



Minutes of the Planning Committee Meeting of Longden Parish Council held on Tuesday 18th November 2025 at 2:00pm in Longden Village Hall

Present:

Cllr. Paul Carter – Chairman	Cllr. N Evans	Cllr. P Arnold
Cllr N Ingham	Cllr K Lovegrove (from 2:20pm)	

Also present: Caroline Higgins, Clerk, Cllr. R Evans (from 2:40pm)

8/2025 Apologies for absence - None.

9/2025 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. – Cllr K Roberts declared a personal, non-pecuniary interest as a resident of Hook-a-gate.*

10/2025 Minutes of previous meeting - The minutes of the Planning Committee meeting held on 6th August 2025 were RESOLVED as a true record.

11/2025 Public Question Time and Participation (15 minutes)
There were no members of the public present.

12/2025 Planning

12.1 Planning Applications – The Chairman proposed and the Committee RESOLVED to consider item 5.1.2 first.

12.1.1 25/04196/HHE – 1 Longmynd View, Shrewsbury Road, Longden, Shropshire; Erection of a single storey rear extension. It was noted that the extension would infill a gap between the projection of the existing extension and would not be visible from the street. It was RESOLVED to make NO COMMENT on this application.

12.1.2 25/04196/HHE – Land west of New Inn, Hook-a-Gate, Shrewsbury; Outline application (all matters reserved) for up to 5 dwellings and associated works; Following a discussion and arrival of Cllr K Lovegrove, it was PROPOSED by the Chair to OBJECT STRONGLY on the following material planning grounds;

1. The housing development guidelines for the parish of Longden set out in the SAM.Dev Local Plan were for around 50 houses during the plan period up to 2026, with the preferred focus of development being within the sustainable village of Longden. During the plan period the housing guidelines have been greatly exceeded (70+ approvals) with much of the development taking place outside Longden including in the village of Hook-a-gate where a development of eight houses is awaiting completion at the Cygnets site. Further approvals of housing would constitute an overdevelopment of the settlement of Hook-a-gate.
2. The recently withdrawn draft Local Plan proposed designation of Hook-a-gate as an area of Open Countryside as the limited range of community facilities available indicated the village is an unsustainable settlement and unsuitable for allocation of housing sites. The Planning Statement makes inaccurate reference to community facilities reachable on foot or via sustainable transport links. Paragraph 3.5 states services include a church but there is none in the village and states there is a bus stop within 800 meters of the site to the east. It fails to say that the footpath is not a made footpath along the highway but a series of unpaved and unlit public rights of way (444/19/1, 444/18/Y/1 and 496/20/1) crossing open countryside to the neighbouring parish of Bayston Hill which is entirely unsuitable for daily use to access schools or local services and is therefore irrelevant for sustainable travel. The NPPF sets out the 'presumption in favour of sustainable development' but the current proposal is not sustainable and should therefore be refused.
3. The proposed site lies at the end of a linear village and development would further extend the ribbon form of the village as well as extending the current development envelope.
4. The proposal is in outline form with all matters reserved so the size of the properties is not final, however the indicative site plan shows substantial detached houses which are likely to have 4+ bedrooms each. This type of property is over-supplied in the parish of Longden, which currently has double the national average of 4+ bedroom homes (42.9% of properties) whilst in contrast it has just half the national average of 2-bedroom homes (17.2%) (2021 Census data) A recent Housing Needs Assessment undertaken for the Neighbourhood Plan being developed for Longden Parish demonstrates a significant demand for smaller, more affordable 2-3 bedroom homes to meet local needs which concurs with the community aspirations for such properties as set out in the adopted Parish Plan and supported by recent household consultations for the developing Neighbourhood Plan.
5. The proposal seeks to utilise approximately half of the area currently available for parking by the New Inn PH. This will significantly reduce the parking capacity for the pub, which is already greatly exceeded when holding events, causing vehicles to be parked inconsiderately on verges and blocking access to other properties. A very recent example is the demand generated by the bonfire and firework event on 5th November when the vehicles were parked all along the highway verge and through the village. The loss of parking will have a negative impact on residential amenity and may negatively impact on

the commercial viability of the pub if it cannot continue to hold successful events.

6. The development site is partly comprised of greenfield land with considerable ecological value and whilst mitigation measures are proposed in detail, the construction work will cause significant disruption to the existing wildlife corridor, which will have wider impacts beyond the site itself.

The motion was **RESOLVED** with Cllr Roberts abstaining from the vote.

12.1.3 No further planning applications validated since publication of the agenda.

13.2 Planning Decisions – The Committee noted the following decision

- 13.2.1 **25/02978/FUL: Land south of The Vinnals, Lower Common, Shrewsbury:** Proposed agricultural worker’s dwelling; **Decision:** *Grant Permission*

7. **Date of next meeting** – Full Council – Wednesday 3rd December 2025 at Longden Village Hall

The meeting closed at 2:50pm

Signed..... (Chair) Date