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## Borough of Telford and Wrekin

### Planning Committee

Wednesday 8 February 2023

6.00 pm

4th Floor Meeting Room, Addenbrooke House, Ironmasters Way,  
Telford TF3 4NT

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**Democratic Services:** Jayne Clarke / Rhys Attwell 01952 383205 / 382195

**Media Enquiries:** Corporate Communications 01952 382406

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**Committee Members:** Councillors C F Smith (Chair), G L Offland (Vice-Chair),  
G H Cook, N A Dugmore, I T W Fletcher, A S Jhawar, J Jones,  
J Loveridge and P J Scott

Substitutes Councillors S Bentley, V A Fletcher,  
J E Lavery, I Preece, G C W Latham-Reynolds,  
Lord Sahota, W L Tomlinson and D R W White

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	<b>Agenda</b>	<b>Page</b>
6.1	TWC/2022/0924 - 31, 33, 35, 39, 41 & 43 Market Street, Oakengates, Telford, Shropshire, TF2 6EL & 1 - 8 & 10 - 22 (evens) Limes Walk, Oakengates, Telford, Shropshire, TF2 6EP	3 - 6

To receive the update report on Planning Application TWC/2022/0924.

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## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2022/0924
Site address	31, 33, 35, 39, 41 & 43 Market Street, Oakengates, Telford, Shropshire, TF2 6EL & 1 - 8 & 10 - 22 (evens) Limes Walk, Oakengates, Telford, Shropshire, TF2 6EP
Proposal	Redevelopment of Oakengates Town Centre comprising of the demolition of units 31, 33 and 35 Market Street, and 1, 3, 5 and 7 Limes Walk, refurbishment of 14no. retail units, erection of 10no. first floor residential dwellings and an improved public realm area
Recommendation	Full Grant

### 1.0 RECEIPT OF FURTHER PUBLIC COMMENTS

1.1 Since the Committee Report was published the following consultation responses have been submitted to the Local Planning Authority:

- 1no. report from a public meeting held on 02 December 2022;
- 6no. further letters of objection;
- An in-shop petition containing approx. 630no. signatures;
- An online petition containing approx. 350no. signatures;
- Approx. 168no. responses to an in-shop questionnaire

1.2 The in-shop petition included the title 'Save Our Oakengates Shops and Livelihoods' and the majority of the signatures were attributed to postcodes in Telford and Shrewsbury, although some were identifiable from further afield in Stafford, Stoke and Aberdeen.

1.3 The online petition included the title 'Save Our Oakengates Shops and Livelihoods' and the majority of the signatures were attributed to postcodes in Telford. However, a significant number were from addresses further afield including (but not restricted to) Wrexham, Northern Ireland, Brighton, Wembley, East Sussex, Gloucestershire, Wiltshire, West Kilbride, Edinburgh and Liverpool.

1.4 It is not clear from the online petition whether each signature represents an individual, or whether some people have signed it more than once. Some identical names from the same postcode appear multiple times and therefore it is difficult for the LPA to confirm whether these are the same people or different.

1.5 The covering letter submitted with the in-shop questionnaire stated 158no. had been completed although the Local Planning Authority counted 168no.

1.6 The questionnaire consisted of the following four questions:

- 1) Were (*sic*) you aware of the plans to knock down the shops?  
**Yes: 26 (15%)      No: 142 (85%)**

2) Were (*sic*) you told 2 years ago that there were (*sic*) plans to knock down the shops?

**Yes: 2(1%)      No: 166 (99%)**

3) Would you like Oakengates to be changed losing the shops?

**Yes: 3(2%)      No: 165 (98%)**

4) Would you like improvement to be made to the shops that are already there?

**Yes: 128 (76%)      No: 40 (24%)**

1.7 Members are asked to note that Questions 1) and 2) would not represent a material planning consideration and therefore cannot be taken into account in the determination of this planning application.

## **2.0 CLARIFICATION RECEIVED FROM APPLICANT**

2.1 Para. 8.2.6 of the report states that all business owners currently occupying the 6no. units proposed for demolition have been accommodated elsewhere within Oakengates Town Centre. The Applicant has volunteered a point of clarity to say that there is one remaining business which has not yet been accommodated but it is the working intention that they will be. This may take a few months to finalise.

2.2 The reason for the delay in confirming this is that other businesses owners are currently deciding which formation of units they will be occupying in the new development.

## **3.0 OFFICER COMMENTS**

3.1 No additional material planning considerations are raised in either the report from the public meeting in December or the 6no. letters of objection that have not already been addressed in the main Committee Report. Some of the new letters of objection were received from members of the public who had already submitted comments online and which have been counted in the main Committee Report.

3.2 In terms of questions 3) and 4) from the in-shop questionnaire it is not clear whether the question is asking members of the public whether they want the shop businesses to stay or the building fabric to stay.

3.3 As has been addressed in the Committee Report, all business owners have already been offered accommodation within Oakengates Town Centre, with the exception of one business as explained in para 2.2 above. Therefore it is likely there will be no overall loss in shop businesses as a result of the proposed development. The proposed development does provide the opportunity for inviting new, pop-up style business within the enhanced public space being proposed, thereby expanding the range of goods and services on offer.

3.4 The Applicant has explained in their supporting information that the physical condition of the buildings proposed for demolition and refurbishment are not energy efficient and costly to maintain, and therefore the proposals make the most positive contribution to the built environment as promoted by Policy BE1 of the Local Plan.

3.5 The additional public comments submitted in all formats have been taken into account in assessing the planning balance and it is the view of officers that they do not warrant a review of the original recommendation in the committee report.

#### 4.0 RECOMMENDATION

4.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** (with the authority to finalise any matter including Condition(s), legal agreement terms, or any later variations) subject to the following:

A) The applicant/landowners entering into a Section 106 Agreement with the Local Planning Authority subject to indexation from the date of committee), relating to:

- i) Bus shelter improvements on Lion Street (£TBC)
- ii) s.106 Monitoring Fee (*2% of the total value of contributions, £500 minimum and capped at £15,000*)

B) The following Condition(s):

- A04 Time Limit Full
- B150 Site Environmental Management Plan
- B126 Landscape Management Plan
- B145 Lighting Plan
- B149 Ecology - Suite of Nesting/Roosting Boxes
- B049 Provision of Parking and Turning Spaces
- C074 Tree Protection
- B121 Landscaping Scheme
- C050 Completion of Noise Attenuation and Glazing Specification
- B089 Details of Mechanical Ventilation to Flats
- C002 Materials as Submitted on Plans
- C038 Development in Accordance with Plans
- CCustom Installation of Solar Panels
- B089 Details of Hours of Opening
- B029 Bins Detail and Installation
- B046 Construction Traffic Management Plan
- C029 Compliance with Demolition Method Statement
- B062a Details of Foul and Surface Water Drainage
- B076 SuDS Management Plan
- B079 Exceedance Flow Routing Plan
- B029 Details of Benches and Installation
- C089 Compliance with Tree Protection Plan
- D06 Restriction on food outlets (except 41 and 43 Market Street)

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