

CLUNGUNFORD PARISH COUNCIL

Draft Minutes

Thursday 18 December 2025 at 3.00 pm in Clungunford Village Hall

Present: Cllr Jonathan Roberts (Chairman and Acting Clerk), Cllr Keith Arbery, Cllr, Cllr Michael Jones, Cllr Rob Rees, Cllr Mike Tucker, Cllr Tris McHaffie and Mr Lee Burdon

1. Apologies

Mary Bason and Christine Tinker

2. Planning matter

Reference: 25/04352/FUL (validated: 08/12/2025)

Address: Oak Works, Hoptonheath, Craven Arms, Shropshire, SY7 0QD

Proposal: Change of use from industrial to the siting of 13 residential park homes as an extension to Ashlea Pools Country Park, following demolition of an existing building

Clungunford Parish Council resolved to respond to the statutory consultation on the above planning application as follows:

1. There is no objection to the principle of the proposed development of the site, but there are concerns as to detail as stated below
2. It is considered that the proposal for 13 units is an over-development of the site, particularly in relation to the size of the hamlet of Hopton Heath. The overall impression is of a cramped site, particularly when contrasted with the more spacious lay-out of the Ashley Pools Holiday Park and curtilages in Hopton Heath in general. 13 units would exceed the number agreed for the cluster centred on Clungunford, taking into account units already built and consented
3. As presented, the plans show an unattractive and regimented streetscape. It is suggested that a bend in the road with some units placed on each side would offer a better lay-out and street scene. A mix of housing types should be considered
4. More attention should be given to landscaping both to improve the amenity of residents and the appearance of the scheme from the road at the entrance. Preservation of the trees on the eastern side is welcome, but more shrub planting within the development would be desirable
5. There is an existing bore-hole on the site serving an off-site property. Provision must be made for its preservation
6. There is concern as to drainage arrangements. Anecdotally, the existing drainage arrangements for Ashlea Pool, with which the development is proposed to connect, are not entirely satisfactory. The situation can only be exacerbated by the new development. The Parish Council would expect the new development to be served by the best available treatment plant, which may in turn involve modification or renewal of the existing Ashley Pools systems. Shropshire Council will be mindful of the vicinity of the development to the River Clun SAC
7. Lee Burdon, one of the applicants, helpfully attended our meeting and is aware of the comments made above

3. Any other business

There was none.

4. The next meeting

The next meeting will be held on Wednesday 14th January at 7pm.

The meeting finished at 16.00.