



Minutes of the Planning Committee Meeting of Longden Parish Council

Held on Wednesday 20th May 2026 at 1:30pm in Longden Village Hall

Councillors present:

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

Also present: Caroline Higgins, Clerk, C Roberts and N Evans, (from 2:10pm), three members of the public

PC 1/2026 Election of Chair – Cllr P Carter was nominated by Cllr Lovegrove, seconded by Cllr Ingham and unanimously elected as Chair until the next Annual Meeting of the Council.

PC 2/2026 Apologies for Absence – None

PC 3/2026 Declarations of Interest – Cllrs P Carter and K Lovegrove declared non-pecuniary interests in planning applications to be considered under items 6.1

PC 4/2026 Minutes - The minutes of the Planning Committee meeting held on 8th April 2026 were confirmed as an accurate record and signed by the Chair.

PC 5/2026 Public Participation – A relative of a resident of Longden Common spoke against application 26/1590/REM (described as Preseli, Longden Common Lane, but now known as Tallarook). They stated that the size of the proposed development would dominate the existing properties which are predominantly small cottages and bungalows. They also objected to the position of a large garage to the front of the property which would be inconsistent with the existing building line.

Residents of Lower Common spoke against application 26/01409/OUT, Land south of Lower Wood House, Lower Common, proposed residential development of up to five dwellings. They stated the site is not an infill site, bounded by open countryside and a sewage pumping station on two sides. They further objected on the grounds of inadequate access via the single-track roads which are frequently blocked by heavy goods vehicles delivering to existing businesses and the impact of construction traffic on residents. The Vinnals poultry farm has an outstanding application for an additional poultry shed which, if approved, would



generate additional vehicle movements. They also described the regular flooding of drainage ditches which result in water standing across the roads. The pre-app advice appended to the application had expired prior to validation of the application so should be discounted. They expressed concern about the capacity of the sewage system, which already requires regular pumping by Severn Trent to prevent overloading. They observed that whilst an indicative layout including two semi-detached properties was provided, the application is in outline form with all matters other than access reserved, so offered no guarantees that smaller properties would be developed to meet local need.

Public participation closed at 1:50pm

PC 6 /2026 Planning – The committee considered the following planning applications

PC 6.1/2026 Planning Applications

PC 6.1.1 Reference: 26/1590/REM: Approval of reserved matters (appearance, landscaping, layout and scale) for the proposed erection of one dwelling, plot adjacent to **Preseli, Longden Common Lane**, Longden Common (pursuant to 25/00889/OUT) Click link to view [Preseli link](#) – Following a discussion it was RESOLVED unanimously that the Council **OBJECTS** to the proposed reserved matters on the grounds that it will be overly large, overbearing to neighbouring properties and the garage is inconsistent with the building line.

PC 6.1.2 Reference: 26/01409/OUT: Proposed Residential Development **Land South Of Lower Wood House, Lower Common**, Longden, Shropshire Proposal: Outline application for residential development (up to five dwellings) and associated infrastructure to include means of access. Click link to view [Lower Wood Link](#) – Following a discussion, the committee RESOLVED unanimously that the Council **OBJECTS** to the proposed development on the grounds that it is in an unsustainable, open countryside location where housing delivery has already greatly exceeded the housing guidelines set out in the current local SAM.Dev plan; that the single track roads are inadequate to provide suitable access due to the existing heavy traffic use; that there is evidence that the pumping station is over its design capacity, requiring frequent pumping and that the road floods repeatedly due to the high water table and inadequate drainage in heavy rainfall.



PC 6.2/2026 Planning Decisions – The Committee noted the following decisions:

PC 6.2.1 Reference: 26/01014/FUL: **Douglas Swire Memorial Hall, Longden:**
Proposal: Erection of extensions following demolition of existing lavatories and refurbishment: Decision: **Grant Permission:** View online at: [Douglas Swire Memorial Hall Link](#)

PC 6.3/2026 Planning Appeals – The Committee noted the following appeals and considered any comments it wished to make;

6.3.1 Appeal Reference 26/03483/OUT against refusal of application reference 26/00065/OUT, **Proposed dwellings (two dwellings), with access to the west of Hanley House, Hook-a-Gate** – to be determined on the basis of written representations to the Planning Inspectorate, (Ref 6008785), to be submitted by 5th June 2026 – The committee noted the council had made no comment on the original proposal and RESOLVED to make NO COMMENT on the appeal.

6.3.2 Appeal Reference 26/03482/REF against refusal of application 26/00245/FUL, for the **erection of two semi-detached dwellings on former Sunbreak, Annscroft** – to be determined on the basis of written representations to the Planning Inspectorate (Ref 6008564), to be submitted by 5th June 2026 – The Committee noted that the application had been refused due to the overshadowing of the rear gardens of neighbouring properties and that the council had made no comment on the original application. The Committee agreed that two small properties at this brownfield site would address local housing need and RESOLVED to submit a comment to the Planning Inspectorate indicating the Council would be inclined to SUPPORT a modified design that respected the established built form of neighbouring properties.

Meeting closed at 2:20pm