

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 9th April 2026

Members present: Cllrs S Kinvig, C Ibbotson, from item 2025/26.195, D Shuttleworth and J Thacker

Miss J Leech – Parish Council Manager

Miss E Frost – Assistant Parish Council Manager

2025/26.190 To receive apologies for absence, if any

Apologies were received from Cllrs V Armstrong, A Clifford and K McGovern.

2025/26.191 To receive disclosures of interest and consider dispensations

There were no disclosures of interest.

2025/26.192 To approve and sign the minutes of the meeting held 26th March 2026

The minutes of the meeting held 26th 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.

2025/26.193 Public participation session

There was no public present.

2025/26.194 To consider matters arising for information purposes only

There was initial discussion regarding the possibility of amending one meeting per month to an evening in order to accommodate any councillors who are unable to attend during the day. This would be considered at the Annual Parish Council Meeting scheduled for 14th May 2026.

2025/26.195 To consider a response to planning applications received from Blaby District Council

Plan No.	Address	Description of Application	Observation
26/0238/RM	Land East of Willoughby Road	Reserved matters application for the erection of 177no. dwellings (use Class C3) with public open space, landscaping and associated works, including details of layout, scale, appearance, landscaping and internal access (relating to outline application 24/0001/OUT)	It was resolved to submit a comment to this planning application which, due to its length, can be viewed in a separate document.
25/0818/HYB	Keepers Farm, Winchester Road	Application amendments	It was resolved to write to Blaby District Council's Planning Department to advise that, due to the planning portal being unresponsive and despite numerous attempts, it was unable to consider these applications and would therefore be unable to submit any observations until the next meeting of the Planning Committee, scheduled for 23rd April.
26/0184/FUL	77 Station Road	Erection of two three-bedroom dwellings. Erection of a single storey rear extension and alterations to existing dwelling. Erection of detached single storey garage to serve existing dwelling	

26/0060/FUL	Houghton House, 39 The Leys	Erection of self build dwelling and garaging
26/0217/DOC	Land East of Willoughby Road	Discharge of condition 30 (Written Scheme of Archeeological Investigation) attached to planning permission 24/0001/OUT
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

2025/26.196 To note Blaby District Council's decisions

The following planning decisions were noted:

- a. 24/0734/FUL – Soars Lodge Farm, Foston Lane – Construction of solar farm together with associated works, equipment and necessary infrastructure – Granted
- b. 25/1122/HH – 33 Marston Crescent – Erection of a single storey rear extension – Granted
- c. 26/0029/HH – 120 Station Road – Erection of a single storey rear and two-storey side extension – Granted
- d. 24/0004/FUL – Land off Gillam Butts – Full planning application for the development of 41 dwellings and associated infrastructure – Granted

2025/26.197 To receive Blaby District Council's update on the local plan timetable

Correspondence had been received from Blaby District Council informing the Parish Council that, due to outstanding evidence from Leicestershire County Council's transport consultants, there had been a delay to the local plan.

It was resolved to write to Blaby District Council requesting more information on the outstanding document and the anticipated duration of the subsequent delay.

2025/26.198 To consider whether to contact Leicestershire County Council Highways regarding highways works associated with developments

It was resolved to contact Leicestershire County Council's Highways Department requesting the following:

- . Either a reduction of the speed limit along Foston Road or extension of the 30mph speed limit on Foston Road, past the Crematorium and Garden Centre entrances
- . Installation of a zebra crossing between the Garden Centre and Crematorium on Foston Road
- . Additional information regarding the proposed double mini roundabout associated with the Willoughby Road development
- . For the section of Hill Lane between Cosby Road/Countesthorpe Road and Lutterworth Road to be made one way

The correspondence would be brought back to the next meeting of the Planning Committee for approval prior to be sent.

2025/26.199 Housing development updates (if any)

The following updates were received and discussed:

- a. Keepers Farm – 25/0818/HYB (300 dwellings)

There was nothing to discuss.

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

There was nothing to discuss.

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

There was nothing to discuss.

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

It was noted that, following the recent complaint which was submitted to Blaby District Council regarding the early issue of the decision notice for application 26/0150/NMAT, acknowledgement of its receipt had been received along with a separate acknowledgement from the Planning and Strategic Growth Manager. A response should be provided within 15 days of the District Council’s receipt of the complaint.

It was also noted that a follow up email had been received from the Planning and Strategic Growth Manager at Blaby District Council following the recent meeting between representatives regarding the traffic management of the Foston Road development. It advised that, unfortunately, there had not yet been a response from Leicestershire County Council’s Highways Department regarding concerns and queries raised however this would continue to be chased.

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

There was nothing to discuss.

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

There was nothing to discuss.

- g. Solar Farm – 24/0734/FUL

There was nothing to discuss.

- h. Whetstone Pastures

There was nothing to discuss.

2025/26.200 To receive any correspondence

There was no correspondence.

2025/26.201 Date of next meeting

The date of the next meeting was scheduled for Thursday 23rd April 2026.

Signed Chairman

Dated..... 2026