

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 9th October 2025

Members present: Cllrs S Kinvig, V Armstrong, K McGovern, D Shuttleworth and J Thacker

Miss J Leech – Parish Council Manager

Miss E Frost – Assistant Parish Council Manager

2025/26.081 To receive apologies for absence, if any

Apologies were received from Cllrs A Clifford and C Ibbotson.

2025/26.082 To receive disclosures of interest and consider dispensations

Cllr V Armstrong declared a non-pecuniary interest in application number 25/0737/TC and left the meeting for that item.

2025/26.083 To approve and sign the minutes of the meeting held 25th September 2025

The minutes of the meeting held 25th 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.

2025/26.084 Public participation session

There was no public present.

2025/26.085 To consider matters arising for information purposes only

There were no matters arising.

2025/26.086 To consider a response to planning applications received from Blaby District Council

Plan No.	Address	Description of Application	Observation
25/0532/FUL	Land to the West of Springwell Lane, Whetstone	Residential development of 116 no. dwellings, with access, public open space and associated infrastructure	As a neighbouring parish council there are concerns about the impact on the local road network arising from this development, and whether the cumulative impact, along with the increased pressure on Countesthorpe arising from other recently approved applications, future local applications already in progress and the proposed Whetstone Pastures development. There appears to be no progress in securing financial contributions from developers for serious improvement to the road network, particularly at key junctions such as the staggered crossroads of Cosby Road and Countesthorpe Road as they meet Lutterworth Road. Inevitably, there will be increased vehicular traffic travelling through the centre of Countesthorpe.
25/0844/FUL	15 Judith Drive	Change of use from dwellinghouse (use class C3) to Children's home (use class C2)	In order to make any informed comments, Countesthorpe Parish Council requires that more detail is provided by the applicant with regard to the specific needs of the children to be homed and the potential impact it could have on local residents.

			Also, the Parish Council asks that the District Council ensures that it consults with all immediate local residents. The Parish Council would therefore appreciate the consultation date being deferred until the additional information is provided.
25/0832/HH	76 Rosebank Road	Proposed single storey rear extension	No comment.
25/0737/TC	5 Station Road	Removal of 1 no. Silver Birch tree	The Parish Council has received notification that a TPO has been placed on a tree at 5 Station Road. Whilst the Parish Council would not normally support the unnecessary removal of trees, it does feel that, where there is a potential risk to a residents' safety in terms of trip hazard and potential for damage to property arising from the roots, that there be a more flexible approach given by District and County Council when considering applications for works to trees. Therefore, in this particular case, where the tree does not have any particular significance, the Parish Council considers that the benefits of removing the tree for the resident would outweigh any gain from protecting the tree and therefore would support its removal.

2025/26.087 Housing development updates (if any)

The following updates were received and discussed:

a. Keepers Farm

It was noted that the Keepers Farm developers had submitted their application to Blaby District Council and so it is predicted that the application would be received by the Parish Council imminently.

b. Peatling Road

It was noted that Blaby District Council had confirmed the Peatling Road application would be received by the Parish Council in the near future.

c. Cosby Road

It was reported that Leicestershire County Council Highways Department had requested additional information on the Cosby Road application.

d. Foston Road

It was noted that the District Council had provided the Parish Council with the latest position with regard to the planning conditions for the Foston Road development. There were still a number of conditions that had not yet been approved due to outstanding information from the developer or the District Council waiting for responses from consultees.

e. Willoughby Road

There was nothing to report.

f. Gillam Butts

There was nothing to report.

g. Solar Farm

There was nothing to report.

h. Whetstone Pastures

Feedback from the recent public engagement event held at Countesthorpe Village Hall was received.

2025/26.088 To receive any correspondence

There was no correspondence.

2025/26.089 Date of next meeting

The date of the next meeting was scheduled for Thursday 30th October 2025.

Signed Chairman

Dated..... 2025