

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 30<sup>th</sup> October 2025

Members present: Cllrs 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 in attendance was Blaby District Councillor, R Holdridge, and nineteen members of the public.

The meeting was chaired by Cllr A Clifford.

2025/26.090 To receive apologies for absence, if any

Apologies were received from Cllrs S Kinvig and K McGovern.

2025/26.091 To receive disclosures of interest and consider dispensations

Cllr A Clifford declared a non-disclosable pecuniary interest in Blaby District Council.

2025/26.092 To approve and sign the minutes of the meeting held 9<sup>th</sup> October 2025

The minutes of the meeting held 9<sup>th</sup> October 2025 were circulated prior to the meeting. It was resolved to approve the minutes, which were signed by the Chair as an accurate record.

2025/26.093 Public participation session

There were nineteen members of the public present who wished to discuss the Peatling Road planning application. The Parish Council presented its draft response to the Peatling Road development application and made note of residents comments for addition, prior to its review at the next meeting of the Planning Committee.

2025/26.094 To consider matters arising for information purposes only

There were no matters arising.

2025/26.095 To consider a response to planning applications received from Blaby District Council

Plan No.	Address	Description of Application	Observation
25/0876/OUT	Land off Peatling Road	Outline planning application for the erection of up to 295 dwellings (including affordable housing) with public open space, landscaping, sustainable drainage system (SuDS), a vehicular access point and the demolition of one agricultural outhouse. All matters are reserved except for the means of access	The draft response was discussed and would be brought back to the next meeting of the Planning Committee to finalise its response and make recommendation to the Parish Council meeting on 13 <sup>th</sup> November 2025. The response in its current stage would be circulated to all Parish Councillors as an update.
25/0818/HYB	Keepers Farm, Winchester Road, Blaby	Hybrid planning application comprising: (i) Full application for the demolition of Keepers Farm House with its associated outbuildings and construction of 77no. dwellings including 20 affordable units and 320m2 of commercial floorspace	The draft response was discussed and would be brought back to the next meeting of the Planning Committee to finalise its response and make recommendation to the Parish Council meeting on 13 <sup>th</sup> November 2025. The response in its current stage would be circulated to all Parish Councillors as an update.

		(Class E), means of access and ancillary works; and ii). Outline planning application with all matters reserved except for access for up to 268 dwellings including 67 affordable units, 8.47Ha of land for the creation of a Country Park	
25/0107/DOC	Land adjacent to Leicester Road and Foston Road	Revised drawings and documents	It was resolved to write to Blaby District Council's Planning Department, with a copy to the District Council's Chief Executive, insisting that no further works be carried out on the site where there are outstanding conditions to be agreed as works already completed were in breach of planning conditions, including the removal of the existing hedgerow on Leicester Road prior to any planning approval. A response to the Parish Council was requested.
25/0849/ADV	St Andrews Church, Main Street	Two new noticeboards within the church boundary for displaying church news, events, and notices	Whilst the Parish Council understands that it is a benefit for the Church to have a notice board on The Square, it is recommended that the positioning be reconsidered as in its current position it obstructs the view looking directly towards the Church and has an adverse effect on the street scene. An alternative location nearer to The Cornerstone building would be more sympathetic to the street scene.

2025/26.096 To note Blaby District Council's decisions

This item was deferred until the next meeting of the Planning Committee.

2025/26.097 Housing development updates (if any)

This item was deferred until the next meeting of the Planning Committee.

2025/26.098 To receive any correspondence

a. Blaby District Council Building Control Team – Foston Road street names consultation

Blaby District Council's Building Control Department had reconsulted on Foston Road street names, requesting one alternative for the new development. It was resolved to submit 'Folly Brook' as a suggestion.

b. Willoughby Waterleys Residents Association – Meeting invitation

Correspondence, in the form of a meeting invitation to discuss Whetstone Pastures, had been received from the Willoughby Waterleys Residents Association. This would be acknowledged, and the Planning Committee would get back in touch in due course, when appropriate.

c. Blaby District Council – Local Plan update

This item was deferred until the next meeting of the Planning Committee.

2025/26.099 Date of next meeting

The date of the next meeting was scheduled for Thursday 13<sup>th</sup> November 2025.

Signed ..... Chairman

Dated..... 2025