

Minutes of the Planning Committee meeting of Bearsted Parish Council

Madginford Hall, Bearsted on Tuesday 28th April 2026 at 7.15pm

Present:

Cllr Richard Ash MBE (Chair)
Cllr Martha Monday (Vice Chair)
Cllr Jodie Pottage
Cllr Carolyn Smith

Also, in attendance was the Clerk Joanne Upton and visiting member Cllr Val Springett.

Reports from members of the public.

There were no members of the public.

1. Declarations of intention to record

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

2. Apologies and absences

Apologies were received and duly noted for Cllr Kapil Kaushik.

3. Declaration of Interests, Dispensations, Predetermination or Lobbying

There were none declared.

4. Signing of the minutes of the last meeting

The minutes of the meeting on 24th February 2026 were agreed as a true record and signed by the Chairman.

5. Office and Chair report

There was no report from the office.

The Chairman advised he was unable to attend the Planning Enforcement training but that the presentation slides have now been provided for members to read.

MBC disagreed with recommendations from BPC on two applications.

Cllr Val Springett requested that the Planning Committee provide 'no comment' or 'no objection' responses to applications rather than 'recommend approval'. Two residents have recently approached Cllr Springett, believing their application would be approved because BPC recommended approval. It was agreed that the Planning Committee will respond with 'no objection' and add statement 'and/but would like to see this application approved' when it is believed to be of benefit to the community.

6. Planning Applications for consideration (Town and Country Planning Act 1990 s1p8)

26/501019/LBC: Old Manor House, The Green, Bearsted ME14 4DN. Cllr Ash proposed to respond, 'no objection and would like to see this application approved.' This was seconded by Cllr Smith and resolved with all in favour.

26/501091/LBC: 3 The Oasts, The Green, Bearsted ME14 4EB. Cllr Smith proposed to respond, 'no objection and would like to see this application approved.' This was seconded by Cllr Ash and resolved with all in favour.

26/501090/FULL: 3 The Oasts, The Green, Bearsted ME14 4EB. Cllr Smith proposed to respond, 'no objection and would like to see this application approved.' This was seconded by Cllr Ash and resolved with all in favour.

7. Plus any additional applications received by the date of the meeting.

26/500684/FULL: 23 The Grove, Bearsted ME14 4JB. Cllr Pottage proposed to respond, 'no objection and would like to see this application approved.' This was seconded by Cllr Monday and resolved with all in favour.

Cllr Monday raised query about comments from neighbours. The Clerk will ask MBC if these have been responded to.

26/501553/FULL: 13 Aldington Road Bearsted Kent ME14 4AN. Cllr Monday proposed to respond, 'no objection', this was seconded by Cllr Smith and resolved with all in favour.

8. MBC Call for Sites

Cllr Spooner had asked the Committee to consider land within the Parish to protect from or support for development when MBC sent out the Call for Sites consultation.

Cllr Pottage proposed we protect the MBC land outside of St Peters Church, the Rosemary Road open space and the Len Valley Nature Reserve. And offer support of development of the Coal Yard at Bearsted Station. This was seconded by Cllr Monday and resolved with all in favour.

9. Future agenda items

Standing items.

10. Date for the next meeting: 26th May 2026

There being no further business to transact, the meeting ended at 19:53 hrs.

Signed.....

Date.....