



COUNTESTHORPE PARISH COUNCIL
VILLAGE HALL, STATION ROAD, COUNTESTHORPE, LEICESTER. LE8 5TB

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

Members of the Planning Committee are required to attend a committee meeting on Thursday 13th November 2025 in the Village Hall, Station Road at 10am.

Agenda

1. To receive apologies for absence, if any,
2. To receive disclosures of interest and consider dispensations
3. To approve and sign the minutes of the meeting held 30th October 2025
4. Public participation session – to allow members of the public to speak on items on the agenda. This session will be limited to ten minutes
5. To consider matters arising for information purposes only
6. To consider a response to planning applications received from Blaby District Council
 - a. 25/0876/OUT – Land off Peatling Road – Outline planning application for the erection of up to 295 dwellings (including affordable housing) with public open space, landscaping, sustainable drainage system (SuDS), a vehicular access point and the demolition of one agricultural outhouse. All matters are reserved except for the means of access
 - b. 25/0818/HYB – Keepers Farm, Winchester Road, Blaby – Hybrid planning application comprising: (i) Full application for the demolition of Keepers Farm House with its associated outbuildings and construction of 77no. dwellings including 20 affordable units and 320m² of commercial floorspace (Class E), means of access and ancillary works; and ii). Outline planning application with all matters reserved except for access for up to 268 dwellings including 67 affordable units, 8.47 Ha of land for the creation of a Country Park
 - c. 25/0441/FUL – Land off Cosby Road – Amended application information
 - d. 25/0844/FUL – 15 Judith Drive – Change of use from Dwellinghouse (use Class C3) to Children’s Home (use Class C2) – Amended documents
7. To note Blaby District Council’s decisions
 - a. 25/0779/VAR – 5 Borrowcup Close – Application to vary conditions 2 and 4 imposed on application reference 24/0919/HH to alter the proposed materials to render
 - b. 25/0131/FUL – 7 Station Road – Conversion of outbuilding to form dwelling (self-build)
 - c. 24/1093/FUL – 42 Cosby Road – Demolition of existing dwelling and erection of self-build dwelling
 - d. 25/0741/VAR – 3 Albert Road – Variation of condition 2 (approved plans) attached to planning permission 25/0545/HH

8. Housing development updates (if any)
 - 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
 - h. Whetstone Pastures
9. To receive any correspondence
 - a. Blaby District Council – Local Plan update
 - b. Blaby District Council in response to letter to Chief Executive about Foston Road
10. Date of next meeting – 27th November 2025



Parish Council Manager
7th November 2025