

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 10th July 2025

Members present: Cllrs S Kinvig, V Armstrong, R Bayliss, C Ibbotson, K McGovern and J Thacker

Miss J Leech – Parish Council Manager

Miss E Frost – Assistant Parish Council Manager

Also present was Blaby District Councillor, R Holdridge.

2025/26.023 To receive apologies for absence, if any

Apologies were received from Cllr A Clifford.

2025/26.024 To receive disclosures of interest and consider dispensations

There were no disclosures of interest.

2025/26.025 To approve and sign the minutes of the meeting held 12th June 2025

The minutes of the meeting held 12th June 2025 were circulated prior to the meeting. It was resolved to approve the minutes, which would be signed by the Chair as an accurate record.

2025/26.026 Public participation session

There were no members of the public present.

2025/26.027 To consider matters arising for information purposes only

It was noted that the reserved matters application for Foston Road had been approved at the meeting of Blaby District Council on 3rd July. For information, at the same meeting, a planning application for up to 98 dwellings at land north of Leicester Road, Sharnford, had been refused. And a planning application for 155 dwellings for land off Oak Road, Littlethorpe, had been deferred to enable further clarification on flooding issues.

It was noted that a pre-planning application exercise is being carried out by the developers for land off Peatling Road. Unfortunately, the notification had been received after the publication of the agenda. Because of timescales however and because residents were contacting the office asking whether the Parish Council will be holding an event, there was discussion about the extent of obtaining information from the developer on residents' behalf, and it was proposed to contact them to ask if they could provide documentation to allow the Parish Council to put on a display in the Library and if they would be prepared to hold a public consultation in the Library. Also, if the developer would attend a future Planning Committee meeting to make a presentation on its proposals. There would be an item on the next Planning Committee agenda where these discussions would be officially resolved.

2025/26.028 To consider a response to planning applications received from Blaby District Council

Plan No.	Address	Description of Application	Observation
25/0531/HH	32 Gillam Butts	Conversion of existing garage to home office	No comment
25/0537/HH	1 Cosby Road	Rear and side single storey kitchen extension, and garage and conservatory conversion	The Parish Council asks that there be a condition that construction vehicles be sited within the plot throughout the building process to ensure that no vehicles are parked on Station Road and Westfield Avenue.
25/0545/HH	3 Albert Road	Single storey side/rear extension	No comment

2025/26.029 To note Blaby District Council's decisions

The following planning decision was noted:

- a. 25/0170/HH – 4B Green Lane – Proposed single storey front extension forming a porch – Refused

2025/26.030 Housing development updates (if any)

The following updates were received and discussed:

- a. As previously mentioned, the Foston Road reserved matters planning application was approved at Blaby District Council's next Planning Committee meeting on 3rd July. It was noted that there would be condition that planning permission would be required in the future to convert garages to a residential room as the District Council Committee Members were concerned about the potential for on-street parking within the development.
- b. Online consultation webinars had been scheduled for the proposed development at Keepers Farm, off Winchester Road, as well as one online community workshop regarding the proposed Country Park. Details had been circulated to all councillors for information. Additionally, it was noted that a traffic survey had taken place between 5th and 8th July. Councillors will be reminded that if they wish to join the webinars then they would need to register. The Parish Council Manager would join the webinar relating to the proposed Country Park as an observer.
- c. Additional documents regarding the proposed development off Cosby Road had been uploaded to the planning portal after the closing date for comments to be received had passed. These documents were noted with no further comments required to be submitted. It was noted that Leicestershire County Council was asking for Severn Trent Water to comment on the application in particular in relation to the proposed pumping station. Leicestershire County Council as the Lead Flood Authority did not support the proposal in its current form and had requested further information.
- d. An update would be requested from Blaby District Council regarding the proposed Solar Farm, in particular with regards to the clearance of the land. It was resolved also to submit an additional comment supporting a submission from the Leicestershire County Council's Highways department requesting that the developer fund the replacement of the footbridge over the stream with a view to improving the public rights of way over the site as follows -

Countesthorpe Parish Council notes the Local Highways Authority is requesting that the applicant fund the replacement of the footbridge over the stream with a view to improving the Public Rights of Way over the site and to include replacement stiles with livestock-proof metal kissing gates, and Public Rights of Way signage. Should the application go ahead, therefore, the Parish Council would strongly agree that this be a condition of the approval.

The Parish Council Manager would contact Davidsons Homes to request an update on when it anticipated to submit a reserved matters application for the Willoughby Road development.

It was resolved to request a meeting with the Planning & Strategic Growth Manager at Blaby District Council to obtain an update on current housing applications in Countesthorpe, both approved and proposed, and also regarding the Solar Farm with regard to land clearance.

It was resolved to request a statement from Blaby District Council regarding the New Homes Bonus which could be distributed to residents for information.

Arrangements would be made for there to be a section of the Parish Council's page in The Herald which would provide planning updates.

2025/26.031 To receive any correspondence

- a. It was noted that correspondence had been received from the CPRE seeking support in contacting MPs to object to the proposal to take powers away from Planning Committees as part of the government's review of planning, however no response would be submitted.

2025/26.032 Date of next meeting

The date of the next meeting was scheduled for Thursday 31st July 2025.

Signed Chairman

Dated..... 2025