

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 13th November 2025

Members present: Cllrs K McGovern, V Armstrong, A Clifford, C Ibbotson, D Shuttleworth and J Thacker
Miss J Leech – Parish Council Manager

Also in attendance was Blaby District Councillor, R Holdridge.

The meeting was chaired by Cllr K McGovern.

2025/26.100 To receive apologies for absence, if any
Apologies were received from Cllr S Kinvig.

2025/26.101 To receive disclosures of interest and consider dispensations
There were no disclosures of interest.

2025/26.102 To approve and sign the minutes of the meeting held 30th October 2025
The minutes of the meeting held 30th 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.

2025/26.103 Public participation session
There was no public present.

2025/26.104 To consider matters arising for information purposes only
There were no matters arising.

2025/26.105 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	RESOLVED to object to the application. Refer to separate document for the full objection. It was resolved to write directly to Leicestershire County Council's Director of Environment and Transport with the details of the Parish Council's objection, particular relating to highways issues and to request a site meeting with their officers.
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 (Class E), means of access and ancillary works; and ii). Outline planning application with all matters reserved	RESOLVED to object to the application. Refer to separate document for the full objection.

		except for access for up to 268 dwellings including 67 affordable units, 8.47Ha of land for the creation of a Country Park	
25/0441/FUL	Land off Cosby Road	Amended application information	None of the additional documents submitted alleviate any concerns by the Parish Council on this application and therefore it confirms that its original objections submitted 12 th June 2025 and 25 th September 2025 still stand. This is particularly in light of the proposed Whetstone Pastures development and potential for other development to the south of the village.
25/0844/FUL	15 Judith Drive	Amended application information	<p>RESOLVED to object to the application for the following reasons:-</p> <p>The Parish Council has significant reservations about this planning application and would OBJECT based on the change of class.</p> <p>There are concerns regarding safeguarding given the wide age range of the potential residents. The Parish Council is concerned as to whether the applicant has the appropriate accreditations or whether it can be anticipated that Ofsted would approve this scheme and therefore has the potential to become an unregulated care provider. The Parish Council is concerned about whether the location and size of the site is appropriate for the intended use. Its view is that there would not be an adequate number of appropriately sized rooms to accommodate the care that the children and young people would require.</p> <p>The Parish Council does not consider that this type of property would meet the therapeutic needs of these vulnerable residents and therefore would not be in their best interests.</p> <p>This is a quiet residential area with a high proportion of an older demographic. There is potential for a high number of vehicles serving the children and young people's interest, including professionals visiting the site for example for multi-agency meetings, which the parish council does not consider could be accommodated by the on-site parking.</p> <p>There would inevitably be a high level of disruption and noise from children and young people exhibiting challenging behaviours.</p> <p>The Parish Council is still not satisfied with the extent of the consultation as, with the property having a small garden, the residents backing on to this property should have been consulted.</p> <p>The Parish Council has grave concerns about the change of classification for this building given that it is sited within a quiet residential area and that Class C2 can include people with dependency on alcohol and drugs or mental health issues. Therefore, at some point in the future there could be a significant change of the nature of the residents without any planning permission being required.</p>

2025/26.106 To note Blaby District Council's decisions

The following planning decisions were noted:

- a. 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 – Granted
- b. 25/0131/FUL – 7 Station Road – Conversion of outbuilding to form dwelling (self-build) – Granted
- c. 24/1093/FUL – 42 Cosby Road – Demolition of existing dwelling and erection of self-build dwelling – Granted
- d. 25/0741/VAR – 3 Albert Road – Variation of 2 (approved plans) attached to planning permission 25/0545/HH – Refused

2025/26.107 Housing development updates (if any)

The following updates were received and discussed where there was an update.

- a. Keepers Farm – 25/0818/HYB (300 dwellings)
It was noted that it had been reported that the applicant was anticipating a decision by the District Council on this application in January 2026.
- b. Peatling Road – 25/0876/OUT (295 dwellings)
- c. Cosby Road – 25/0441/FUL (112 dwellings)
- d. Foston Road – 25/0104/RM (170 dwellings)
- e. Willoughby Road – 24/0001/OUT (185 dwellings)
- f. Gillam Butts – 24/0004/FUL (41 dwellings)
- g. Solar Farm
It was noted that the Secretary of State would not be calling in the District Council's decision on the Foston Road Solar Farm.
- h. Whetstone Pastures

2025/26.108 To receive any correspondence

- a. Blaby District Council – Local Plan update
It was noted that the District Council had advised that the consultation on the Local Plan had been deferred to April 2026.
- b. Blaby District Council in response to letter to Chief Executive about Foston Road
The response from the Chief Executive of Blaby District Council's department with regard to the Parish Council dissatisfaction on the control over the Foston Road development was noted. There were still concerns with regard to elements of the development, including the problems with the construction vehicles not being able to manoeuvre onto the site.

2025/26.109 Date of next meeting

The date of the next meeting was scheduled for Thursday 27th November 2025.

Signed Chairman

Dated..... 2025