

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 26th March 2026

Members present: Cllrs S Kinvig, V Armstrong, until discussion of planning application 26/0210/FUL under item 2025/26.184, A Clifford, C Ibbotson, K McGovern and D Shuttleworth.

Miss J Leech – Parish Council Manager

Miss E Frost – Assistant Parish Council Manager

2025/26.179 To receive apologies for absence, if any

Apologies were received from Cllr J Thacker.

2025/26.180 To receive disclosures of interest and consider dispensations

There were no disclosures of interest.

2025/26.181 To approve and sign the minutes of the meeting held 12th March 2026

The minutes of the meeting held 12th March 2026 were circulated prior to the meeting. It was resolved to approve the minutes, which were signed by the Chair as an accurate record.

2025/26.182 Public participation session

There was no public present.

2025/26.183 To consider matters arising for information purposes only

There were no matters arising.

2025/26.184 To consider a response to planning applications received from Blaby District Council

Plan No.	Address	Description of Application	Observation
25/1081/FUL	Land East of Welford Road, Kilby	Construction of a new 132/33kV substation, Point of Connection (PoC) compound and associated infrastructure and landscaping	Countesthorpe Parish Council objects to this application for the following reasons:- This Council objected to the Soars Lodge Solar Farm due to its impact on the residential area in terms of visual appearance, etc and is clearly in the wrong position. It does support green energy but believes that there needs to be more consideration regarding geographical placement. The question needs to be asked as to why the Soars Lodge Solar Farm was approved without consideration being given to the required infrastructure to support it. Since this proposed substation is bigger than it needs to be to just support Soars Lodge Solar Farm and is substantially bigger and excessive in comparison to the original proposals in planning application 25/0734/FUL, this will expose the area to further inappropriately located solar farms. The Council considers the design to be excessive and out of keeping with the surrounding environment and will negatively

			<p>impact upon the existing urban fringe/green wedge. The negative visual impact cannot be overstated. It is imperative that the rural element of the green wedge is maintained. This construction would destroy the rural character of this area and move it towards urbanisation and industrialisation.</p> <p>The Council has concerns that the proposal sits within a functional flood plain and supports the response of the Environment Agency in its objection to the application and there being a lack of a flood risk assessment. The Parish Council also supports the concerns of Highways as there has already been a fatality arising from a road accident within the vicinity of the access.</p> <p>The Council has concerns that the proposal is within close proximity of the farmhouse located opposite the site on Welford Road and there are clearly potential risks from noise, light and electromagnetic fields. These are inherent dangers that cannot be ignored.</p> <p>The Council has concerns that there is no information provided with regard to how the Soars Lodge Solar Farm will connect to this proposed substation. It is not clear whether it will be underground or overground. Should it be via Foston Road/Welford Road, this will cause severe disruption.</p>
26/0092/HH	12 Cosby Road	Creation of a new vehicular access and associated extended dropped kerb	No comment.
26/0201/BNG DOC	Land to rear of 71-73 Winchester Road	Application to discharge the Biodiversity Gain Plan attached to planning permission ref: 24/1044/FUL	No comment.
26/0210/FUL	The Barn, Rear of 2 Church Street	Change of use of existing detached annex building from Class C3 residential to Class E office use	The Parish Council has concerns about the parking arrangements. Without knowing the nature of the business that would occupy the office, it does not consider that a decision can be made without further information on this. Depending on the

			nature of the business it could generate multiple vehicles due to customer or business visits. The Parish Council would presume that the available on-site parking will be used by the staff. Lack of parking is a particular problem in this area of the village.
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2025/26.185 To note Blaby District Council’s decisions

The following planning decision was noted:

- a. 26/0009/HH – 39 The Chestnuts – Erection of a single-storey conservatory to the rear – Granted
- b. 25/0107/DOC – Land adjacent to Leicester Road and Foston Road – Discharge of conditions 11 (site levels and finished floor levels), 12 (surface water drainage), 13 (foul water drainage),14 (surface water management during construction), 15 (long term maintenance of surface water drainage), 16 (infiltration testing),17 (construction method statement, 18 (scheme of treatment for public right of way), 22 (LEMP), 24 (bird and bat boxes), 27 (waste collection strategy) and 28 (Phase II site investigation) attached to planning permission 23/1071/OUT – Granted
- c. 26/0150/NMAT – Land adjacent to Leicester Road and Foston Road – To amend the wording of conditions 20 and 21 to ‘No more than 20 dwelling shall be occupied...’ (proposed non-material amendment to 23/1071/OUT) – Granted

It was resolved to write a complaint to the monitoring officer regarding the fact that the decision notice had been issued for this planning application prior to the public consultation period ending. This would be circulated to all Councillors before being sent.

2025/26.186 Leicestershire County Council Highways

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

- a. To consider whether to submit requests the Leicestershire County Council’s Highways Department for alterations to the highway on Foston Road
- b. Highways works arising from developments

2025/26.187 Housing development updates (if any)

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

- a. Keepers Farm – 25/0818/HYB (300 dwellings)
- 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 – 24/0734/FUL
- h. Whetstone Pastures

2025/26.188 To receive any correspondence

There was no correspondence.

2025/26.189 Date of next meeting

The date of the next meeting was scheduled for Thursday 9th April 2026.

Signed Chairman

Dated..... 2026