



Minutes of the Planning Committee Meeting of Longden Parish Council

Held on Wednesday 29th July 2026 at 2:00pm in Longden Village Hall

Councillors present:

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

Also present: Caroline Higgins, Clerk, two members of the public

PC 7/2026 Apologies for Absence – Cllrs K Roberts and N Ingham

PC 8/2026 Declarations of Interest – None

PC 9/2026 Minutes - The minutes of the Planning Committee meeting held on 20th May 2026 were confirmed as an accurate record.

PC 10/2026 Public Participation – Two members of the public declined to speak but offered to answer questions with respect to their application ref 26/02283/FUL, proposed dog walking facility. The Committee sought assurance that the proposed car parking capacity would be adequate for the number of vehicles that might wish to use it. They noted the relocation of the proposed shed, further from the road.

A councillor expressed concern at the change of use from agricultural use. The applicants stated that the development is designed to be fully reversible enabling the field to be returned to agricultural use should it not be a successful venture. They proposed cutting the grass more frequently than for agricultural purposes. They stated the shared access to the wedding venue would be improved by the development.

Public participation closed at 2:15pm

PC 11 /2026 Planning – The committee considered the following applications

PC 11.1/2026 Planning Applications

PC 11.1.1 Reference: 26/02283/FUL: Proposed dog walking facility east of Lyth Bank, Shrewsbury: Proposal – Change of use of agricultural managed grassland to a secure dog walking field. Erection of fencing, shelter and the creation of a hardstanding area for visitor parking and turning.



It was RESOLVED unanimously that the Council **SUPPORTS** the proposal which will meet a need in the local area and represents a good diversification for a rural business.

PC 11.1.2 Reference: 26/02800/PIP: Proposed Residential Development of up to eight dwellings, west of New Inn Public House, Hookagate, Shrewsbury; All matters reserved.

The Committee noted similarities to a previous proposal, (25/03416/OUT) to which the council had strongly objected and had been refused by Shropshire Council. The Committee noted that the applicants had failed to address the reasons for refusal, including a lack of information to ensure that a safe access could be created or the loss of valuable parking space for the New Inn PH. It also noted that further objections raised by the parish council applied to this application, notably an unacceptable extension of the village into open countryside, an exaggeration of the ribbon form of the village, and the poor quality of sustainable connections to local services. The parish council also objected to the size of the dwellings proposed in the previous application and noted that smaller houses appeared to be proposed on the plans for this application, however the design and access statement refers to between 4 – 8 dwellings and the application for Permission in Principle gives no assurance that the indicated smaller homes will be delivered should permission be granted. The Committee further noted that Hookagate would not meet the assessment as a sustainable community in the recently published draft Community Hierarchy and would not be identified for housing development by Shropshire Council.

The Committee RESOLVED unanimously to OBJECT STRONGLY to the application and to reiterate the objections previously submitted.

PC 11.2/2026 Planning Decisions – None

PC 11.3/2026 Planning Appeals – The Committee noted the following;

11.3.1 Appeal Reference 6008564 against refusal of application ref 26/00245/FUL for the erection of two semi-detached dwellings on former **Sunbreak, Annscroft - Appeal dismissed**

Meeting closed at 3:00pm