

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 14th August 2025

Members present: Cllrs S Kinvig, V Armstrong, A Clifford, C Ibbotson, D Shuttleworth, M Smith 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 Leicestershire County Councillor, G Cooke.

2025/26.043 To receive apologies for absence, if any

Apologies were received from Cllr K McGovern.

2025/26.044 To receive disclosures of interest and consider dispensations

There were no disclosures of interest.

2025/26.045 To approve and sign the minutes of the meeting held 31st July 2025

The minutes of the meeting held 31st 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.

2025/26.046 Public participation session

There was no public present.

2025/26.047 To consider matters arising for information purposes only

There were no matters arising.

2025/26.048 To consider a response to planning applications received from Blaby District Council

Plan No.	Address	Description of Application	Observation
25/0535/FUL	The Folly, Soars Lodge Farm	Change of use of machinery store building to business	As Class B8 covers a broad range of potential uses, the Parish Council insists that the applicant adhere to the existing proposed use as storage and distribution. Hours of use need to be clarified and adhered to.

2025/26.049 To note Blaby District Council's decisions

The following planning decision was noted:

- a. 25/0104/RM – Land adjacent to Leicester Road and Foston Road – Reserved matters application for the erection of 170 dwellings (Use Class C3) including details of appearance, landscaping, layout and scale (relating to outline application 23/1071/OUT) – Approved

2025/26.050 Housing development updates (if any)

The following updates were received and discussed:

- a. Keepers Farm
There was nothing to discuss.
- b. Peatling Road
Responses from the feedback forms from the Parish Council consultation regarding Peatling Road had been compiled in preparation for the Parish Council forming its response once the planning application is submitted.
- c. Cosby Road
There was nothing to discuss.

d. Foston Road

It was noted that no response had yet been received from Miller Homes to the invite from the Parish Council for a representative to attend a future meeting in order to provide an update on the maintenance and construction plan for the Foston Road development. It was resolved to resend the invitation.

It was also resolved to follow up with Blaby District Council to request confirmation of which conditions were required to be agreed with the developer before works starting. It was noted that the developers were currently working on site as early as 6.30am as the hours had not yet been formally agreed with the District Council.

e. Willoughby Road

There was nothing to discuss.

f. Gillam Butts

It was noted that no response had been received to the Parish Council's enquiry to the developer requesting a timeframe for works to begin on the Gillam Butts development.

g. Solar Farm

It was noted that Blaby District Council had undertaken an independent visual impact assessment which had been received and circulated to all Councillors ahead of the meeting. It was resolved to submit the following additional comment to Blaby District Council:

The Parish Council notes that the BDC Visual Impact Assessment has been received and the recommendations therein. Based on the recommendations, the Parish Council would expect there to be revised drawings submitted to the District Council and for there to be further public consultation. The revised drawings should also include further details of the proposed substation and its location within zone 2.

Whilst the Parish Council appreciates that the District Council has commissioned this survey and notes that a site visit was made on 21st July 2025, the Parish Council is very concerned that it only appears to be an appraisal of the applicant's original assessment. Furthermore, there is no independent photographic evidence of the site and its detrimental visual impact on the surrounding area. The survey has been conducted during the summer when the shrubbery and trees are in full leaf, whereas an independent survey should have been carried out during the autumn/winter months when the trees are bare and the detrimental visual impact would be more evident.

The Parish Council also has grave concerns about the lack of clarity on the extent of cleansing the site, as referred to in the Environment Services' response to the consultation. The Parish Council considers it to be totally inadequate to meet the seriousness of the contamination that resulted in the prosecution of the landowner by the Environment Agency. The land must be thoroughly cleansed prior to the start of the installation of the solar farm. The Parish Council is concerned that the application is still being progressed without any remedial action yet being taken by the applicant or a satisfactory method for the cleansing put in place and agreed with the Environment Agency.

h. Correspondence forwarded by County Councillor G Cooke regarding the road infrastructure through Countesthorpe

The copy correspondence to County Councillor G Cooke which had been received from a resident proposing alternative road routes to the current planning applications to the south of Countesthorpe was discussed.

2025/26.051 To receive any correspondence

It was noted that a media release had been received from Communiti regarding the Whetstone

Pastures Garden Village, requesting assistance from local organisations in the next stage of public engagement. This was uploaded to the Parish Council's website and social media page.

2025/26.052 Date of next meeting

The date of the next meeting was scheduled for Thursday 28th August 2025.

Signed Chairman

Dated..... 2025