



COUNTSTHORPE PARISH COUNCIL

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Miss J Leech, Parish Council Manager and Clerk of the Burial Board

30th March 2026

Gemma Dennis
The Monitoring Officer
Blaby District Council
Council Offices
Desford Road
Narborough
LE19 2EP

Dear Gemma

Planning Application 26/0150/NMAT – Land adjacent to Leicester Road and Foston Road – To amend the wording of conditions 20 and 21 to ‘No more than 20 dwelling shall be occupied...’ (proposed non-material amendment to 23/1071/OUT)

I am writing to yourself to express Countesthorpe Parish Council’s utmost disappointment and concerns regarding the decision on the above application that was published on the 18th March 2026, prior to the consultation expiry date of 20th March 2026.

The Parish Council is not satisfied with the Planning Officer’s explanation that the decision was made early because responses had already been received from both the Local Highway Authority and Countesthorpe Parish Council and there was no requirement to consult with residents on non-material amendment applications.

There were at least 18 objections to this application, together with an objection from the Parish Council. The Parish Council did not consider that the change to the wording was a Non-Material change and argued that the change to the wording amounted to a change of the original conditions and should have been treated as a variation to Conditions application (s73).

Knowing that responses had been made by members of the public, including a Ward Councillor, it is the Council’s opinion that a serious error of judgement has been made in deciding this early. If members of the public are not expected to submit comments, the question must be asked as to why public comments for this application were not disabled.

Whilst the Parish Council understands that it is not unlawful for a Planning Authority to make early decisions on a Non-Material application, it does consider that in this particular case, deciding on this application prior to its published consultation date was disrespectful to the concerns and feelings of the residents that are being subjected to the adverse impact from roadworks arising from this development. It is also discourteous to the Parish Council who represent the views of residents.

With the works already scheduled to take up to 40 weeks, and with there now being a potential for this timescale to be protracted, this early decision has shown a complete disregard to residents who wished to have their voice heard. This event will now strengthen their lack of trust in the planning system. They would have been expecting that their comments could be submitted up to the closing date and will now be questioning whether these have been given any consideration at all by the Planning Officer. As the planning process to approve these applications can take a considerable time, it was unnecessary to have cut short the published consultation period and issued the outcome of the decision several days early.

The Parish Council feels very strongly that, as villages are being subjected to more development, consideration and respect should be given to its current residents and the planning process should be seen to be transparent and fair.

The Parish Council disagrees with the outcome of the application and maintains its view that it should have been determined as a change of condition. It disagrees that this change will not have a significant impact on the development.

The Parish Council would appreciate that its concerns are investigated.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Leech'. The signature is written in a cursive style with a long horizontal stroke extending from the end.

Miss Joanne Leech
Parish Council Manager