

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 28th August 2025

Members present: Cllrs S Kinvig, 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.

2025/26.053 To receive apologies for absence, if any

Apologies were received from Cllrs V Armstrong and K McGovern.

2025/26.054 To receive disclosures of interest and consider dispensations

There were no disclosures of interest.

2025/26.055 To approve and sign the minutes of the meeting held 14th August 2025

The minutes of the meeting held 14th August 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.

2025/26.056 Public participation session

There was no public present.

2025/26.057 To consider matters arising for information purposes only

It was noted that Willoughby Waterleys Parish Council were holding an extraordinary meeting on Monday 8th September 2025 at 6pm in which Tritax would make a presentation to residents regarding Whetstone Pastures Garden Village.

2025/26.058 To consider a response to planning applications received from Blaby District Council

Plan No.	Address	Description of Application	Observation
25/0661/FUL	Glebe Gardens Ltd, Glebe Garden Centre, Foston Road	Siting of an InPost Parcel Locker and three bollards	The Parish Council has concerns about the potential risk of conflict between pedestrian traffic and delivery vehicles, as the location is in an area where there is the greatest visitor footfall. There is no indication of where the delivery vehicles will park up to access the facility. The Parish Council would ask that the police be consulted on the location with regard to risk of theft, increased crime in the area.

2025/26.059 To note Blaby District Council's decisions

The following planning decisions were noted:

- a. 25/0545/HH – 3 Albert Road – Single storey side/rear extension – Approved
- b. 24/1044/FUL – Land to rear of 71-73 Winchester Road – Construction of 2 no. 3 bedroom bungalows, double garage, associated parking and external landscaping – Approved
- c. 24/0641/FUL – Countesthorpe Academy, Winchester Road – 3G synthetic pitch with 14.5m high sports lighting, perimeter fencing, storage container, access path and associated landscaping – Approved

It was noted also that the hours of operation had been stipulated in the conditions as 8am-9.30pm, Monday to Friday, and 8am-6pm, Saturdays, Sundays and Bank Holiday Mondays.

2025/26.060 Housing development updates (if any)

The following updates were received and discussed:

a. Keepers Farm

It was reported that the developer for the Keepers Farm application had contacted the Parish Council to offer an online presentation regarding the proposal. This would be referred to the Parish Council at its next meeting.

b. Peatling Road

There was nothing to discuss.

c. Cosby Road

It was resolved to contact the Planning Officer at Blaby District Council, assigned to the Cosby Road application, to request an update.

d. Foston Road

Issues regarding site times and activities on the Foston road development were discussed. It was reported that a Planning Enforcement Officer at Blaby District Council had now been assigned and had confirmed that the construction management plan had not yet been adopted. Regular updates would be requested from the officer and residents would be made aware also.

It was resolved for Blaby District Councillors A Clifford and R Holdridge to meet with the site manager directly to see if any of the recent issues could be resolved.

It was noted that a representative from Miller Homes had accepted the Planning Committee's invitation to attend a future meeting in order to provide an update on the maintenance and construction plan.

It was noted that Leicestershire County Council's Highways Department had confirmed there had been no further progress to date regarding the construction management plan for the roundabout works as the drawings had not yet been finalised.

i. Blaby District Council consultation – street naming

It was resolved to respond to the consultation being undertaken by Blaby District Council's Building Control Department regarding street names for the Foston Road development with the following objection:

Countesthorpe Parish Council objects to the proposed street names for the Foston Road development as it feels that the theme is totally inappropriate, given the history of William the Conqueror and lack of association with Countesthorpe.

Potential alternative themes could be associated with the River Sence, or rivers in general, such as Kingfisher Close or other wildlife, or associations with nearby locations. For example, Foston Turn, Turnpike, Old School, Steeple View.

The Parish Council would appreciate being reconsulted on the alternative names.

e. Willoughby Road

There was nothing to discuss.

f. Gillam Butts

It was noted that there had still not been a response 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 resolved that the Parish Council would make representation at Blaby District Council's next Planning Committee meeting regarding application 24/0734/FUL, Soars Lodge Solar Farm,

which had been recommended for approval. The statement to be read was finalised and would be circulated to all Councillors.

- h. S106 wishlist – also to be included as an agenda item on the Parish Council agenda
The current S106 ‘wishlist’ which had previously been submitted to Blaby District Council was reviewed and amended. This would be further discussed at the next meeting of the Parish Council.

2025/26.061 To receive any correspondence

There was no correspondence.

2025/26.062 Date of next meeting

The date of the next meeting was scheduled for Thursday 11th September 2025.

Signed Chairman

Dated..... 2025