

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 31st July 2025

Members present: Cllrs S Kinvig, V Armstrong, A Clifford, C Ibbotson, D Shuttleworth and J Thacker

Miss J Leech – Parish Council Manager

Miss E Frost – Assistant Parish Council Manager

Also present was Blaby District Councillor, R Holdridge, and one member of the public.

2025/26.033 To receive apologies for absence, if any

Apologies were received from Cllr K McGovern.

2025/26.034 To receive disclosures of interest and consider dispensations

It was recommended to refer the Dispensation Request Form for Cllr D Shuttleworth to the next Parish Council meeting for approval.

2025/26.035 To approve and sign the minutes of the meeting held 10th July 2025

The minutes of the meeting held 10th July 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.

2025/26.036 Public participation session

There was one member of the public present who wished to discuss issues regarding water, sewage and flooding throughout Countesthorpe, particularly in relation to the recent and pending housing development applications. It was resolved to include an agenda item for the next meeting of the Planning Committee to consider submitting a freedom of information request to Severn Trent Water and the National Rivers Authority regarding capacity.

2025/26.037 To consider matters arising for information purposes only

There were no matters arising.

2025/26.038 To consider a response to planning applications received from Blaby District Council

Plan No.	Address	Description of Application	Observation
25/0542/HH	14 Bassett Avenue	Two storey side and single storey rear extensions with associated internal alterations	No comment.
25/0561/HH	The Stables, Hall Farm, Main Street	Single storey side extension	It should be noted that this proposal falls within the Countesthorpe Conservation Area. The Parish Council has concerns about the construction stage of the development in terms of access to the site along a private drive with limited turning points. The construction vehicles would not be able to park on Main Street due to the limited width of the road and it being on a bend. Should the application be approved, conditions should be set in terms of control of times etc for the construction works and access by vehicles.

2025/26.039 To note Blaby District Council's decisions

The following planning decision was noted:

- a. 25/0473/HHPD – 89 Gwendoline Drive – The erection of a single storey rear extension which would extend beyond the rear wall of the original dwellinghouse by 3.9 metres, for which the maximum height would be 3.9 metres and for which the height to the eaves would be 2.4 metres – Approved
- b. 25/0413/HH – 3 Paddock Close – Single storey side extension and alterations – Approved

2025/26.040 Housing development updates (if any)

The following updates were received and discussed:

- a. Keepers Farm – Notes from pre-planning consultation held 12th July and Country Park workshop
Feedback from the pre-planning consultation and Country Park workshop held by the developer, and attended by the Parish Council Manager, regarding Keepers Farm was received. It was noted that an application could be submitted as early as September and that this was likely to be hybrid, with part being a full planning application and part an outline planning application.
- b. Peatling Road
 - i. Feedback forms from Parish Council's consultation
Feedback forms from the ongoing Parish Council consultation regarding Peatling Road were received. These would be monitored and used to aid the Parish Council in forming its response once the planning application is submitted.
- c. Cosby Road
There was nothing to discuss.
- d. Foston Road
It was resolved to invite a representative from Miller Homes to a meeting of the Planning Committee towards the end of August to request an update on the maintenance and construction plan previously discussed for the Foston Road development.
- e. Willoughby Road
It was noted that the developer of the Willoughby Road development had advised they would be looking to submit the reserved matters application in September. Updates regarding this would be shared as they are received.

It was also noted that a Leicestershire County Council Flood Authority Officer had maintained contact with the developer regarding considerations relative to flooding.
- f. Gillam Butts
It was resolved to write to the developer of the Gillam Butts development to ask whether they could provide the Parish Council with a timeframe in which they envisage works on site to begin.
- g. Blaby Golf Course
It was noted that the proposed development at Blaby Golf Course was being recommended for refusal at the next meeting of Blaby District Council's Planning Committee, with key issues revolving around the lack of employment sites, loss of leisure facilities and loss of the green wedge between Blaby and Countesthorpe.
- h. Solar Farm
It was noted that no updates regarding the application had yet been received although the

Parish Council had, again, requested confirmation from Blaby District Council’s Planning Department of where the proposed sub-station was now to be sited.

An application which had been received for the change of use of machinery store to business for The Folly at Soars Lodge Farm would be brought to the next meeting of the Planning Committee.

i. S106 ‘wishlist’

The current S106 ‘wishlist’ which had previously been submitted to Blaby District Council was reviewed and would be further discussed at the next meeting of the Parish Council. Blaby District Councillors A Clifford and R Holdridge would look to follow up with Blaby District Council, along with Cllr R Bayliss, regarding S106 eligibility criteria.

2025/26.041 To receive any correspondence

Correspondence had been received from a resident regarding a Transport Infrastructure Initiative in Countesthorpe. This had also been sent to Leicestershire County Councillor, G Cooke, who would attend a future meeting of the Planning Committee to discuss.

2025/26.042 Date of next meeting

The date of the next meeting was scheduled for Thursday 14th August 2025.

Signed Chairman

Dated..... 2025