

Minutes of the Nettlebed Parish Council Extraordinary Meeting
at The Village Club, High Street, Nettlebed
on **Friday, 26th June 2026** at 7.30pm

Councillors

Present: Chair: Dennis Rocks (DR)
Councillors: Geoff Bond (GB), Emilia Henderson (EH),
Stuart Mackie (SM), Conway Shaw (CS)

Also present: 15 member(s) of the public

119/26 Apologies for Absence

Cllrs Amanda Foister and Andy Bryan did not attend.

120/26 Appointment of minute-taker

EH was appointed to take the minutes of the meeting in the absence of the Clerk.

121/26 Declaration of Interests

CS declared that he is a resident of Catslip but has no personal connections to the property.

122/26 Chairman's Welcome and Public Forum

It should be noted that the time allocated for the public session is a total of 10 minutes for all those wishing to speak.

DS introduced the meeting and invited the public to discuss the agenda.

The first resident to speak objected to the PIP stating: Neighbouring property's garden will be surrounded, and two sides of the proposed will look directly into the neighbour's property. The proposed will have to be very small due to 3 metres boundary.

The lane is private and requires the residents to contribute to repairs. Any building works will damage the newly fixed lane. Request that money be put aside to repair the road, as part of conditions.

The drains in Catslip were built in the 50s. The drains go into the neighbours' property/gardens. Any work will require neighbour's land being dug up or another manhole installed. The current infrastructure is not suitable for another property in this location.

The lane is very small. There are places used as a layby and not suitable for more vehicles for another property.

The second resident to speak stated that: The owner of the property does not reside in Catslip and did not contribute to the recent repairs of the lane, despite the tenants' use of the lane. Additional vehicles will affect other residents.

The third resident had collated several objections from residents to present to the council:

This is an Infill application, whereby there is a small gap in built up frontage. The resident argues that this is a side garden, not a genuine gap. The intentional layout of the lane is specific for the established character of Catslip. Policy 18 requires it sits comfortably and the proposed would harm the character of the lane and area.

Unsuitable access to private road. The resident argues that the lane is narrow at this point. Recent evidence that the arrangement for maintaining the lane does not work in practice as the owner refused to contribute. The other residents will need to pick up the costs of the

road damage.

Sets a precedent - this is a semi-rural lane, allowing development allows further applications to develop.

123/26 **Planning Application** – to consider and agree the council's response

P26/S1582/PIP Land at 13 Catslip

Permission in Principle for residential development of 1 no. new dwelling (Use Class C3)

Following discussion, the Council **Resolved:** to object to the Planning in Principle application. It was agreed that SM would draft the Council's response, which would be circulated to members for approval prior to submission.

Meeting closed: 19:20