

Minutes of the Full Council meeting of Bearsted Parish Council

Madginford Hall, Egremont Road, Bearsted on Tuesday 14th April 2026 at 7.15pm

Present:

Cllr David Hall (Chair), Cllr Val Springett (Vice Chair), Cllr Richard Ash MBE, Cllr Pat Catt, Cllr Clive English, Cllr Martha Monday, Cllr Marie Selby, Cllr Carolyn Smith, Cllr Denis Spooner, Cllr Sean Turner and Cllr Chris Waters.

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

Reports from members of the public

There were no reports from the public.

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 Huseyin, Jagger, Pottage and Kaushik.

3. Declaration of Interests, Dispensations, Predetermination or Lobbying

There were no declarations.

4. Signing of the minutes of the last meeting

The minutes of the meeting on 14th April 2026 were agreed as a true record and signed by the Chairman.

5. Reports

- a) Borough Councillors: Cllr Spooner recommended that the Planning Committee respond to the call for sites exercise by supporting the refurbishment/redevelopment of the coal yard and engine shed; seek the continued protection of the Len Valley and support the Leeds/Langley by-pass. This will be added to the agenda for the next planning meeting.
Cllr Springett reported from the Ward Cluster meeting, that a new Waste Crime Officer has been recruited and already making good progress. PC Phillips will be looking to undertake speed checks along the A20 where the reduced speed limited has been implemented.
- b) KCC Councillor: There was no report.
- c) Community Warden: The Community Warden is currently absent from work, so no report received.
- d) Police: The Police report was noted and Cllr Turner reminded that PC Phillips will be on the Green from 3-4pm on Saturday 18th to meet residents.
- e) Clerk: The Clerk reminded Cllr's that the Annual Meeting of the Council will take place at 6:30pm before the Full Council meeting on the 12th May, anyone who is unable to attend should let the office know which Committees they would like to sit on.
The Clerk advised that the office is still waiting for the costs for the Community Warden Service, and this will be reviewed once received.
The Clerk advised that MBC had received several complaints about the 4 new Cricket warning signs on the Green, the Cricket Club have also reported that they have received some complaints. MBC advised that BPC should have applied for planning permission, but if two signs are removed then this would fall under permitted development rights. The office will arrange for 2 signs to be removed and passed to the Environment Committee to decide whether to remove all the signs or apply for planning permission.
Cllr Ash reminded Cllr's to ensure the correct signature is added to their emails.
- f) Chairman: The Chairman had nothing to report.

6. Committee Meeting and Working Group Reports

- a) Traffic & Transport Committee: Cllr Ash advised the Highways Improvement Plan had been reviewed and agreed by the Committee. Cllr Turner had suggested implementing disabled parking bays on the A20 either side of the Church Landway entrance. It was decided that this could lead to reduced visibility and parking over the entrance making access difficult for larger vehicles. The HIP will be amended to request one disabled bay on the eastern side of the entrance and double yellow lines on the western side. Cllr Ash proposed to accept the HIP with this amendment, this was seconded by Cllr Springett and resolved with 10 in favour and 1 against.
- Cllr Ash advised a resident attended the last meeting and raised the need for a pedestrian crossing at the Ashford Road/Willington Street junction. This is part of the planned works for the junction, but these works are unlikely to go ahead anytime soon. Cllr Turner reported back to the resident who would like to petition KCC. Cllr Ash advised he can speak to KCC to see if a pedestrian crossing could be considered whilst waiting for the planned works.
- Cllr's Ash & Catt will be attending an Active Travel Seminar on the 21st April in Maidstone. Some items on the HIP are still waiting to be implemented and SID training is due to be undertaken on Friday 17th April.
- Cllr Ash thanked Cllr Hall for working with Network Rail to become a consultee. A strategic study meeting was held to discuss the services between Mid Kent, London and the Hastings line. Cllr English advised there is a stakeholder meeting at the end of April and Cllr's welcome to attend.
- Cllr Turner advised a resident had reported a discrepancy on the speed watch equipment and will send details to the office to be reported.
- b) Communications Committee: Cllr Hall reported that the Christmas Light switch on events will be on the 29th November for the Green and 30th November for Madginford with provisional dates of the 22nd and 23rd, waiting on the Rock Choir to confirm availability.
- The Committee voted to spend £100 on book donations for the summer holidays.
- Cllr Hall proposed to a maximum budget of £1200 for the next APM, this was seconded by Cllr English and resolved with all in favour. The office will investigate other venues and other seating layouts for the event.
- The Clerk confirmed the variation to the Premises Licence for the Green has been approved with no objections.
- Cllr Catt attended an event hosted by the Impact Provision Team who will make a proposal for events to host in Bearsted in the summer holidays.
- c) Finance Working Group: Cllr Hall advised that a member of Bearsted CAN is looking to set up a Community Interest Company, which would have at least 3 directors, the working group feel that a Parish Councillor should be one of the directors and Cllr Jagger was volunteered for this role. The CIC under a government initiative will be able to apply for grants to fund solar panels, lowering bills for the community building installed on. Any profits made will be put back into the CIC to fund further solar panels on other buildings. The CIC will initially look at grants for panels for the Madginford Hall and potentially the Memorial Hall. Cllr's English and Springett declared an interest as members of the Madginford Hall Committee.
- Cllr Hall proposed to open a 35 day variable rate savings account with Redwood Bank with a deposit of £50,000.00 at 3.74%AER paid annually. This was seconded by Cllr Ash and resolved with all in favour.
- d) Reports from member of the Council for outside bodies: Cllr Ash relayed KALC message that having asset lists from KCC and MBC important as part of the LGR. The Clerk confirmed that MBC have provided a map with all their assets in Bearsted, which is mainly verges and the Rosemary Road open space. Still waiting on details from KCC.
- Cllr English advised that MBC will be putting forward a proposal to abolish the Joint Transport Board or will distance themselves from it as it is not fit for purpose.

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

- a) Resolution to approve/ratify quotations or payments:
- i. KALC subscription £2000 +VAT: Cllr Hall proposed to accept the cost, this was seconded by Cllr Ash and resolved with all in favour. Cllr Turner requested the Clerk send all Cllrs the KALC agenda for comments.

- ii. SLCC membership for the Clerk £253 +VAT: Cllr Hall proposed to accept the cost, this was seconded by Cllr Ash and resolved with all in favour.
- iii. Computer 4U cost to upgrade to Windows Pro, £452 +VAT: Cllr Hall proposed to accept the cost, this was seconded by Cllr Smith and resolved with all in favour.
- b) Grants and Donations:
Community Initiative Company, £400 to set up a Community Energy Group: Cllr Turner asked if permission needed from KCC for the panels on the Madginford Hall. Cllr Waters suggested deferring the vote until the CIC is ready to move forward.
- c) Authorise April Payments: Cllr Hall proposed to approve the payments, this was seconded by Cllr Smith and resolved with 10 in favour and 1 no vote.
- d) Finance Reports: Cllr Hall proposed to approve the reports, this was seconded by Cllr Ash and resolved with all in favour.
- e) Balance of Bank Accounts: Cllr Hall proposed to approve the balances, this was seconded by Cllr Smith and resolved with all in favour.

8. Audit Assertion 10 – Data Compliance

The report from Jonco IT was noted. The Clerk explained there are several concerns to address and these will be reported back to Full Council in due course.

9. KCC Rent Review and Lease

The Finance Working Group have reviewed the valuation report from Martine Waghorn Chartered Surveyors and recommend the following:

BPC to offer £56,500 to purchase the land including the car park. If KCC do not wish to sell the car park BPC will offer £45,250 to purchase the land excluding the car park, but will need to establish with KCC responsibility for car park.

If KCC decline the offer to purchase the land BPC will offer to pay rent at £1650 for the continuing lease. Cllr Hall requested the Leases Working Group is given delegated authority to commission Martine Waghorn for further advice should it be necessary and delegated authority to agree sundry expenditure on legal processes linked to completion of the sale.

Cllr's English and Springett declared an interest as members of the Madginford Hall Committee and will not vote.

Cllr Hall proposed to accept the above terms, this was seconded by Cllr Ash and resolved with 9 in favour and 2 no votes.

10. Future Agenda Items

Office lease and rent, policies and standing items.

11. Date of next meeting, 12th May 2026

There being no further business to transact, the meeting ended at 20:34 hrs.

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