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

Members present: Cllrs V Armstrong, A Clifford, K McGovern, D Shuttleworth, A Spooner and J Thacker

Blaby District Councillor, R Holdridge, was also in attendance.

Miss J Leech – Parish Council Manager
Miss E Frost – Assistant Parish Council Manager

The meeting was chaired by Cllr A Clifford.

2026/27.091 To receive apologies for absence, if any
Apologies were received from Cllrs S Burditt, C Ibbotson and S Kinvig.

2026/27.092 To receive disclosures of interest and consider dispensations
Cllr A Clifford declared a non-disclosable pecuniary interest in Blaby District Council.

Cllr K McGovern declared a non-pecuniary interest in item 2026/27.096, specifically planning application 26/0935/ADV.

2026/27.093 To approve and sign the minutes of the meeting held 8th October 2026
The minutes of the meeting held 8th October 2026 were circulated prior to the meeting. It was resolved to approve the minutes, which were signed by the chair as an accurate record.

2026/27.094 Public participation session
There was no public present.

2026/27.095 To consider matters arising for information purposes only
There were no matters arising.

2026/27.096 To consider a response to planning applications received from Blaby District Council

Plan No.	Address	Description of Application	Observation
25/0441/FUL	Land off Cosby Road	Residential development of 105 dwellings and associated infrastructure (revised scheme)	It was resolved to defer discussion regarding planning application 25/0441/FUL following information provided from the Planning Officer at Blaby District Council, stating that there would be revised documents received and consulted on shortly, superseding those which were currently available.
26/0935/ADV	Land East of Willoughby Road	Temporary installation of 3no. non-illuminated signs (1no. hoarding sign and 2no. flag poles) for adjacent housing development	Countesthorpe Parish Council objects to the application in its current form in respect of its positioning and the scale of the sign particularly with its proximity to existing dwellings on Lords Close. There is also the risk that people will be expecting that the development will be off Lords Close itself and they will drive down Lords Close which is a cul-de-sac. The Parish Council is concerned about noise pollution from the flags which will impact on the neighbouring dwellings. The Parish Council insists that any signage relating

			to the new development should sit within the site itself and a further planning application showing the design and position should be submitted. There is no indication, at the moment, when the development starts so there would be no limitation on the time being in this proposed position. In which case, the Parish Council's view would be for there to be no signage until the point of the development starting.
26/0964/HH	13 Gwendoline Drive	Side and rear extension	No comment.
26/0983/HH	52 Cosby Road	Erection of a single-storey front/side extension, a first floor front extension, an outbuilding and associated external alterations	The Parish Council has concerns that it could darken the neighbouring room to the bungalow which is set back.
26/0906/LBC	7 The Square	Partial refurbishment of the existing roof to include the removal of sections of Welsh slate to enable replacement of all rotten timber laths and rafters where necessary, the installation of a new breathable felt membrane, new Code 5 lead flashing to valleys, and reinstatement of Welsh slates without altering the Swithland slate roof. Replacement of cast iron gutters and rain water goods with cast aluminium gutters, downpipes and fittings	The Parish Council stresses that there be no construction traffic vehicles waiting or parking on Station Road as it is a busy area of the village for pedestrians and vehicles, including buses and delivery lorries waiting to access the Tesco store.

2026/27.097 To note Blaby District Council's decisions

The following planning decision was noted:

a. 26/0748/HH – 1 Leela Close – Erection of two storey front extension - Refused

2026/27.098 Housing development updates (if any)

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)
Miller Homes had advised that the anticipated start date for the Foston Road roundabout was January 2027. They had responded to residents' queries, that it would be November 2026. It was noted that Miller Homes had previously indicated that there would be an early proportion of work that would take place within the development site.

e. Willoughby Road – 24/0001/OUT (185 dwellings)
There was nothing to discuss.

f. Gillam Butts – 24/0004/FUL (41 dwellings)
It was noted that there were ongoing discussions with Blaby District Council regarding site access and parking arrangements as it had been reported that construction vehicles were parking on the nearby roads. District Councillors A Clifford and R Holdridge would follow this up with the Planning Officer.

g. Solar Farm – 24/0734/FUL
There was nothing to discuss.

h. Whetstone Pastures
There was nothing to discuss.

2026/27.099 To receive any correspondence
There was no correspondence.

2026/27.100 Date of next meeting
The date of the next meeting was scheduled for Thursday 26th November 2026 at 6.30pm.

Signed ..... Chairman

Dated..... 2026