of the Lichfield Local Plan Strategy, the Lichfield District Design Code and paragraph 135 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:

Fosseway Lane (circulated 15 July)

Purcell Avenue (circulated 20 July)

Abnalls Lane (circulated 21 August)

**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.

**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

15 July - 27 August 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00964/FUH		Boley	First floor side extension	44 Yew Tree Avenue	No objections
26/00872/FUH		Boley	Erection of a part single storey and two storey rear extension and first floor front extension	76 Abbotsford Road	No objections
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	No objections on condition that the garage extension at the front of the property does not cause a 45 degree rule issue for No 37 Grange Lane
26/00775/FUL		Leomansley	Section 73 application to permission of 15/01284/FUL to vary conditions 2 (Accordance with plans), 9 (Permitted development removed for forms of enclosure) and remove condition 11 (Restrictions on occupancy) to vary plans and allow the unrestricted occupancy of the dwellinghouse	28 St John Street	No objections
26/00864/COU		Leomansley	Change of use of first and second floors of public house to provide short stay visitor accommodation and associated works	Brewhouse and Kitchen, 1 Bird Street	No objections
26/00865/LBC		Leomansley	Works to Listed building to enable the change of use of first and second floors of public house to provide short stay visitor accommodation and associated works	Brewhouse and Kitchen, 1 Bird Street	No objections
26/00931/FUH		Leomansley	Section 73 application to permission of 22/01311/FUH to remove condition 4 to allow the glamping pod to be rented out to third parties.	6 Christ Church Gardens	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	No comments received
26/00675/LBC		St Johns	Installation of 4 CCTV equipment and associated works	The Malt House Cairns Close	No objections
26/00828/FUH		St Johns	Second storey side extension	6 Greenwood Drive	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

15 July - 27 August 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00817/LBC		St Johns	Works to listed building including amendments to the approved storey rear extension extending 1.6m into garden and internal alterations including internal wall insulation, and new ground floor and first floor.	Sandfields House, Fosseway Lane	No objections
26/00675/LBC		St Johns	Installation of 4 CCTV equipment and associated works	The Malt House, Cairns Close	No objections
26/00889/OUTFLM	1	St Johns	Section 73 application to vary condition 36 (Highways England Swinfen Island Works) of permission 25/00267/OUTFLM to amend the trigger for the delivery of the Swinfen Island infrastructure works.	Land At Cricket Lane	Object to amendment of planning conditions. As per previous comments submitted, concerns regarding congestion, lack of ready infrastructure and environmental considerations
26/00597/FUL		St Johns	Construction of single storey one bed bungalow and associated works	Land Rear Of 37 Cherry Orchard	Recommend refusal Fourth application for this site. Concerns over shared access to the garages and proximity to the established hedge at the rear of the property. We note the County Council has recommended refusal due to inadequate information about vehicular access.
26/00730/FUH		St Johns	Two storey side extension, single storey rear extension, erection of front enclosed porch.	11 Tamworth Road	Recommend refusal as the proposed extension on the first floor breaks the 45 degree rule from the no. 13 property.
26/00742/COU		St Johns	Section 73 application to vary condition 3 (Hours of operation) to permission 20/00470/COU to amend approved opening hours,	The Old House (Out Buildings) Deanslade Farm Claypit Lane	Comments by 24 August
26/00879/FUH		Stowe	Single storey rear extension	45 Lime Grove	No objections
26/00921/LBC		Stowe	Works to listed building to allow the replacement of 11no. existing non-original timber casement windows with bespoke heritage flush casement timber windows.	45 Stowe Street	No objections
26/00924/ADV		Stowe	Installation of internally illuminated 3no. fascia signs, 3no. booth lettering signs and 1no. digital booth screen	McDonalds, Hermes Road	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

15 July - 27 August 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/00959/FUH		Stowe	Single storey and two storey rear extension	65 Eastern Avenue	No objections, however concerns over the impact upon the immediate neighbours. Request that planning officers satisfy themselves in regard to this before granting approval
26/00897/FUH		Stowe	Creation of a new vehicular access opening within the existing rear boundary wall and the installation of a new vehicle gate to provide access to the rear of the property.	21 Dam Street	No objections

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

15 July - 27 August 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
26/00632/FUH	05/06/2026	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	APPROVE	APPROVE
26/00658/FUH	15/07/2026	Proposed single-storey and part two-storey rear extension with associated internal alterations.	21 Maddocke Walk	REFUSE	REFUSE
26/00688/FUH	05/06/2026	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	APPROVE	APPROVE
26/00661/FUH	15/07/2026	Single storey side extension.	23 Lawrence Way	APPROVE	APPROVE
26/00662/FUH	15/07/2026	Two storey side extension replacing and existing single storey garage	9 Terry Close	APPROVE	APPROVE
26/00651/FUH	15/07/2026	Proposed single storey rear extension and garage conversion/front extension	2 Ash Grove	APPROVE	APPROVE
26/00539/FUH	15/07/2026	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	N/A	APPROVE
26/00783/FUL	15/07/2026	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	APPROVE	REFUSE
26/00440/COU	15/07/2026	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	APPROVE	REFUSE

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

15 July - 27 August 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
26/00724/FUH	15/07/2026	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	APPROVE	APPROVE
26/00755/FUH	15/07/2026	Erection of a single storey rear extension	77 Christchurch Lane	APPROVE	APPROVE
26/00828/FUH	27/08/2026	Second storey side extension	6 Greenwood Drive	APPROVE	APPROVE
26/00776/FUH	15/07/2026	Erection of a single storey rear and side extensions	34 Cromwells Meadow	APPROVE	APPROVE
26/00788/FUH	27/08/2026	Erection of single storey front extension to existing garage and porch to form enlarged kitchen and downstairs WC and driveway enlargement	35 Grange Lane	APPROVE with caveats	REFUSE
26/00624/FUL	15/07/2026	Erection of a 4 bedroom detached dwelling with garage and associated landscaping	Land Rear 22 London Road	APPROVE	APPROVE
26/00817/LBC	27/08/2026	Works to listed building including amendments to the approved storey rear extension extending 1.6m into garden and internal alterations including internal wall insulation, and new ground floor and first floor.	Sandfields House ,Fosseway Lane	APPROVE	APPROVE
26/00775/FUL	27/08/2026	Section 73 application to permission of 15/01284/FUL to vary conditions 2 (Accordance with plans), 9 (Permitted development removed for forms of enclosure) and remove condition 11 (Restrictions on occupancy) to vary plans and allow the unrestricted occupancy of the dwellinghouse	28 St John Street	APPROVE	APPROVE
26/00924/ADV	27/08/2026	Installation of internally illuminated 3no. fascia signs, 3no. booth lettering signs and 1no. digital booth screen	McDonalds, Hermes Road	APPROVE	APPROVE