

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 10th September 2026

Members present: Cllrs V Armstrong, C Ibbotson, D Shuttleworth and J Thacker

Miss J Leech – Parish Council Manager

Miss E Frost – Assistant Parish Council Manager

The meeting was chaired by Cllr C Ibbotson.

2026/27.060 To receive apologies for absence, if any

Apologies were received from Cllrs S Kinvig, K McGovern and A Spooner.

2026/27.061 To receive disclosures of interest and consider dispensations

There were no disclosures of interest.

2026/27.062 To approve and sign the minutes of the meeting held 13th August 2026

The minutes of the meeting held 13th August 2026 were circulated prior to the meeting. It was resolved to approve the minutes, which were signed by the Chair as an accurate record.

2026/27.063 Public participation session

There was no public present.

2026/27.064 To consider matters arising for information purposes only

It was noted that Blaby District Council had confirmed the extended consultation period for the Local Plan had now closed, with responses being considered prior to being submitted to a meeting of the full council on 24th November for decision as to whether to submit to the Government. Responses submitted by the public and statutory consultees would also be submitted to the Planning Inspector.

2026/27.065 To consider a response to planning applications received from Blaby District Council

Plan No.	Address	Description of Application	Observation
25/1081/FUL	Land East of Welford Road, Kilby	Construction of a new 132/33kV substation, Point of Connection (PoC) compound and associated infrastructure and landscaping	Countesthorpe Parish Council was restricted from being able to comment on this application due to the planning database site not being available. However, it submits these supplementary objections to its original comments made in the previous consultation process for 24/0734/FUL. Countesthorpe Parish Council continues to object to this application in that it is piecemeal development. Despite the Blaby District Local Plan identifying large areas immediately adjoining the village of Countesthorpe which it considers to be appropriate for solar and wind farm energy sites, this developer has submitted an application with no evidence of how the facility would connect to local solar farms. With this site being outside of Countesthorpe, it does not make it clear to residents the direct implications, for example the risk of overhead lines to enable them to make informed responses. Should this application be approved at this stage, it is inevitable that there will be applications for solar

		facilities within the local area and the opportunity will be lost for the Parish Council and residents will not have been given the opportunity to evaluate the visual and environmental impact on the village. The Parish Council does not consider that the District or County Councils will be able to effectively assess the application as it will not have all the information for it to carry out an assessment of the overall cumulative environmental and visual impact of the whole project. The Parish Council therefore demands that the District Council carry out a Cumulative Impact Assessment based on the potential for the solar farm sites, identified in the draft Local Plan, being put forward. The Parish Council expressed its objection in the Local Plan consultation with regard to the sites that had been identified as potential for solar or wind farm facilities. In summary, in light of the information contained in the District Council's Landscape Sensitivity Study for Renewable Energy for Blaby document, the Parish Council makes the following objections:- The application gives the impression that it is a standalone entity. However, because the District Council's own Local Plan highlights specific nearby sites for wind and solar generation and this substation will clearly enable those developments. Assessing this substation compound in isolation, without detailing how it will connect to allocated energy sites, leaves the assessment incomplete. A robust planning evaluation requires looking at the combined and cumulative effects of all the proposals together. The submitted Landscape and Visual Impact Assessment is not sufficient. By failing to indicate whether the infrastructure will connect via overhead lines or underground cabling to the nearby allocations, the application has made it impossible for the Parish Council to see the cumulative visual impact on Countesthorpe. If connected via overhead lines, the cumulative impact of poles/pylons, will severely degrade the local landscape and character of Countesthorpe. If Blaby District Council considers approving this application, it must enforce a condition stating that no development may commence until full details of the routing and method of all the incoming and
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		outgoing circuits connecting to the Local Plans solar/wind allocations have been submitted to and approved in writing by the District Council. The Parish Council reiterates its objections submitted to the previous application for the site:- Countesthorpe Parish Council objects to this application for the following reasons:- This Council objected to the Soars Lodge Solar Farm due to its impact on the residential area in terms of visual appearance, etc and is clearly in the wrong position. It does support green energy but believes that there needs to be more consideration regarding geographical placement. The question needs to be asked as to why the Soars Lodge Solar Farm was approved without consideration being given to the required infrastructure to support it. Since this proposed substation is bigger than it needs to be to just support Soars Lodge Solar Farm and is substantially bigger and excessive in comparison to the original proposals in planning application 25/0734/FUL, this will expose the area to further inappropriately located solar farms. The Council considers the design to be excessive and out of keeping with the surrounding environment and will negatively impact upon the existing urban fringe/green wedge. The negative visual impact cannot be overstated. It is imperative that the rural element of the green wedge is maintained. This construction would destroy the rural character of this area and move it towards urbanisation and industrialisation. The Council has concerns that the proposal sits within a functional flood plain and supports the response of the Environment Agency in its objection to the application and there being a lack of a flood risk assessment. The Parish Council also supports the concerns of Highways as there has already been a fatality arising from a road accident within the vicinity of the access. The Council has concerns that the proposal is within close proximity of the farmhouse located opposite the site on Welford Road and there are clearly potential risks from noise, light and electromagnetic fields. These are inherent dangers that cannot be ignored.
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25/0441/FUL	Land off Cosby Road	Residential development of 105 dwellings and associated infrastructure (revised)	No further comment.
26/0238/RM	Land East of Willoughby Road	Reserved matters application for the erection of 178no. dwellings (Use Class C3) with public open space, landscaping and associated works, including details of layout (including internal access arrangements), scale, appearance and landscaping (relating to outline application 24/0001/OUT) – Revised plans/documents	Countesthorpe Parish Council notes the Lead Local Flood Authority's response in that it does not consider the developer to have provided critical information with regard to the surface water drainage and SuDs system. Given that the existing neighbouring residential areas have a well-documented history of localised flooding, the management of the drainage for the development is not a minor issue to overlook at this stage and should be given serious consideration as part of the development. The developer had previously publicly stated that it was its intention to install a system that is above and beyond what they are legally required to do, and the Parish Council would object to the developer reneging on its commitment. Without details of the SuDs system, the Parish Council does not consider that the District Council can assess the true impact of the development on the local water infrastructure. The National Planning Policy Framework states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. By failing to provide the requested SuDS details, the developer has not demonstrated that the site can be safely drained. To proceed without this information creates a risk of worsening the local flooding issues, both on and off site. The Parish Council therefore urges the District Council to defer any determination on this reserved matters application until the developer provides the information relating to the LLFA's satisfaction in that it guarantees that any resulting surface water from development does not increase flood risk elsewhere.
26/0578/FUL	62 Cosby Road	Retrospective full application for B8	Countesthorpe Parish Council does not consider that any decision can be made on this application at this

		unit for micro-business	stage as there is insufficient information provided within the application. There is no indication of what the storage will be for or as to whether there is potential for increased vehicular traffic or increased size of vehicles accessing the site, so the Parish Council can form no response on this application until this information is received.
26/0579/HH	62 Cosby Road	Erection of a summerhouse and platform for zipline	Countesthorpe Parish Council would require further information on this application in respect as to whether the facility will be for private use for the landowner, in light of the lack of clarity of information provided within planning application 26/0578/FUL.
26/0637/HH	54 Cosby Road	Erection of a single storey rear extension	No comment.
26/0699/HH	66 Cosby Road	Erection of a single storey side extension and external alterations	No comment.

2026/27.066 To note Blaby District Council's decisions

The following planning decision was noted:

- a. 26/0571/DOC – Land adjacent to Leicester Road and Foston Road – Re-discharge of condition 17 (construction method statement) attached to planning permission 23/1071/OUT – Approved

2026/27.067 Leicestershire County Councils Minor Improvements Programme

Recommended for approval

To support the recommendation of the Estates Working Party and submit the following additional issues for consideration for improvement under the minor improvement scheme being run by Leicestershire County Council:

- . *Danger and difficulty crossing roads within the vicinity of The Square*
- . *Vehicles travelling the wrong way around the one-way system in the centre of the village*
- . *Difficulty crossing the road at the junction of Cosby Road/Willoughby Road*
- . *Standing water and narrow pavements causing issues along Station Road and Wigston Street*
- . *Illegal parking outside The Bulls Head on Main Street*

2026/27.068 Housing development updates (if any)

There were no updates to discuss for any of the following applications:

- a. Keepers Farm – 25/0818/HYB (300 dwellings)
- b. Peatling Road – 25/0876/OUT (295 dwellings)
- c. Cosby Road – 25/0441/FUL (112 dwellings)
- d. Foston Road – 25/0104/RM (170 dwellings)
- e. Willoughby Road – 24/0001/OUT (185 dwellings)
- f. Gillam Butts – 24/0004/FUL (41 dwellings)
- g. Solar Farm – 24/0734/FUL

h. Whetstone Pastures

2026/27.069 To receive any correspondence

There was no correspondence.

2026/27.070 Date of next meeting

The date of the next meeting was scheduled for Thursday 24th September 2026 at 6.30pm.

Signed Chairman

Dated..... 2026