

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 12<sup>th</sup> February 2026

Members present: Cllrs S Kinvig, V Armstrong, until item 2025/26.148, C Ibbotson, D Shuttleworth and J Thacker

Miss J Leech – Parish Council Manager

Miss E Frost – Assistant Parish Council Manager

Also present was Blaby District Councillor, R Holdridge.

2025/26.142 To receive apologies for absence, if any

Apologies were received from Cllrs A Clifford and K McGovern.

2025/26.143 To receive disclosures of interest and consider dispensations

There were no disclosures of interest.

2025/26.144 To approve and sign the minutes of the meeting held 22<sup>nd</sup> January 2026

The minutes of the meeting held 22<sup>nd</sup> January 2026 were circulated prior to the meeting. It was resolved to approve the minutes, which were signed by the Chair as an accurate record.

2025/26.145 Public participation session

There was no public present.

2025/26.146 To consider matters arising for information purposes only

It was noted that the planning application for a housing scheme at Blaby Golf Course, which had been refused by Blaby District Council’s Planning Department, was being appealed with the Planning Inspectorate by the developers.

2025/26.147 To consider a response to planning applications received from Blaby District Council

Plan No.	Address	Description of Application	Observation
26/0029/HH	120 Station Road	Erection of a single storey rear and two-storey side extension	No comment.
25/1085/HH	70 Station Road	Erection of a single storey rear extension with demolition of side extension	No comment.
26/0009/HH	39 The Chestnuts	Erection of a single storey conservatory to the rear	No comment.
26/0012/OUT	Land adjacent to 51 Peatling Road	Outline application for the erection of a bungalow and detached double garage (all matters reserved except for access)	The Parish Council would ask that the emergency services be consulted as to whether the access to the site is adequate. If they have concerns, then no further applications should be accepted on this site.  The Parish Council has been notified that there is a well on the site and it is advised that relevant engineers be consulted regarding this. It is not clear from the drawings on the location of the well or whether any

			specialist works would need to be carried out to build over it.  Taking into account the potential for a large scale development to the south of the site which will result in significant increase in vehicular traffic, there is increased adverse impact on access/egress to the site onto Peatling Road.
26/0078/HH	19 Holyrood Drive	Erection of first floor side extension with amendments to principle elevation of existing garage	No comment.
26/0061/HHPD	1 Hallcroft Avenue	Application for prior approval for a larger homes extension measuring 4.4m in depth; 3.3m in height and 2.8m to eaves	No comment.

2025/26.148 To consider a response to Street Trading applications received from Blaby District Council

Street Trader Name	Observation
Massimo's Ices	The Parish Council asks that, with regards to public safety, the vehicle does not park up or trade within the areas of the nurseries, schools and colleges within Countesthorpe.
Mas Ices	
Glyn's Super Whippy	

2025/26.149 To note Blaby District Council's decisions

The following planning decisions were noted:

- a. 25/0891/CLE – Round House, 156 Leicester Road – Application for a Certificate of Lawfulness for the siting of a storage container (labelled 'PL3' on site plan) (use Class B8) – Granted
- b. 25/1072/HH – 28 Cosby Road – Erection of a single storey rear and side extension – Granted

2025/26.150 Correspondence from Blaby District Council with regard to the Local Plan Consultation Process

It was noted that correspondence had been received from the Planning & Strategic Growth Group Manager at Blaby District Council regarding the local plan, providing an update on the upcoming consultation timescales. It was anticipated that the Local Plan consultation will commence in April 2026.

2025/26.151 Glebe Garden Centre – to note the conditions of the approval of application 19/0511/FUL

The conditions associated with approval of application 19/0511/FUL were noted and the developer's adherence to them would continue to be monitored by the Enforcement Team within Blaby District Council's Planning Department. It was noted that the development works had commenced within the three year time limit after approval, as clarified by Blaby District Council.

2025/26.152 Housing development updates (if any)

The following updates were received and discussed:

- a. Keepers Farm – 25/0818/HYB (300 dwellings)  
There were no updates to discuss.
- b. Peatling Road – 25/0876/OUT (295 dwellings)  
There were no updates to discuss.
- c. Cosby Road – 25/0441/FUL (112 dwellings)  
It was noted that acknowledgement of the Parish Council’s recently submitted comments had been received from the new case officer.
- d. Foston Road – 25/0104/RM (170 dwellings)  
It was noted that a meeting was being scheduled by Blaby District Council with key organisations, including the Parish Council, regarding the traffic management associated with the Foston Road development.
- e. Willoughby Road – 24/0001/OUT (185 dwellings)  
There were no updates to discuss.
- f. Gillam Butts – 24/0004/FUL (41 dwellings)  
There were no updates to discuss.
- g. Solar Farm – 24/0734/FUL  
There were no updates to discuss.
- h. Whetstone Pastures  
There were no updates to discuss.

2025/26.153 To receive any correspondence

Correspondence had been received from a resident regarding planning application 26/0012/OUT, outline application for the erection of a bungalow and detached double garage at land adjacent to 51 Peatling Road, which was considered under item 2025/26.147.

2025/26.154 Date of next meeting

The date of the next meeting was scheduled for Thursday 26<sup>th</sup> February 2026.

Signed ..... Chairman

Dated..... 2026