

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 23rd April 2026

Members present: Cllrs S Kinvig, C Ibbotson, K McGovern, D Shuttleworth and J Thacker

Miss J Leech – Parish Council Manager

Miss E Frost – Assistant Parish Council Manager

Also present was Cllr A Spooner, until item 2025/26.207, Blaby District Councillor, R Holdridge, and two members of the public.

2025/26.202 To receive apologies for absence, if any

Apologies were received from Cllrs V Armstrong and A Clifford.

2025/26.203 To receive disclosures of interest and consider dispensations

There were no disclosures of interest.

2025/26.204 To approve and sign the minutes of the meeting held 9th April 2026

The minutes of the meeting held 9th April 2026 were circulated prior to the meeting. It was resolved to approve the minutes, which were signed by the Chair as an accurate record.

2025/26.205 Public participation session

There were two members of the public present who wished to make representation to the Parish Council regarding planning application 26/0060/FUL. Comments were received and considered when forming the Parish Council’s response. In addition to this, Blaby District Councillor, R Holdridge, would follow up with Blaby District Council’s Planning Department on their behalf due to consultation letters having not been received by neighbouring properties.

2025/26.206 To consider matters arising for information purposes only

There were no matters arising.

2025/26.207 To consider a response to planning applications received from Blaby District Council

Plan No.	Address	Description of Application	Observation
25/0818/HYB	Keepers Farm, Winchester Road	Application amendments	<p>Countesthorpe Parish Council continues to express its concern at the potential loss of area of separation between the settlements of Countesthorpe and Blaby and therefore is concerned that this element of the scheme is not within this first stage of the hybrid development.</p> <p>The Parish Council notes that there does not appear to be any change to the original layout of the flood alleviation scheme and would reiterate the risk to the development from surface water run off from the direction of Winchester Road which floods during periods of excessive rain and runs off onto the Keepers Farm site.</p> <p>The Parish Council supports Leicestershire County Council’s Environmental Officer’s request that for the applicant to produce an Air Quality Impact Assessment.</p> <p>The Parish Council supports the proposal for the 30mph limit to be extended further south, however,</p>

			<p>it notes that this is only proposed for traffic heading north towards Blaby, and does not appear to also be being implemented to slow the speed of the traffic heading south towards Countesthorpe. It would make more sense for the whole length of Winchester Road to become a 30mph speed limit.</p> <p>It is also noted that the Land Contamination Report is being awaited and would expect this to be approved by the District Council prior to any construction works.</p> <p>The Parish Council would insist that no approval for works to commence on the site until the Local Highway Authority has had the opportunity to assess the cumulative impact of the development on the highway, from other developments, not just necessarily in Countesthorpe. The Parish Council notes the application for 200 homes on the site opposite is going to appeal in May so in principle it could be passed with the Secretary of States' own conditions which could be to create an access onto Winchester Road.</p> <p>The Parish Council reiterates its concerns that the village's current infrastructure cannot support the amount of development it is facing.</p>
26/0184/FUL	77 Station Road	<p>Erection of two three-bedroom dwellings.</p> <p>Erection of a single storey rear extension and alterations to existing dwelling.</p> <p>Erection of detached single storey garage to serve existing dwelling</p>	<p>The Parish Council notes that there may have already been trees removed from the site and ask that the District Council check this against the previously approved removal. In light of condition 10 of the agreement to the previous application 24/0228/OUT. It is noted the recommendations of Leicestershire County Council's Tree Officer to the previous application and that there does not appear to be a follow up report confirming that the request had been responded to.</p>
26/0060/FUL	Houghton House, 39 The Leys	Erection of self build dwelling and garaging	<p>The Parish Council has concerns that the description for the planning application is not accurate in that it is actually the development of two separate dwellings with the garage development being the second dwelling. There will be a newly built three bedroomed property and a newbuild in the demolished garage area which will create a two bedroomed property with all facilities including kitchen, bathroom, etc.</p> <p>There is also concern as the neighbouring residents have not been consulted on this application and</p>

			<p>therefore the Parish Council requests an extension to allow those residents to comment.</p> <p>This development will result in two new two-storey dwellings within a residential area predominantly made up of single storey dwellings. Whilst there is already a dwelling with a converted attic resulting in a two storey dwelling, there is a larger distance between that property and the rear of the existing bungalow. In this case with the proposed garage development there is a far shorter distance between its rear wall and the rear windows of the existing bungalows. This will result in an overbearing impact on the existing bungalows and a potential loss of light.</p> <p>The Parish Council is also aware that there has been an incident of the existing dwellings suffering from flooding of their properties which contradicts the statement made by the applicant. This flooding was a result of surface water run off from the fields to the rear of The Leys. With additional development, this will reduce the remaining permeable surface area to the rear of The Leys and therefore increase the risk of further flooding.</p> <p>The Parish Council asks that it be ensured that there is sufficient parking. With the driveway being narrow, there is no opportunity for vehicles to pass. The Parish Council notes that the existing drive would not be capable of taking construction traffic.</p> <p>Neighbourhood Services state that there is no provision for the collection of waste and would result in the bins having to be left at the entrance to The Leys. There is not sufficient space for this and would block the access to the drive leading down to the development.</p> <p>The Leys suffers from high levels of on-street parking at school peak times which would also impact access to The Drive.</p>
26/0217/DOC	Land East of Willoughby Road	Discharge of condition 30 (Written Scheme of Archaeological Investigation) attached to planning permission 24/0001/OUT	It was noted that the decision had already been made regarding this application and so it was not considered.

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	It was noted that there were no new updates to consider regarding this application.
26/0289/HH	87 Winchester Road	Erection of first floor rear extension	No comment.

2025/26.208 Housing development updates (if any)

The initial draft correspondence to Leicestershire County Council's Highways Department regarding requests for highways network improvements associated with the planning developments was considered. This would be recirculated to members of the Planning Committee and brought back to the next meeting.

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)
 - i. Correspondence received from Miller Homes regarding Leicester Road site access
Correspondence from Miller Homes requesting the Parish Council's support in discussions regarding works to the Leicester Road site access of the Foston Road development was received. It was resolved to contact Leicestershire County Council's Highways Department and request an update on any agreement which had been reached at their recent meeting with the developer and anticipated timescales.
- 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.

2025/26.209 To receive any correspondence

- a. Blaby District Council regarding the Blaby Golf Range planning appeal
It was noted that correspondence had been received from Blaby District Council regarding the planning appeal for Blaby Golf Range which was scheduled to take place from 13th May 2026.

2025/26.210 Date of next meeting

The date of the next meeting was scheduled for Thursday 14th May 2026.

Signed Chairman

Dated..... 2026