

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 25<sup>th</sup> September 2025

Members present: Cllrs K McGovern, D Shuttleworth and J Thacker

Miss J Leech – Parish Council Manager

2025/26.072 To receive apologies for absence, if any

Apologies were received from Cllrs V Armstong, A Clifford, S Kinvig, C Ibbotson.

2025/26.073 To receive disclosures of interest and consider dispensations

There were no disclosures of interest.

2025/26.074 To approve and sign the minutes of the meeting held 11<sup>th</sup> September 2025

The minutes of the meeting held 11<sup>th</sup> September 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.

2025/26.075 Public participation session

There was no public present.

2025/26.076 To consider matters arising for information purposes only

There were no matters arising.

2025/26.077 To consider a response to planning applications received from Blaby District Council

| Plan No.    | Address                                         | Description of Application                                                                                                   | Observation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 25/0741/VAR | 3 Albert Road                                   | Variation of condition 2 (approved plans) attached to planning permission 25/0545/HH                                         | No comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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 | No comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 25/0107/DOC | Land adjacent to Leicester Road and Foston Road | A revised Construction Method Statement                                                                                      | The Parish Council notes that no construction should have commenced on the site until a Construction Method Statement had been submitted and approved by the District Council. This procedure was clearly not adhered to by either party and resulted in considerable disruption to local residents and obviously more work for District officers to deal with. As there are other developments approved for Countesthorpe, the Parish Council would therefore expect that the Construction Method Statement is set for those applications prior to any works commencing.<br>With regard to this Construction Method Statement, the Parish Council supports the proposed conditions, particularly relating to hours of access to the site and the control of emission of dust and dirt. The cleaning of the roads should be carried out to avoid peak times |

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|  |  |  | <p>which is not presently included in the Method Statement.</p> <p>The Parish Council would also insist that construction traffic avoid peak times such as commuting and school runs on the roads around the site.</p> <p>The Parish Council has concerns that Construction Traffic Routing includes Station Road, Countesthorpe in the list of potential routes. The Parish Council does not see any reason that would necessitate construction traffic for that site to travel through the centre of the village. There will already be the construction traffic relating to the developments on land off Gillam Butts and Willoughby Road that will bring construction traffic through the village and it would be more appropriate to avoid the conflict of traffic which would result in even greater congestion than the village presently encounters.</p> |
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#### 2025/26.078 Housing development updates (if any)

The following updates were received and discussed:

a. Keepers Farm

There was nothing to report.

b. Peatling Road

There was nothing to report.

c. Cosby Road

It was resolved to submit the additional comments objecting to the Cosby Road application in light of receipt of the proposed layout for the Whetstone Pastures development:-

Subsequent to the Parish Council submitting its initial objection to this application, the Whetstone Pastures' proposals have now been published as part of the public engagement with a view to it being included in the Blaby District Local Plan. It is clear from the layout of the Whetstone Pastures development that, should the Cosby Road application be approved, there will be a future risk of loss of green wedge and area of separation between the settlement of Countesthorpe with the Whetstone Pastures, particular if there is further development to the north of the Whetstone Pastures development between Hill Lane and Lutterworth Road in future years. Therefore, the Parish Council would strengthen its objection to the Cosby Road development to preserve this clearly defined green wedge. The development off Cosby Road makes no contribution to the village that would tilt the balance in favour of development. On top of that, should applications for land off Peatling Road and to the land that sits between the Gillam Butts development and the Willoughby Road application proceed, then Countesthorpe is in no way short in its contribution to the District Council's housing numbers to merit this application being approved.

d. Foston Road

There was nothing to report.

e. Willoughby Road

It was noted from the update report from the Lead Local Flood Authority that the applicant was reviewing its proposals for site drainage.

f. Gillam Butts

There was nothing to report.

g. Solar Farm

It was noted that the Planning Officer dealing with this application had been contacted to ask if the footbridge to link to the footpath had been included in the conditions for the application, as recommended by Leicestershire County Council Highways. The officer had confirmed that it had not and had said that it would not be applicable to s106 funding.

h. Whetstone Pastures

It was reminded that the developer would be holding its public engagement event at the Village Hall on Saturday 27<sup>th</sup> September.

2025/26.079 To receive any correspondence

There was no correspondence.

2025/26.080 Date of next meeting

The date of the next meeting was scheduled for Thursday 9<sup>th</sup> October 2025.

Signed ..... Chairman

Dated..... 2025