



## Minutes of the Planning Committee Meeting of Longden Parish Council held on Wednesday 6<sup>th</sup> August 2025 at 7.30 pm in Longden Village Hall

**Present:**

Cllr. Paul Carter – Chairman	Cllr. N Evans	Cllr. P Arnold
Cllr N Ingham	Cllr K Lovegrove	

**Also present:** Caroline Higgins, Clerk, Cllr D Morgan, Cllr. R Evans & one member of the public

**1/2025 Election of Chairman -**

The Committee unanimously elected Paul Carter to serve as Chairman.

**2/2025 Apologies for absence - Cllr K Roberts.**

**3/2025 Declarations of Interest -** *To receive declarations of interest under consideration on this agenda in accordance with the Localism Act 2011 s32 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012. - None*

**4/2025 Minutes of previous meeting -** It was noted that the minutes of the last Planning Committee meeting held on 7<sup>th</sup> August 2024 had been checked for accuracy and adopted by the Full Council on 4<sup>th</sup> September 2024. It was then unanimously RESOLVED that the minutes be approved as a true record.

**5/2025 Public Question Time and Participation (15 minutes)**

Cllr D Morgan spoke in opposition to the application for permission in principle for a single dwelling at land at Rope Walk, Lyth Hill. The site is located off a public bridleway on a local nature reserve legally used by horse riders, pedestrians and cyclists only. The site is in open countryside and development would significantly impact on the rural character of the area.

A member of the public objected to the proposed development on the grounds that it would increase vehicular traffic in the area.

**6/2025 Planning**

**6.1 Planning Applications –**

6.1.1 25/02748/PIP – **Land at Rope Walk, Lyth Hill, Shrewsbury, Shropshire;** Application for permission in principle for construction of a single (self-build) residential dwelling.

The Committee noted that the guideline housing numbers for Longden parish set out in the SAM.Dev Local Plan had been significantly exceeded and that Lyth Hill is outside the Community Cluster. The site therefore lies within open countryside and development is contrary to the principles of Core Strategy CS6 which requires that development be strictly controlled.

The application fails to define the proposed means of access, but the committee noted the adjacent bridleway would be unsuitable for vehicular access and would require a change in the legal status as access is only permitted for horses, bikes and pedestrians. The bridleway forms part of the Lyth Hill Country Park which is a designated Local Nature Reserve managed by Shropshire Council for the protection of wildlife and important geological outcrops.

The Committee unanimously **RESOLVED** to **OBJECT STRONGLY** to the proposed development on the grounds of damage to the rural character of the area, particularly to the Lyth Hill Country Park, inadequate access and failure to comply with the principles of Core Strategy CS6.

**6.2 Planning Decisions** – The Committee noted the following decision

6.2.1 **25/01953/FUL: Welbatch Farm, Hookagate, Shrewsbury, Shropshire, SY5 8BA:** Proposed cattle underpass; **Decision:** Grant Permission

**7. Date of next meeting** – Full Council – Wednesday 3<sup>rd</sup> September 2025 at Longden Village Hall

*The meeting closed at 8:00pm*