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 October 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 5 November 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.

2 COMMENTS SUBMITTED TO 2 OCTOBER 2026

Attached for reference are the comments submitted under delegated authority to 2 October 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:

Sorriso,28 Bird St 26/00728/PAVEMT – No objections

Masovia Craft Bakery,11 Bird St 26/00759/PAVEMT – No objections

Renewal 44 Bore Street 26/00784/PAVEMT - No objections

Beerbohm, 19 Tamworth St 26/00795/PAVEMT- No objections

Faro Lounge, Market Street 26/00799/PAVEMT - No objections

Renewal Poms, 20-22 Bird Street 26/00775/PAVEMT - No objections

Paddy & Scott's 26/00819/PAVEMT- awaiting comments.

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. **26/01008/FUL The Old House Deanslade Farm Claypit Lane,WS14 0AG**
Retention of parking layout, landscaping and planting in association with Fitness and Yoga studio.

LCC 2 October 2026: No objections
LDC 2 October 2026: Refuse

The parking arrangement as implemented fails to provide a satisfactory and functional layout. A number of the parking spaces do not achieve appropriate minimum dimensions and the constrained arrangement gives rise to poorly configured parking, manoeuvring and circulation areas. A reduced level of parking could enable a more appropriately designed and functional arrangement to be achieved, and no justification has been provided for the number of spaces required to serve the permitted yoga and fitness studio.
The parking layout as implemented, by reason of the number, extent, positioning and dispersed arrangement of parking spaces around the site, results in a fragmented and poorly conceived form of development which fails to respond positively to the residential character and context of the site. The positioning of parking and associated vehicle activity in close proximity to neighbouring residential properties also results in an unacceptable degree of disturbance through vehicle movements, manoeuvring, noise and headlight glare.

2. **26/00742/COU The Old House (Out Buildings) Deanslade Farm WS14 0AG**
Section 73 application to vary condition 3 (Hours of operation) to permission 20/00470/COU to amend approved opening hours

LCC 2 October 2026: Recommend refusal - the report does not prove that extended hours would not add to overall disturbance in the locality, not just noise.
LDC 5 October 2026: Approve with conditions, including:

The premises shall not be open to customers and no classes or other activities associated with the authorised yoga and fitness studio use shall take place outside the following hours:
o 07:00-22:00 Monday to Friday;
o 08:00-22:00 Saturdays;
o 08:00-20:00 Sundays and Bank Holidays.

The noise mitigation measures approved pursuant to condition 3 of planning permission 20/00470/COU under application 20/00470/DISCH, including the measures contained within document GHS.GHS.219.0194.007 V0.2, shall be retained and maintained for the lifetime of the development.

No external extraction, ventilation, air-conditioning or other mechanical plant shall be installed other than in accordance with details previously approved in writing by the Local Planning Authority, or details which have first been submitted to and approved in writing by the Local Planning Authority.

The premises shall be used only as a yoga and fitness studio and for no other purpose, including any other purpose falling within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and reenacting that Order.

Note: LCC's representations were not directly addressed in the planning decision notice

3. 26/00930/ADV 17 St John Street

Erection of fascia signage boards illuminated with a trough light and fenestration stickers.

LCC APPROVE 2 October 2026
Suggest the applicant be made aware of the shop front grants available from LDC

LDC REFUSE 23 October 2026
By reason of their materials, extent, positioning and cumulatively prominent corporate colour treatment, together with the associated trough lighting, projecting signage and window graphics, the advertisements would create an unduly dominant and visually incongruous form of advertising on the principal and side elevations of the host building.

In particular, the separate vinyl-faced fascia fixed against the brick side elevation and the applied sign-tray treatment to the principal frontage would fail to integrate satisfactorily with the building's architectural composition. The proposal would consequently harm the visual amenity and historic townscape character of this prominent location within Lichfield City Conservation Area, rather than preserving its character and appearance.

The advertisements would be contrary to Policies E3 and BE2 of the Lichfield Local Plan Allocations, the relevant design and heritage objectives of Policies BE1and Core Policy 14 of the Lichfield Local Plan Strategy, the guidance in the Historic Environment

Supplementary Planning Document and section 3.5 of the adopted Lichfield City Centre Shopfront Design

4 TEMPORARY ROAD TRAFFIC REGULATION ORDER

Members are asked to note receipt of the following from Staffordshire Highways:
Watery Lane – circulated 28 October
Yew Tree Avenue – circulated 28 October

5 LDC LOCAL PLAN CONSULTATION

The Scoping Consultation for the Lichfield District Local Plan 2046 launched on 7 September and closed on 4 October. In regard to a formal LCC response, The Deputy Town Clerk circulated information on 15 September, requesting responses for collation by 28 September. The Town Clerk collated these responses and circulated a draft response to members. The response was submitted on 2 October and is reproduced below:

Question 1: Do you agree with the proposed priorities?
The Council broadly agrees with the proposed priorities. However, greater emphasis should be placed upon:

- Protecting and enhancing the District's historic environment, local character and heritage assets
- Delivering infrastructure with growth
- Supporting genuine affordable housing delivery, particularly affordable rented housing
- Addressing climate change and environmental sustainability

Question 2: Do you agree with the proposed outcomes?
The Council broadly supports the proposed outcomes but considers additional emphasis should be given to:

- The delivery of genuinely affordable housing, particularly affordable rented homes
- Housing that reflects identified local needs, including suitable accommodation for an ageing population
- Improved infrastructure provision
- Protecting heritage assets and important views
- Delivering measurable environmental improvements and biodiversity gains
- Supporting economic innovation and sustainable employment opportunities

Question 3: Do you agree with the proposed spatial strategy?
The Council supports a sustainable pattern of growth focused on locations with access to employment, services and public transport. Development should prioritise previously developed land wherever practical, whilst recognising the need to consider all reasonable options for meeting future development needs. The spatial strategy should seek to maximise opportunities to improve public transport and rail connectivity and reduce reliance on private car travel
The Council recognises that future development needs should be met through the most sustainable approach available, with priority given to previously developed land. Where this is insufficient to meet identified needs, consideration may be given to other options, including selected greenfield sites or new settlement opportunities in sustainable locations supported by appropriate transport and infrastructure provision. Any such approach should be supported by robust evidence and should carefully balance development needs with the protection of the Green Belt, the natural environment, heritage assets and the identity of existing settlements.

Question 4: Housing
The Council supports an increased supply of housing, provided it responds to identified local needs. Priority should be given to the delivery of genuinely affordable housing, particularly affordable rented homes, together with accommodation that meets the needs of an ageing population and other identified local housing needs. New development should achieve high standards of design, be located in sustainable locations with good access to services and public transport and be supported by the timely provision of the infrastructure necessary to accommodate growth.

Question 5: Economy
The Council supports policies that:

- Encourage local employment opportunities
- Support business growth and economic resilience
- Promote innovation and opportunities for new and emerging sectors
- Support flexible employment space where appropriate
- Support town and local centres
- Encourage sustainable economic development linked to public transport accessibility

Question 6: Gypsy and Traveller Accommodation

The Council supports the early identification and provision of sufficient sites to meet evidenced needs through the Local Plan process.

Provision should be based on:

- Robust evidence of need
- Appropriate public engagement
- Careful site selection
- Access to services and infrastructure
- Sustainable locations that are well connected to local communities and facilities

Question 7: Climate Change

The Council strongly supports ambitious measures to address climate change. The Local Plan should:

- Encourage highly energy-efficient development
- Support renewable energy generation
- Promote sustainable drainage and flood resilience
- Reduce carbon emissions from buildings
- Support biodiversity enhancement
- Encourage climate-resilient design
- Consider opportunities to increase renewable energy generation and the use of low-carbon technologies in new development, including solar energy, energy storage and low-carbon heating systems where appropriate.

Question 8: Design

The Council supports the preparation and use of design codes. Development should:

- Reflect local character and distinctiveness
- Deliver high-quality public spaces
- Promote accessibility and inclusivity
- Support walking and cycling
- Incorporate sustainable construction principles
- Contribute positively to the appearance and function of places

Question 9: Heritage

The Council considers heritage protection should be a key element of the Local Plan. Policies should:

- Regard heritage as a positive asset that contributes to the District's identity, economy and quality of life
- Protect designated and non-designated heritage assets
- Preserve the character of historic settlements
- Protect important views and vistas
- Safeguard the setting of Lichfield Cathedral
- Maintain the distinctive skyline of Lichfield
- Ensure new development respects the historic environment

Suggest the addition of Sandfields Pumping Station as a major heritage asset.

Question 10: Healthy Communities

The Council supports planning policies that:

- Generally encourage walking, cycling, physical activity
- Generally support healthy lifestyles and wellbeing through the design and planning of communities
- Consider, through planning policy, limitations on the proliferation of hot food takeaway outlets and opportunities to encourage healthier food environments
- Improve access to local services, particularly healthcare and community facilities
- Deliver high-quality open space
- Support children's play and recreation
- Promote safe and inclusive communities

Question 11: Natural Environment

The Council supports:

- Biodiversity net gain
- Protection and enhancement of habitats
- Tree planting and woodland creation
- Green infrastructure improvements
- Ecological connectivity and wildlife corridors
- Protection and enhancement of the wider natural environment

Question 12: Green Belt

The Council recognises the important role that the Green Belt plays in:

- Preventing urban sprawl
- Maintaining the separation and identity of settlements
- Protecting landscape character
- Preserving the setting of towns and villages

The Council supports prioritising previously developed land wherever suitable opportunities exist.

The Council recognises that future development needs should be met through the most sustainable approach available, with priority given to previously developed land. Where this is insufficient to meet identified needs, consideration may be given to other options, including selected greenfield sites or new settlement opportunities in sustainable locations supported by appropriate transport and infrastructure provision. Any such approach should be supported by robust evidence and should carefully balance development needs with the protection of the Green Belt, the natural environment, heritage assets and the identity of existing settlements.

Question 13: Transport

The Council supports:

- Improved public transport services
- Enhanced rail connectivity
- Better walking and cycling networks
- Reduced dependence on private vehicles where practical
- Improved access to employment, education and services
- Integration of transport and land-use planning to support sustainable patterns of growth; support the enhancement of rail services and infrastructure where these would contribute to sustainable growth and improved connectivity

Question 14: Infrastructure

The Council considers infrastructure delivery to be fundamental to the success of the Local Plan. Priority should be given to:

- Healthcare provision
- Education facilities
- Transport infrastructure
- Community facilities
- Utilities infrastructure
- Water supply and wastewater capacity

Particular attention should be given to ensuring that water and sewerage infrastructure has sufficient capacity to accommodate growth.

The Council considers infrastructure should be delivered alongside, or in advance of, development wherever possible.

Question 15: Are there any other issues that should be addressed?

The Council would encourage further consideration of:

- Long-term infrastructure planning.
- Flood risk, water management and wastewater capacity.
- Renewable energy generation and low-carbon infrastructure.
- Protection of settlement identity and local character.
- The relationship between growth and public transport investment.
- Meeting the housing needs of an ageing population.

Question 16: Evidence Base

The Council supports the use of robust and up-to-date evidence to inform the Local Plan. Particular regard should be given to housing needs, infrastructure capacity, transport, heritage, environmental considerations and the capacity of public services to support future growth.

LICHFIELD CITY COUNCIL

PLANNING APPLICATIONS COMMITTEE

2 October - 5 November 2026

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
26/01168/FUH	Erection of a detached garage.	19 The Friary, WS13 6QG	**No objections**
26/01183/ADV	Installation of 1no non-illuminated fascia sign (3D letters to existing timber fascia), projecting sign and vinyl to entrance door fanlight	Superdrug Stores PLC, 16-18 Conduit Street,WS13 6JR	**No comments received**
26/01182/LBC	Works to listed building to enable the redecoration of existing timber frame shop front, installation of new signs and associated works	Superdrug Stores PLC, 16-18 Conduit Street,WS13 6JR	**No comments received**
26/01161/FUL	Section 73 application to vary Condition 2 (Approved Plans) of planning permission 25/00602/FUH to amend the proposed single storey roof from the approved design to a traditional flat roof incorporating roof lanterns	7 Nether Beacon, WS13 7AT	**Objection - the application includes a flat roof; LDC SPDs express reservations about flat roofs.**
26/01116/FUH	Extension of garage	8 Marshall Road, WS13 6UP	**No objections**
26/01153/FUH	First floor extension over existing garage and a two storey rear extension and various internal alterations	6 Friary Gardens, WS13 6QU	**No objections**
26/01135/FUH	Two storey side and single storey rear extension with pitched and flat roofs, including a front bay window and a widened dropped kerb	53 Walsall Road, WS13 8AD	**No objections**
26/01160/FUH	Erection of storm canopy porch, single storey extension and garage conversion.	21 Chatterton Avenue, WS13 8EF	**No objection but concerns over possibility of increased pressure on on-street parking.**
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	**Objection - LCC does not believe the revised plans for the bus station and linear park have fully addressed previous concerns. The bus station is still not big enough and there are still issues about access for car parking.**

MINUTES APPENDIX A

LICHFIELD CITY COUNCIL

PLANNING APPLICATIONS COMMITTEE

2 October - 5 November 2026

LCC comments for submission to Lichfield District Council

App No.	Details	Site	LCC Recommendation
26/01179/FUL	Retention of 3no. parcel lockers (Royal Mail, Amazon, Evri) on the side elevation	17 St John Street, WS13 6NU	**No objections , suggest that the applicant be made aware of the shop front grants available from LDC**
26/01171/LBC	Works to listed building to enable the installation of various illuminated and non-illuminated signs including individual text, projecting sign and menu boards and the painting of windows, window surrounds and doors	Zizzi Bird Street , WS13 6PW	**No objections**
26/01165/ADV	Installation of various illuminated and non-illuminated signs including individual text, projecting sign and menu boards	Zizzi Bird Street, WS13 6PW	**No objections**
26/01239/FUH	Replacement conservatory to rear	20 Scotch Orchard, WS13 6BZ	**No objections**
26/01242/FUL	Installation of new shop front and installation of a retractable canopy (Sch1)	Hindley's Bakery And Cafe 10 Tamworth Street .WS13 6JJ	**No objections**
26/01247/FUH	Single storey front extension to form porch and extend garage and increase parking area to front	35 Grange Lane.WS13 7EE	**No objections but ask that the Planning Officer ensures the garage extension at the front of the property does not cause a 45 degree rule issue for 37 Grange Lane**
26/01238/FUH	Single-storey rear extension and internal alterations (Sch1)	1 Lowther Street, WS14 0DY	**No objections**
26/01277/FUH	Removal of existing car port and the erection of a two storey side extension (Sch1)	Railway Cottage Fosseway Lane.WS13 8JY	**Comments by 3 November**
26/01138/FUH	Single storey side extension, garage conversion and new boundary fence line fronting Curborough road (Sch1)	17 St Annes Road WS13 7RE	**No objections**
26/01255/FUL	Installation of an External Wall Insulation (EWI) system to seven dwellings (Sch1)	10, 26, 27, 28, 33, 36 And 37 Beech Gardens. WS14 9EB	**No objections**

AGENDA APPENDIX A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

2 October - 5 November 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/01161/FUL		Chadsmead	Section 73 application to vary Condition 2 (Approved Plans) of planning permission 25/00602/FUH to amend the proposed single storey roof from the approved design to a traditional flat roof incorporating roof lanterns	7 Nether Beacon, WS13 7AT	**Objection - the application includes a flat roof; LDC SPDs express reservations about flat roofs.**
26/01247/FUH		Chadsmead	Single storey front extension to form porch and extend garage and increase parking area to front	35 Grange Lane.WS13 7EE	**No objections but ask that the Planning Officer ensures the garage extension at the front of the property does not cause a 45 degree rule issue for 37 Grange Lane**
26/01138/FUH		Curborough	Single storey side extension, garage conversion and new boundary fence line fronting Curborough road (Sch1)	17 St Annes Road WS13 7RE	**No objections**
26/01168/FUH		Leomansley	Erection of a detached garage	19 The Friary, WS13 6QG	**No objections**
26/01116/FUH		Leomansley	Extension of garage	8 Marshall Road, WS13 6UP	**No objections**
26/01153/FUH		Leomansley	First floor extension over existing garage and a two storey rear extension and various internal alterations	6 Friary Gardens, WS13 6QU	**No objections**
26/01135/FUH		Leomansley	Two storey side and single storey rear extension with pitched and flat roofs, including a front bay window and a widened dropped kerb	53 Walsall Road, WS13 8AD	**No objections**
26/01160/FUH		Leomansley	Erection of storm canopy porch, single storey extension and garage conversion	21 Chatterton Avenue, WS13 8EF	**No objection but concerns over possibility of increased pressure on on-street parking.**

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LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

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26/01165/ADV		Leomansley	Installation of various illuminated and non-illuminated signs including individual text, projecting sign and menu boards	Zizzi Bird Street, WS13 6PW	**No objections**
26/01277/FUH		Leomansley	Removal of existing car port and the erection of a two storey side extension (Sch1)	Railway Cottage Fosseway Lane.WS13 8JY	**Comments by 3 November**
26/01238/FUH		St Johns	Single-storey rear extension and internal alterations (Sch1)	1 Lowther Street, WS14 0DY	**No objections**
26/01255/FUL		St Johns	Installation of an External Wall Insulation (EWI) system to seven dwellings (Sch1)	10, 26, 27, 28, 33, 36 And 37 Beech Gardens. WS14 9EB	**No objections**
26/01183/ADV		Stowe	Installation of 1no non-illuminated fascia sign (3D letters to existing timber fascia), projecting sign and vinyl to entrance door fanlight	Superdrug Stores PLC, 16-18 Conduit Street,WS13 6JR	**No comments received**
26/01182/LBC		Stowe	Works to listed building to enable the redecoration of existing timber frame shop front, installation of new signs and associated works	Superdrug Stores PLC, 16-18 Conduit Street,WS13 6JR	**No comments received**
26/00399/FULM	1	Stowe	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	**Objection - LCC does not believe the revised plans for the bus station and linear park have fully addressed previous concerns. The bus station is still not big enough and there are still issues about access for car parking.**
26/01179/FUL		Stowe	Retention of 3no. parcel lockers (Royal Mail, Amazon, Evri) on the side elevation	17 St John Street, WS13 6NU	**No objections , suggest that the applicant be made aware of the shop front grants available from LDC**

AGENDA APPENDIX A

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

2 October - 5 November 2026

Applications for submission of comments to Lichfield District Council

App No.	Amend No.	Ward	Details	Site	LCC Recommendation
26/01239/FUH		Stowe	Replacement conservatory to rear	20 Scotch Orchard, WS13 6BZ	**No objections**
26/01242/FUL		Stowe	Installation of new shop front and installation of a retractable canopy (Sch1)	Hindley's Bakery And Cafe 10 Tamworth Street .WS13 6JJ	**No objections**

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

2 October - 5 November 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
26/01008/FUL	02/10/2026	Retention of parking layout, landscaping and planting in association with Fitness and Yoga studio	The Old House, Deanslade Farm, Claypit Lane	APPROVE	REFUSE
26/00742/COU	02/10/2026	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	REFUSE	APPROVE
26/00191/COU	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	APPROVE
26/01028/FUH	02/10/2026	Demolition of existing conservatory and erection of a single-storey rear extension with associated internal and external alterations.	Highfield House, 1 Boley Cottage Lane	APPROVE	APPROVE
26/00919/FUH	02/10/2026	Two storey side and rear extension, with rear single storey element.	130 Chesterfield Road, WS14 0AA	APPROVE	APPROVE
26/01090/FUH	27/08/2026	Single storey rear extension	43 Walsall Road	NO COMMENTS RECEIVED	APPROVE
26/00884/FUH	02/10/2026	Erection of a single storey flat roof rear extension with internal alterations and replacement rear pergola	46 Field Road	APPROVE	APPROVE
26/00930/ADV	02/10/2026	Erection of fascia signage boards illuminated with a trough light and fenestration stickers	17 St John Street	APPROVE WITH CAVEATS	REFUSE

AGENDA APPENDIX B

LICHFIELD CITY COUNCIL - PLANNING APPLICATIONS COMMITTEE

2 October - 5 November 2026

LDC Decisions on Planning Applications

App No.	LCC PAC Date	Details	Site	LCC Approve /Refuse	LDC Approve /Refuse
26/01093/FUH	02/10/2026	Removal of the existing conservatory, proposed two-storey front and side extensions, and proposed single-storey rear extension with associated external alterations.	19 Blackthorne Road	APPROVE	APPROVE