



Minutes of the Full Council meeting of Bearsted Parish Council

Madginford Hall, Egremont Road, Bearsted on Tuesday 13th January 2026 at 7.15pm

Present:

Cllr David Hall (Chair), Cllr Val Springett (Vice Chair), Cllr Richard Ash MBE, Cllr Clive English, Cllr Frank Jagger, Cllr Martha Monday, Cllr Jodie Pottage, Cllr Marie Selby, Cllr Carolyn Smith, Cllr Denis Spooner and Cllr Sean Turner.

Also, in attendance was the Clerk Joanne Upton, the Deputy Clerk Amy Bush, and three members of the public.

Reports from members of the public

The three members of the public were there to speak on item 5, so the Chairman invited them to speak at that time.

1. Declarations of intention to record

The Deputy Clerk declared the meeting would be recorded for minuting purposes.

2. Apologies and Absences

Apologies were received and duly noted for Cllr's Pat Catt, Max Huseyin, Kapi Kaushik and Christopher Waters.

3. Declaration of Interests, Dispensations, Predetermination or Lobbying

Cllr Spooner declared he would not participate in the meeting or vote on item 5 as a member of MBC Planning Committee.

4. Signing of the minutes of the last meeting

Cllr Turner asked if the parking consultation for Thurnham Lane, would be shared with members. Cllr Springett advised this is an informal consultation with residents to establish if additional parking restrictions are required. KCC will then undertake a formal consultation depending on the results. Cllr Turner asked about the suggestion of 20mph speed restrictions around the Green and The Street. Cllr Springett advised The Traffic Committee is considering adding this to the Highways Improvement Plan. Cllr Turner was invited to attend the Traffic Committee meeting next week
The minutes of the meeting on 16th December 2025 were agreed as a true record and signed by the Chairman.

5. Planning Applications for Consideration (Town & County Planning Act 1990 s1p8)

25/505138/FULL & 25/505139/LBC, Snowfields, Yeoman Lane.

One member of the public, spoke in favour of the application. After objecting to the original application in 2023, the owner of the property and their agent engaged in consultation with the neighbours and have revised the planning application by reducing the height and style of the roof and including screening with hedges. Another member of the public who works for the owner of the property, stated that they had worked with the neighbours to ensure a satisfactory outcome for all. The Council raised no comments or objections to the application.

Cllr Ash proposed to recommend approval, with no amendments to the application, this was seconded by Cllr Pottage and resolved with nine in favour and two no votes from Cllr's Spooner and Springett as MBC Councillors.

6. Reports

- a) Borough Councillors: Cllr Turner raised the local water shortage issues, and it was agreed the Communications Committee will relook at a Community Resilience Plan.
- b) KCC Councillor: No report received.

- c) Community Warden: the Council noted the report. Cllr Jagger requested more numerical information to justify the cost of employing the Community Warden. The Council agreed due to the nature of the job, this would be difficult to achieve.
- d) Police: No report received, but PC Phillips will be attending the March Full Council meeting. Cllr Springett reported, following two incidents in the Parish, that if a crime is reported online, it is not seen by our Community PC. It was agreed to arrange a meeting with PC Phillips to establish how to improve reporting by the public.
- e) Clerk: The Clerk had nothing to report.
- f) Chairman: The Chairman reminded Councillors of the Volunteer Day at the Station to clear the coal yard site.

7. Committee Meeting and Working Group Reports

- a) Environment Committee: Cllr Smith proposed to accept the Oakleaf quote for £798 to repair the streetlamp on Church Lane and replace the timer. This was seconded by Cllr Pottage and resolved with all in favour.
BWT play area gate needs repairing, but there is some dispute regarding the exact nature of the repairs. Cllr Pottage proposed to accept the quote from Safeplay for £414, once the Clerk has confirmed the details with Safeplay, this was seconded by Cllr Springett and resolved with all in favour.
Playdate quoted £1220 to supply and fit the monkey bars at the BWT playarea. Cllr Pottage proposed Playdale supply and deliver for £709.29 and Everyday Play prices for installation, providing cost does not exceed Playdale's supply and fit price. This was seconded by Cllr Smith and resolved with all in favour.
Cllr Smith proposed delegated authority to the Clerk to appoint a contractor to fell 4 dead trees on Meadow Bank, up to a maximum of £900 once all quotes received. This was seconded by Cllr Ash and resolved with all in favour.
- b) Finance Working Group: Cllr Hall reported that the fees to hire Madginford Hall have increased by 10%. Cllr English advised this was necessary for the running of the Hall. Cllr Hall thanked Cllr's English, Springett and Pottage for their work on the Hall Committee.
Cllr Hall advised Martine Waghorn have been appointed at £1750 to undertake the valuation of the land at Madginford Hall and will be attending site on the 3rd February 2026.
- c) Reports from member of the Council for outside bodies: Cllr Turner reported on the KALC Planning for Climate Change meeting attended in November and agreed to share the slides.
Cllr English advised the Landscape Assessment response deadline has been extended, BPC to look at areas to register.

8. Finance (Account and Audit Regulation 2011/817)

- a) Resolution to approve/ratify quotations or payments:
Thomson Reuters JCT Minor Works Contract £112.80. Cllr Hall advised this was for the car park drainage project and is within the Clerks delegated authority to spend.
- b) Grants and Donations: There were none to consider.
- c) Authorise January Payments: Cllr Hall proposed to approve the payments, this was seconded by Cllr Ash and resolved with all in favour.
- d) Finance Reports: Cllr Hall proposed to approve the reports, this was seconded by Cllr Jagger and resolved with all in favour.
- e) Balance of Bank Accounts: Cllr Hall proposed to approve the balances, this was seconded by Cllr Jagger and resolved with all in favour.

9. Precept

Several options were considered, due to the expected high value projects the Council will be undertaking over the next year or two, including the car park drainage project and the Council office extension. Cllr English proposed a precept of £145,000, which increases the Band D payment by £0.99 per year. This was seconded by Cllr Ash and resolved with all in favour.

10. Future Agenda Items

Office lease and rent, policies and standing items.

11. Date of next meeting, 10th February 2026

There being no further business to transact, the meeting ended at 20:27 hrs.

Signed..... Date.....