

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 11th December 2025

Members present: Cllrs V Armstrong, C Ibbotson, D Shuttleworth and J Thacker

Miss J Leech – Parish Council Manager

Miss E Frost – Assistant Parish Council Manager

The meeting was chaired by Cllr V Armstrong.

2025/26.120 To receive apologies for absence, if any

Apologies were received from Cllrs S Kinvig and K McGovern.

2025/26.121 To receive disclosures of interest and consider dispensations

There were no disclosures of interest.

2025/26.122 To approve and sign the minutes of the meeting held 27th November 2025

The minutes of the meeting held 27th November 2025 were circulated prior to the meeting. It was resolved to approve the minutes, which were signed by the Chair as an accurate record.

2025/26.123 Public participation session

There was no public present.

2025/26.124 To consider matters arising for information purposes only

It was noted that Blaby District Council had confirmed there would be no TPO put in place for the silver birch at 5 Station Road.

2025/26.125 To consider a response to planning applications received from Blaby District Council

Plan No.	Address	Description of Application	Observation
25/1006/NMAT	Land adjacent to Foston Road and Leicester Road	Amendment to the width of the shared footway / cycleway to the north of the site to 1.5m (proposed non-material amendment)	The Parish Council notes that the District Council is asking for further data from the applicant relating to this issue and would appreciate being reconsulted when further information is received.
25/0107/DOC	Land adjacent to Leicester Road and Foston Road	Revised construction method statement	No comment.
25/1072/HH	28 Cosby Road	Erection of a single storey rear and side extension	Given the size of the extension and the close proximity to the neighbouring boundary, the Parish Council would ask that there be no option in the future for the application to be expanded into a two storey extension.

2025/26.126 To note Blaby District Council's decisions

The following planning decision was noted:

- a. 25/0844/FUL – 15 Judith Drive – Change of use from Dwellinghouse (Use Class C3) to Children's Home (Use Class C2) – Granted

2025/26.127 Housing development updates (if any)

The following updates were received and discussed:

- a. Keepers Farm – 25/0818/HYB (300 dwellings)
There was no update.

b. Peatling Road – 25/0876/OUT (295 dwellings)

It was noted that the consultation response had been received from Historic Buildings & Conservation Advice and resolved to submit the following additional comment.

Countesthorpe Parish Council notes and supports elements of observations made in the response from the Principal Planning and Conservation Officer relating to planning application number 25/0876/OUT.

The District Council's own assessment of the site as part of its call for sites process, was a negative score in terms of it adjoining the conservation area so the Parish Council appreciates that this has been backed up by the Conservation Officer's response.

The Parish Council therefore reiterates its objection that the proposal would be detrimental to the character and appearance of the Countesthorpe Conservation Area and contrary to Policy CS20 of the Blaby District Local Plan (Core Strategy) Development Plan (2013) and, as referred to by the Conservation Officer, Policy DM12 – Designated and Non-designated Heritage Assets of Delivery DPD (2019).

There are issues of concern that have not been raised by the Conservation Officer's report, in particular, the concerns relating to the risk of damage to the existing listed buildings resulting from vibration from increased vehicular movement, including construction vehicles, and the District Council should be reminded that Little Questing (The Mud House), has previously suffered damage to its foundations arising from works being carried out to Peatling Road by Leicestershire County Council Highways.

The Parish Council would disagree with the Conservation Officer's recommendations that any adverse impact from the development could be remedied by a reduction in density. The Parish Council does not consider that there could be any benefit from the delivery of the 295 dwellings against the adverse impact there would be to the Countesthorpe conservation area that would weight a decision in favour of approving this application.

c. Cosby Road – 25/0441/FUL (112 dwellings)

There was no update.

d. Foston Road – 25/0104/RM (170 dwellings)

An update was received with regard to whether Miller Homes would attend another meeting of the Planning Committee meeting.

e. Willoughby Road – 24/0001/OUT (185 dwellings)

There was no update.

f. Gillam Butts – 24/0004/FUL (41 dwellings)

There was no update.

g. Solar Farm

There was no update.

h. Whetstone Pastures

There was no update.

2025/26.128 To receive any correspondence

It was noted that correspondence had been received from Blaby District Council issuing a call for sites for Gypsy and Traveller accommodation with a deadline for the submission of potential sites set at 8th January 2026.

2025/26.129 Date of next meeting

The date of the next meeting was scheduled for Thursday 8th January 2026.

Signed Chairman

Dated..... 2026