

A meeting of the Planning Committee was held in the Village Hall, Station Road, Countesthorpe on Thursday 14<sup>th</sup> May 2026

Members present: Cllrs S Kinvig, V Armstrong, C Ibbotson and J Thacker

Miss J Leech – Parish Council Manager

Miss E Frost – Assistant Parish Council Manager

Also present was Blaby District Councillor, R Holdridge.

2025/26.211 To receive apologies for absence, if any

Apologies were received from Cllrs K McGovern and D Shuttleworth.

2025/26.212 To receive disclosures of interest and consider dispensations

Cllr V Armstrong declared a non-pecuniary interest in item 2025/26.216, planning application 26/0333/HH.

2025/26.213 To approve and sign the minutes of the meeting held 23<sup>rd</sup> April 2026

The minutes of the meeting held 23<sup>rd</sup> 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.

2025/26.214 Public participation session

There was no public present.

2025/26.215 To consider matters arising for information purposes only

There were no matters arising.

2025/26.216 To consider a response to planning applications received from Blaby District Council

Plan No.	Address	Description of Application	Observation
26/0291/VAR	Field to south of Gillam Butts, access next to Plot 36 Gillam Butts	Variation of conditions 2 (approved plans), 3 (materials), 4 (boundary treatments), 5 (surfacing), attached to planning application	Countesthorpe Parish Council can see no discernible difference between the new layout plan and the original approved under planning application 24/0004/FUL and seeks clarification as to what is proposed.
26/0292/DOC	Land off Gillam Butts	Discharge of condition numbers: 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 26 attached to planning permission 24/0004/FUL	Countesthorpe Parish Council notes the specified Working Hours and Delivery Hours contained in the Construction Management Plan. These hours should be set as a condition as part of this application to avoid the situation that arose with the Foston Road development where works were starting as early as 6.30am as a result of the conditions not yet being set. The Parish Council understands that this arises because contractors operate a system where an employee has been classed as 'clocked-in' when they arrive in their vehicle, and therefore were being asked to start work on arrival.

			<p>The Parish Council would consider that all works on site would be audible at the site boundary and therefore would support the 8am start.</p> <p>Consideration should be given to the timing of construction traffic to avoid peak time for school drop off and pick up. At these times, the junction of Hallcroft Avenue with Station Road is busy with a combination of vehicles and pedestrians including young children and pushchairs crossing the roads. This is increased by the fact that many families cross at the zebra crossing to walk along the length of The Paddock to avoid the narrow pavement.</p> <p>The Parish Council stresses that there should be no lighting on site, particularly as the operating hours allow for work where it will already be dark in the evenings. The Parish Council finds that the wording in the Construction Management Plan is contradictory, as it says that there should be no need for lighting,</p> <p>There should be no generators allowed to operate overnight, which has been the case with the Foston Road development which has resulted in complaints from residents.</p>
26/0333/HH	2 Paddock Close	Erection of two storey side extension, single storey front extension and additional parking area	<p>Countesthorpe Parish Council has concerns with the access to and from the site for construction vehicles as it is a narrow access and driveway and larger vehicles have difficulties turning into the site having to use both lanes of Station Road to turn into or exit the site. It needs to be considered that within a similar timeframe there will be potential for additional vehicles accessing the Gillam Butts development site. We note there is no turning available on the site for construction vehicles to access and egress to and from Station Road in a forward direction. Consideration should be given to neighbouring properties regarding noise and dust during construction.</p> <p>Countesthorpe Parish Council notes that the applicant specifies that they will not be removing trees, however, it would ask that the same conditions are applied as per application 21/1075/FUL in respect of the preservation and treatment of the trees/shrubbery.</p>
26/0331/VAR	76 Rosebank Road	Variation of conditions 2 (approved)	No comment.

		drawings) of 25/0832/HH	
26/0376/HH	19 The Plantation	Erection of a single storey side and rear extension, application of render to principal elevation and new pitched roof to garage	Countesthorpe Parish Council would ask that sufficient off site parking is provided as a result of the loss of garage space, particularly that there is potential for the proposed store to be converted to a bedroom.

2025/26.217 To note Blaby District Council's decisions

The following planning decisions were noted:

- a. 26/0201/BNGDOC – Land to rear of 71-73 Winchester Road – Application to discharge the Biodiversity Gain Plan attached to planning permission ref: 24/1044/FUL – Granted
- b. 26/0012/OUT – Land adjacent to 51 Peatling Road – Outline application for the erection of bungalow and detached double garage (all matters reserved except for access) – Refused

Further to the decision notice for this application being noted, it was resolved to submit the below, additional comment, to Blaby District Council's Planning Department regarding planning application 25/0876/OUT. The additional comment would also be posted on facebook.

Further to receipt of the decision notice with regard to the refusal of planning application 26/0012/OUT for one dwelling on land off Peatling Road, the Parish Council is delighted to see that the District Council recognises the area of land off Peatling Road as countryside. The Parish Council would therefore expect that this same logic applies to the proposal for 295 houses off Peatling Road as per planning application 25/0876/OUT as follows:-

*The proposed development is located in an area identified as Countryside in the Blaby District Local Plan Policies Map (2019). In such areas, there is a presumption against residential development. The District Planning Authority considers that the residential development of this greenfield site would represent an unwarranted intrusion of urban development beyond the existing well defined edge of settlement and would cause significant harm to the character and appearance of the landscape and character of the village and thus would be contrary to Policies CS2 and CS18 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013) and Policy DM2 of the Blaby District Council Local Plan (Delivery) Development Plan Document (2019).*

2025/26.218 Correspondence to Leicestershire County Council's Highways Department regarding highways network improvements

It was resolved to send the finalised correspondence to Leicestershire County Council's Highways Department regarding requests for highways network improvements associated with local planning developments.

2025/26.219 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)

The temporary traffic regulation order, to allow works to be completed on the Leicester Road junction of the development of Foston Road and Leicester Road, was received.

It was also noted that correspondence had been received from the Planning and Strategic Growth Manager at Blaby District Council providing an update on communication with Leicestershire County Council’s Highways Department regarding the traffic management of the Foston Road development and clarification was being sought on when the works would commence to install the roundabout.

- 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.

2025/26.220 To receive any correspondence

There was no correspondence.

2025/26.221 Date of next meeting

The date of the next meeting was scheduled for Thursday 28<sup>th</sup> May 2026.

Signed ..... Chairman

Dated..... 2026