

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 12th March 2026

Members present: Cllrs S Kinvig, V Armstrong, until discussion of planning application 26/0029/HH on item 2025/26.171, C Ibbotson, K McGovern and J Thacker

Miss J Leech – Parish Council Manager

Miss E Frost – Assistant Parish Council Manager

Alos present was Blaby District Councillor, R Holdridge.

2025/26.166 To receive apologies for absence, if any

Apologies were received from Cllr D Shuttleworth.

2025/26.167 To receive disclosures of interest and consider dispensations

There were no disclosures of interest.

2025/26.168 To approve and sign the minutes of the meeting held 26th February 2026

The minutes of the meeting held 26th February 2026 were circulated prior to the meeting. It was resolved to approve the minutes, which were signed by the Chair as an accurate record.

2025/26.169 Public participation session

There was no public present.

2025/26.170 To consider matters arising for information purposes only

It was noted that Blaby District Council aim to have the draft local plan finalised by 14th April 2026 before the public consultation which will be running for six weeks from the end of April.

2025/26.171 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	Revised footway plans	Countesthorpe Parish Council is highly concerned that the developer has not been able to commit to the original specification, which was obviously originally designed due to safety concerns for cyclists, as referred to by Leicestershire County Council. With the reduced width, the scheme does not meet the safety needs of cyclists and pedestrians. The Parish Council believes that there is danger of an accident between the conflict of cyclists and pedestrians.
26/0150/NMAT	Land adjacent to Foston Road and Leicester Road	To amend the wording of conditions 20 and 21 to 'No more than 20 dwellings shall be occupied...' (proposed non-material amendment to 23/1071/OUT)	It was resolved to submit an objection to this planning application to Blaby District Council's Planning Department. The objection would also be circulated to the full council, for information. Refer to separate document for full objection.

26/0029/HH	120 Station Road	Revised proposed floor and elevation plans	No comment.
------------	------------------	--	-------------

2025/26.172 To note Blaby District Council's decisions

The following planning decision was noted:

- a. 26/0061/HHPD – 1 Hallcroft Avenue – Application for prior approval for a larger homes extension measuring 4.4 meters in depth; 3.3 meters in height and 2.8 meters to eaves – Granted

2025/26.173 To note Leicestershire County Council's decisions

The following planning decision was noted:

- a. 2025/Reg3Mi/0151/LCC – Countesthorpe Community College, Winchester Road – New modular changing room building and associated changes to car park – Granted

2025/26.174 To consider whether to submit additional comments regarding application

24/0574/OUT – Blaby Golf Course, for consideration at appeal

It was resolved to submit the following comment to the Secretary of State with regards the appeal against Blaby District Council's decision on application 24/0574/OUT.

Countesthorpe Parish Council submits the following additional comments in relation to the appeal of the application. Subsequent to its response, when the planning application was originally submitted, a further application is currently being considered by Blaby District Council relating to a development of 295 dwellings on land directly opposite which is between the parishes of Countesthorpe and Blaby. Although the application sits within the boundary of Blaby Parish, it will still have an impact on Countesthorpe in terms of vehicle movements and on local services. In addition, these applications are eroding the area of separation between the parishes of Countesthorpe and Blaby.

Countesthorpe Parish Council would therefore strengthen its objection to this application, not only due to potential impact on Countesthorpe, but also its neighbour, Blaby. There are currently applications for development in Countesthorpe that amount to 808 dwellings, and inevitably, Blaby Parish will also be affected by these applications as they share the same routes. The Local Plan, due to be consulted on in April 2026 is also expected to include proposals for a garden village to the south of Countesthorpe which could comprise several thousand properties including commercial development.

The Parish Council would reiterate its strong objection to any further vehicular access routes accessing out onto Winchester Road. Countesthorpe Parish Council also supports the District Council in its objection to the loss of a vital leisure facility and local business/shops opportunities.

2025/26.175 To consider whether to submit requests to Leicestershire County Council's Highways Department for alterations to the highway on Foston Road

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

2025/26.176 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)
There were no updates to discuss.

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

There were no updates to discuss.

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

It was reported that a planning application had been received for the construction of a new 132/33kV substation, point of connection (PoC) compound and associated infrastructure and landscaping, which would be considered at the next meeting of the Planning Committee.

h. Whetstone Pastures

There were no updates to discuss.

2025/26.177 To receive any correspondence

There was no correspondence.

2025/26.178 Date of next meeting

The date of the next meeting was scheduled for Thursday 26th March 2026.

Signed Chairman

Dated..... 2026