



Minutes of the Ordinary Meeting of Longden Parish Council

Held on Wednesday 2nd September 2026 at 7:30pm in Longden Village Hall

Councillors present:

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

Also present: Caroline Higgins, Clerk

62/2026 Apologies for Absence – Cllr C Roberts - Noted

63/2026 Declarations of Interest – No pecuniary interests were declared but Cllrs Carter, Ingham and Lovegrove registered their non-pecuniary interests as they are all acquainted with the applicant of planning application 26/03068/FUL.

64/2026 Public Participation – There were no members of the public present.

65/2026 Minutes –

65.1 The Council RESOLVED that the minutes of the full council meeting held on 1st July 2026 were an accurate record.

65.2 The Council RESOLVED that the minutes of the Planning Committee meeting held on 29th July 2026 be approved as an accurate record and adopted by the Council.

66/2026 Planning

66.1/2026 Planning applications – The Council considered the following applications;

66.1.1 Reference: 26/02895/VAR (validated: 31/07/2026)

Address: 13 Old Coppice, Lyth Hill, Lyth Bank, Shrewsbury, Shropshire, SY3 0BP; Proposal: Variation of Condition No. 2 attached to permission 26/00833/FUL dated 13 April 2026 – No comments

66.1.2 Reference: 26/03060/HHE (validated: 18/08/2026)

Address: Harlows, Cobham Villas, Shrewsbury Road, Longden, Shrewsbury,
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Signed _____ Date _____



SY5 8EP; Proposal: Kitchen extension to rear of property 6m x 6m – No comments

66.1.3 Reference: 26/03050/LBC (validated: 19/08/2026)

Address: The Wainscot, Great Lyth Farm, Great Lyth, Shrewsbury, Shropshire, SY3 0BA; Proposal: Erection of porch. – No comments

66.1.4 Reference: 26/03068/FUL (validated: 20/8/2026)

Location: - Proposed Dwelling To The West Of, Lower Common, Longden, Shropshire; Proposal - Proposed self-build dwelling – The Council noted that whilst the proposal had been reduced in size it remained a larger 4-bedroom property, which are over supplied in the parish. It was noted that the site lies in an unsustainable rural location and that residents would rely heavily on private transport. It is not a true infill as it is outside the natural edge of the existing community which would result in encroachment into open countryside. The parish has already greatly exceeded the housing guidelines set out in the SAM.Dev local plan and the development fails to meet the locally identified need for smaller, more affordable, 2-3 bedroom family homes. It was then RESOLVED unanimously to OBJECT to the proposed development.

66.1.5 Planning applications validated since the publication of the agenda – The Council noted the validation of application reference 26/03257/CPL, Ridgebourne House, Annscroft; Application for a Lawful Development Certificate for the proposed re-designation of existing detached triple garage with garden room above to habitable accommodation/annexe. – *Notification is for information only and no comments are invited.*

66.2/2026 Planning decisions – The Council noted the following planning decisions,

66.2.1 Reference: 26/01590/REM (validated: 05/05/2026)

Address: Plot Adjacent to Preseli, Longden Common Lane, Longdon Common, Shrewsbury; Proposal: Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to 25/00889/OUT for the proposed erection of one dwelling; Decision: Grant Permission

66.2.2 Reference: 26/01037/FUL (validated: 27/03/2026)

Address: Proposed Dwelling to The West Of, Lower Common, Longden, Shropshire; Proposal: Proposed self-build dwelling; Decision: Withdrawn



66.3 Planning Appeals

66.3.1 25/04895/FUL (validated: 15/01/2026); Address: Proposed Holiday Accommodation at Lyth Hill, Shrewsbury, Shropshire; Proposal: Change of use of land for the stationing of 2 No shepherds' huts for holiday purposes
Appeal/Planning Inspectorate ref: 6013575 - Appeal against refusal
Council Appeal reference: 26/03503/REF

Appeal start date: 4 August 2026 – Determination on the basis of written representations received by 9 September 2026 to [Planning Inspectorate](#) - The Council RESOLVED to support the decision to REFUSE the application and to reiterate their objections to the use of the bridleway as a proposed access and the impact of increased traffic on Lyth Bank.

66.4 Neighbourhood Plan – Cllr P Arnold reported that the recently published National Planning Policy Framework gives greater weight to a Neighbourhood Plan containing at least one site allocation for housing. The Clerk reported that this might include an undeveloped site with extant planning permission. The Council RESOLVED to meet the expenses of an in-person visit by the planning consultant including an overnight stay in September.

67/2026 Asset transfers and devolution of services - The Council noted the report of the meeting with Shropshire Council Street Scene manager and that further information had been requested. It was noted that bin emptying issues have been resolved and that the parish council may wish to consider taking on only amenity grass and verge maintenance. It was RESOLVED to form a working party to consider the practicalities and of undertaking the work, including the disposal of arisings, identification of priority areas and wildflower verges and obtain cost estimates for consideration by the full council. Cllrs Morgan, Ingham and Arnold Carter and R Evans volunteered to join the working group. (*Meeting to be arranged*).

68/2026 Highways

68.1/2026 Local Transport Plan – D Morgan reported on initial meeting and was nominated to attend follow-up meeting.

68.2 20mph Longden School Zone – Cllr R Evans reported the delay was due to the landowner denying access to the field until the crop had been harvested. (It was noted that the crop had been harvested recently).



68.3/2026 Longden VAS Relocation – Reliant on completion of 20mph scheme.

68.4/2026 National Grid – Cable reinforcement scheme – The Council noted works on Plealey Lane had been completed. Work on C150 through Annscroft programmed for early 2027.

68.5/2026 Hills Ford Rally – Road closures have been advertised for timed stages.

68.6/2026 Convex mirror – The Council noted the planning department will not provide advice for free. Cllr R Evans will attempt to get confirmation from the planning department.

68.7/2026 Road Closures – Cllr R Evans reported a planned road closure for surface repairs on the overbridge at Nobold during the October half-term.

69/2026 Play Areas

69.1/2026 Play area maintenance – Clerk to obtain alternative quotes for repairs of worn fixings and cradle swing.

69.2/2026 Annscroft Play Area improvements – The Council retrospectively approved the payment of the invoice for the new play equipment, which was completed in July. The asset register has been updated and the insurance policy upgraded to cover the new equipment.

69.3/2026 Football Goals – Clerk to obtain quotes for replacement and installation.

69.4/2026 Official Opening – Event at half-term suggested, to include crocus bulb planting. Cllr N Evans to liaise with Longden school about potential involvement of school children and publication of the opening. Clerk to prepare article for parish magazine.

Cllr R Evans apologised that he needed to leave the meeting early and offered to give the Shropshire Councillor's report before he left. The Council RESOLVED to consider his report next.

70/2026 Shropshire Councillor's Report – Noted the following;



- Whitchurch Civic Centre to be sold as it is uneconomic to remove the RAAC concrete.
- Q1 finance projected to show a small surplus against the budget.
- Cornovii (wholly owned subsidiary of the Council) will be wound up within 18 months at a cost of £4M.
- Disposal of Oswestry old Cattle Market to be called in by Scrutiny committee.
- Shropshire Council seeking to recruit more foster parents

71/2026 Streetlight Columns – The Clerk's report on the conflict with the new signpost was noted and it was RESOLVED not to replace the pole light on School Lane with a steel column and to return the resultant savings to the unallocated CIL reserve.

72/2026 Village Maintenance – The Council ratified the delegated decision to appoint Boyd Groundcare to trim hedges around road signs at a cost of £300 and noted the work had been completed.

73/2026 Street Furniture –

73.1/2026 Redhill Noticeboard – Clerk to seek quotes for replacement and installation of a new noticeboard.

73.2/2026 Annscroft Noticeboard – Awaiting delivery.

73.3/2026 Provision of Planters – The Council RESOLVED to invite the resident who had volunteered to maintain a planter to attend the next meeting to discuss his ideas.

74/2026 OPCC Survey – Authority delegated to Clerk to complete survey in consultation with the Chair.

75/2026 Finance

75.1/2026 Payments – The following payments were approved by the Council, including those made under delegated authority during August:

Staff costs	(Confidential)	£2,573.71
Bank Charges	Lloyds Bank	£4.25
IT support & licenses	Cloudy Group Ltd	£123.54 x 2
Streetlight electricity	Shropshire Council	£575.78



Insurance premium	Clear Councils	£45.47
Play area inspection	Ray Parry Playgrounds	£60.00 x 2
Clerk's expenses	Employee	£31.26
Work from home allowance	Employee	£26.00x 2
Annscroft noticeboard	Gordon Ellis & Co	£900.54
Play area improvements	Ray Parry Playgrounds	£28,308.00
Neighbourhood plan support	UVE Planning Ltd	£1,051.20
Audit Fee	PFK Littlejohn LLP	£378.00
Website hosting	Parish Online	£462.00
Streetlight column replacement	EON Energy Solutions	£2,228.74
Hedge cutting	Boyd's Groundcare	£300.00

75.2/2026 National Pay Award – The Council NOTED the agreement of the 2026 pay award for local government employees, effective from 1 April 2026 and approved payment of the backdated increase in September salary.

75.3/2026 HMRC Credit – The Council NOTED the historical credit and approved the setting up of a direct debit arrangement to ensure the correct sums are collected in future.

75.4/2026 Payroll Contractor – The Council approved the renewal of the annual contract with DM Payroll Services with effect from April 2027.

75.5/2026 Transfer of funds –

75.5.1 The Council retrospectively approved the transfer of £2,000 from CCLA to Lloyds for August payroll

75.5.2 The Council RESOLVED to transfer £25,000 from CCLA to cover the anticipated payments in September.

75.6 Bank Reconciliation – The Council approved a bank reconciliation totaling £127,080.59.

75.7/2026 CIL Monitoring Report – The Council noted the current CIL position and approved the report on CIL expenditure during 2025-26.

At 9:30 the council resolved to suspend standing orders to enable the remaining business on the agenda to be completed.



76/2026 Reports

76.1 Clerk's report – The Clerk's written report was noted. She added that the external audit report had been returned with no concerns identified. She requested that Councillors display the Notice of Conclusion of Audit on noticeboards before the end of September.

76.2 Shropshire Councillor's report – See minute 70

76.3 Chair's report – Cllr Carter reported attendance at a number of meetings which have been reported above.

76.4 Councillors' Reports

76.4.1 Cllr P Arnold reported Manor Way has been resurfaced. He volunteered to cut back the overgrown hedge in Annscroft.

76.4.2 Cllr D Morgan reported that Bayston Hill Parish Council has organized a showing of the Citizens' Climate Emergency Briefing on 28th January, which will be used to support the recruitment of additional volunteers for local nature recovery activities.

He also reported on the signing of a Memorandum of Understanding over the management of Oaks Woodland for nature conservation which may offer opportunities for volunteer involvement.

He reported improved growth of wildflowers in the verges but proposed that £100 from the nature recovery budget be used to purchase wildflower plug plants which he will arrange to plant. This was RESOLVED.

77/2026 Date of Next Meeting –

Wednesday 7th October 2026, 7:30pm – Full council

HR Committee – Date in October to be agreed

78/2026 Exclusion of the press and public – In accordance with the Public Bodies, Admissions to meeting Act 1960, it was RESOLVED to exclude the press and public on the grounds the following discussion might reveal confidential personal information.



**Longden
Parish
Council**

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79/2026 Planning Enforcement – The Council noted two enforcement investigations in the parish.

Meeting closed at 9:45pm