



**Minutes of the Planning Committee Meeting of Longden Parish Council held on Wednesday 8<sup>th</sup> April 2026 at 1:30pm in Longden Village Hall**

**Present:**

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

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

**14/2025 Apologies for absence - None.**

**15/2025 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*

**16/2025 Minutes of previous meeting -** The minutes of the Planning Committee meeting held on 18<sup>th</sup> November 2025 were RESOLVED as a true record.

**17/2025 Public Question Time and Participation (15 minutes)**

A resident of Hook-a-Gate spoke in support of 26/01017/OUT, a proposal for the development of up to 5 houses east of Welbatch Farm. He stated that the 9” sewer pipe from Longden passes through the applicant’s land and has reached full capacity, which would limit development upstream in Longden, whereas the proposed development would join the sewerage network downstream of the roots blockage currently causing Severn Trent to tanker sewage daily from Annscroft.

**18/2025 Planning**

**18.1 Planning Applications –** The Committee considered the following planning applications:

**18.1.1 26/01037/FUL – Proposed self-build dwelling to the west of Lower Common, Longden, Shropshire;** Longden Parish Council **unanimously resolved** to **OBJECT** to the proposed development on the following material planning grounds.

The Pre-app advice suggests approval would be likely for a modest dwelling in the

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proposed sector of the site, providing the positioning, scale and orientation of the dwelling avoids significantly overlooking, overshadowing or appearing overbearing to the adjacent property.

The parish council considered that the proposed 4-bedroom property is far from modest and is too close to the adjacent property, so would result in an overbearing appearance.

Longden parish has double the national average proportion of 4-bedroom houses and half the average proportion of 2-bedroom properties. Consultation on the Longden Neighbourhood Plan has indicated a need for smaller 2/3 bedroom homes affordable for local sale or rent to rebalance the housing stock. Four bedroom homes are not needed.

The development site lies within the development cluster of Exford's Green/Lower Common, which had a housing guideline of 8 houses during the SAM.Dev plan period. This guideline has been significantly over delivered. The Exford's Green/Lower Common cluster has no services and was due to be redesignated as open countryside in the withdrawn local plan. Despite its withdrawal, the local plan assessment that the settlement is not a sustainable location for further development is the most up to date and the application should therefore be considered in the context of open countryside development where open market development is strictly controlled.

**18.1.2 26/01017/OUT – Proposed residential development land west of Welbatch Farm, Hook-a-Gate, Shrewsbury;** Outline application (all matters reserved except for access) for up to 5 dwellings. It was **resolved unanimously to OBJECT to the development** on the following material planning grounds.

The site is located outside of the settlement of Hook-a-Gate and is therefore in open countryside. Development in open countryside is strictly controlled and should be consistent with Core Strategy CS6. The site would significantly extend the already linear village of Hook-a-Gate into the countryside, exaggerating the appearance of ribbon development and would be prominent in the landscape due to its elevated position.

The outline application is for open market housing and does not contribute to the rural economy by providing affordable or essential countryside workers' accommodation. The SAMDev housing guideline for the cluster villages in Longden Parish was 50, of which 25 were to be delivered in Longden and the remainder distributed proportionately across the remaining settlements. This guideline has been significantly exceeded.

The application provides no details about the number of bedrooms each house would have but the size of the detached properties suggest they would be 4+ bedroom homes which Longden parish is already over supplied with. (The parish contains double the national average proportion of 4-bedroom homes and only half the average proportion of 2-bedroom homes). The adopted parish plan demonstrates the need is for 2/3 bedroom houses affordable for local people.

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The countryside between cluster villages do not form part of the cluster. The developer states that the site is well located for local services, however these are extremely limited in Hook-a-Gate, being restricted to a nursery, a pub and an on-demand bus service. Residents would rely heavily on cars to access schools and shops in Shrewsbury and Longden as there is no continuous footpath along the narrow C150, making it unsafe for pedestrians despite the relatively short distances involved.

**18.2 Planning Decisions** – None notified since the previous full council meeting.

**19. Date of next meeting** – Full Council – Wednesday 6<sup>th</sup> May 2026 at Longden Village Hall

*The meeting closed at 2:00pm*

Signed..... (Chair) Date .....

Signed ..... (Chair) ..... (Date)