



Minutes of the Full Council meeting of Bearsted Parish Council

Madginford Hall, Egremont Road, Bearsted on Tuesday 15th September 2026 at 7.15pm

Present:

Cllr Christopher Waters (Chair), Cllr Jodie Pottage (Vice Chair), Cllr Richard Ash MBE, Cllr David Hall, Cllr Max Huseyin, Cllr Frank Jagger, Cllr Martha Monday, Cllr Marie Selby, Cllr Val Springett, Cllr Sean Turner,

Also, in attendance was the Clerk Joanne Upton, the Deputy Clerk Amy Bush, the Administration Officer Louise Mills, Downswood Parish Council Chairman Cllr Richard Wingett and 19 members of the public.

Reports from members of the public

A Sandy Mount resident asked if the reduced scheme at Sandy Mount to install double yellow lines and a dropped kerb was proposed by KCC or BPC and was the initial scheme instigated by BPC or from resident's concerns. The residents have taken this up with KCC but want to know who promoted it. Cllr Ash confirmed that KCC have advised this has been escalated to Head of Services so cannot comment on it now.

A second Sandy Mount resident stated they are trying to undo the work already done by KCC and asked why BPC wasted time and public funds on this scheme.

A resident from Ragstone Road raised concerns about a planning application 26/503446/FULL for no.6 Ragstone Road to create an attached dwelling, with 2 additional parking spaces and a cycle unit. The residents believe this property is being converted into an HMO. They have concerns about the developer who is listed as Room MD2 but the applicants name is Room MD3 and there are 19 companies listed under one umbrella company. The resident also raised concerns about the additional parking as this road already struggles due to parents parking there for school runs.

One resident who attended the August meeting reported that he had CCTV evidence of 2 children using catapults, BPC advised him in August to report to the police, which he has done and was advised that a local officer would attend but he has not been contacted since. The Deputy Clerk advised the resident to email in the details, and we would contact our local Police Officer.

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 Catt, English, Kaushik, Smith and Spooner.

3. Declaration of Interests, Dispensations, Predetermination or Lobbying

Cllr Selby declared an interest in external events, as the MOTG organiser. Cllr Turner stated that all Cllr's have been lobbied regarding item 5, CCTV camera proposal.

4. Signing of the minutes of the last meeting

- a) The minutes of the Full Council Meeting on 14th July were agreed as a true record and duly signed by the Chair.
- b) The minutes of the Extraordinary Full Council Meeting on the 11th August were agreed as a true record and duly signed by the Chair.

Cllr Spingett proposed to move to item 13, this was seconded by Cllr Hall and resolved with all in favour.

13. Planning Application 26/503446/FULL 6 Ragstone Road

Cllr Springett stated that she would be surprised if MBC approved the application based on the street scene policy and as a Borough Councillor will be calling this to committee if approved by MBC planning officers. Cllr Springett also advised the resident that if the developer meets the criteria for an HMO they have permitted development rights and there is nothing MBC or BPC can do. Cllr Waters advised that the planning

application had only been received this morning and all Councillors have not yet had the chance to fully review the application, 2 members of the planning committee are absent this evening so no motions can be passed. It was agreed that the Clerk will forward details of the planning application to all Cllr's and respond in due course.

5. CCTV Proposal for Bearsted

Cllr Monday raised concerns that the proposal is a disproportionate measure to the level of crime and antisocial behaviour in the Parish and if the Council believe it is proportionate then a full consultation should be undertaken regardless of the cost and time involved. Cllr Waters stated that there are many more incidents than Councillors and residents are aware of. Cllr Waters read out a statement from PC Phillips stating there is considerable evidence that CCTV reduces antisocial behaviour and provides good evidence for the police.

Other comments and concerns that were raised and discussed included that less than 1% of the population of Bearsted has responded to the public engagement and that the incidents are low level crimes and acts of antisocial behaviour. Cllr Springett stated that MBC recently undertook a consultation to approximately 19000 residents and less than 0.1% responded so a full consultation is not guaranteed to elicit a better response and that the low-level incidents are often acts of criminal damage and affect our residents financially and personally.

Discussion was had regarding prosecution and how the police use CCTV evidence, which is primarily to issue Community Warnings and to work with families and young people to prevent behaviours from escalating. Some residents have commented that more police are needed but as this is not an option, providing the tools to help the police and Community Warden do their job is a good option. The cost to employ a security guard to patrol Bearsted 4 night per week for one year would cost approximately £45k per year.

Councillors mentioned the need for BPC to deal with the root causes of antisocial behaviour. This will be addressed via our Communications Committee who will investigate possible ideas, Cllr Turner asked if some of the remaining Community Project Funds could be used for this.

Cllr Waters proposed that the Council proceed with the proposal to install CCTV this was seconded by Cllr Hall and resolved with 8 in favour and 2 against.

Cllr Hall proposed to proceed with Contractor 4 which provides 24/7 monitoring, with a review in 12 months' time with feedback from residents. The Communication Committee will monitor reports at each meeting and provide feedback to Full Council. This was seconded by Cllr Pottage and resolved with 7 in favour and 3 abstentions.

The cost from Contractor 4 to install 8 PTZ's and one static camera is £27,576.10 with an ongoing yearly cost of £6375.00.

The residents were asked if they had any questions. Downswood Cllr Richard Wingett advised that Downswood will be considering CCTV but do not currently have the budget and no data to support installing them. Cllr Wingett was a Police Officer and numbers have reduced significantly so CCTV is a good support for the police. He believes the project will be successful.

One resident asked if the cameras can be moved if other hotspots are identified. The camera can be moved but if attached to KCC streetlights further permits need to be sought, BPC can add in additional cameras to this scheme later. Residents must ensure all incidents are reported so that there is sufficient data to support the cost of moving or adding cameras.

Cllr Monday asked if the locations of the cameras have been finalised, the Clerk confirmed this can be reviewed now the Council have moved to proceed. The reason for 3 cameras around the Green is to ensure full coverage of the Green, play area and the pond and also coverage of the roads, which will also provide police with more information on the direction an offender has travelled. This will help provide evidence of the illegal quad and e-bikes often ridden at speed around and on the Green.

6. Appointing Councillors to Committees

Cllr Monday would like to join the Communications Committee. Cllr Ash proposed to accept Cllr Monday, this was seconded by Cllr Springett and resolved with all in favour. It was noted that some Cllr's were not members on any committees and the Environment and Planning Committees needs additional members. Cllr Turner could not commit currently but will update the Clerk if he is able to do so. Cllr's Jagger and Springett offered to be subs for Environment, this was proposed by Cllr Pottage, seconded by Cllr Waters and resolved with all in favour. Cllr Pottage will join the Planning Committee, this was proposed by Cllr Waters, seconded by Cllr Ash and resolved with all in favour.

20:43 Cllr Selby left the meeting.

7. Audit Result

The Clerk requested that this item be deferred as the External Auditor has not yet finalised their report but has sent an email advising they are working to respond to all Councils by the deadline of 30th September.

8. Reports

- a) Borough Councillors: Cllr Springett advised that the Government changes to National Planning Policy will mean that Councillors and Parish Councils will not be able to call applications to committee. Decisions will be made by central government. Local Government Reorganisation has been paused by Government so MBC are investigating delaying the creation of Maidstone Town Council.
- b) KCC Councillor: Cllr Dixon had sent his apologies for being unable to attend the meeting. His report advised that on Thursday KCC will be giving the Ghurka Brigade the Freedom of Kent, the highest honour we are able to bestow, in recognition of their service.
Bearsted Road lane switch is another indication that all is running on time at the moment! He is also working on setting up a meeting about getting a permanent sign near the KIMS roundabout to help with traffic and other bits, working with Cllr Springett on that one.
- c) Community Warden: The report was noted. Cllr Turner requested that more information is provided on the antisocial incidents attended, in line with the Communication Committee's monitoring incidents going forward.
- d) Police: There was no report.
- e) Clerk: The Clerk introduced the new Administration Officer who started working for BPC in August.
- f) Chairman: The Chair advised that he will be attending the Parish Conference tomorrow with the Clerk, he is also attending the Classic Cars on the Green cheque presentation tomorrow and the Heart of Kent Hospice presentation on the 24th.

9. Committee Meeting and Working Group Reports

- a) Traffic Committee: Cllr Ash thanked the Speed Watch team who have recorded over 10,000 vehicles of which only 1% were speeding. Madginford School is reminding parents about parking via their newsletter. MBC Parking Enforcement will be working in Bearsted targeting hotspots. Under the Highways Improvement Plan KCC are considering extending the cycle path on A20 from Roundwell to Major Lakes.
Cllr Ash thanked Cllr's Turner, Catt, Springett and Pottage for delivering the public engagement letters to residents for the proposed 20mph limit around the Green and the office staff for their hard work in organising this.
The proposal to prevent parking to load/unload at the Green shops is on hold as KCC cannot identify who owns the pavement to enable a sign to be erected.
A public engagement for the entrance to the Church Landway (A20 end) will go out after the current public engagement is completed.
The refuge island on A20 is awaiting a start date. The double yellow lines at Manor Close and outside Roseacre School are due to be completed by the 17th November.
The SID is currently in Hollingbourne. The data collected whilst on the A20 in Bearsted showed the majority of vehicles were not speeding.
KCC will be installing a camera in Roundwell to gauge behaviour of vehicles and pedestrians as a crossing is needed there.
A traffic volume survey will be conducted on Ware Street on the 6th October and then again once the Bearsted Road works are complete.
Cllr Hall advised that Compaid lost the KCC Kent Carrier contract and are no longer able to offer the Shopper Bus Service. Cllr Hall is liaising with alternative providers to try to find a replacement service.
Bearsted will now have a half hourly train service 6 days a week. The Council thanked Cllr Hall for his hard work pursuing this.

21:12 Cllr Monday left the meeting.

- b) Planning Committee: Cllr Ash advised that the Committee had agreed on 92% of applications with MBC. At the last meeting 5 applications were reviewed, 3 were commented 'no objection but would like to see approved'. 1 'no objection' and 1 was left to the conservation officer to decide as the work involved was complicated.

The Deputy Clerk will obtain more information on the new planning policy changes and share with the Council.

- c) Communications Committee: The Deputy Clerk reported that the MOTG event was successful with no complaints of antisocial behaviour. Feedback was received about the location of the generators, so they will work with all event organisers to ensure generators are always positioned away from properties.

The Market Manager has reported that Yeoman Lane by the White Horse pub may be closed off with concrete bollards, which will restrict access to the Green. The Deputy Clerk will work with KCC for more information and report back to Council.

The Committee discussed options for supporting young people within the Community one suggestion was setting up a Youth Club and the other is providing more sports equipment including a football goal and basketball hoop. These options are being investigated.

Fireworks: Ticket details and posters will go up next week.

MOTG 2027: Cllr Pottage proposed to approve the event, this was seconded by Cllr Hall and resolved with all in favour.

Recycling Event: Cllr Hall proposed to support a recycling event by Suez with a budget of £100 to provide a venue, this was seconded by Cllr Pottage and resolved with all in favour.

- d) Finance Working Group: Cllr Ash advised the rent from KCC has increased from £100 per annum to £1915. Based on calculations provided by the Madginford Hall Committee that the Parish Council occupies 10% of the building, Cllr Ash proposed that BPC pays 10% of the rent and the Hall Committee pays 90% including the back rent due. This was seconded by Cllr Jagger and resolved with 6 in favour and 2 abstentions. Cllr's Springett and Pottage declared an interest as members of the Hall Committee.

Office extension: The Clerk explained that the rent is currently charged on the land only as the building was part of the original lease, if the building is altered with an extension KCC can charge rent on the building but it is not clear if that would only be on the extension or the whole building. The Clerk is arranging a meeting with KCC to understand how the rent will be calculated if an extension is built. The Clerk also mentioned that they may be other projects that require substantial funding including the BWT play area.

The Finance Working Group also recommend we speak to KCC to ask about repainting the white lines, installing an electric charging point and possibly reconfiguring some of the parking bays at the Madginford Hall car park.

Cllr Ash proposed to transfer £150,000 to a 12 month fixed rate account at 4.36% with Hampshire Trust Bank when the current Hampshire account matures on the 18th September. This was seconded by Cllr Jagger and resolved with all in favour.

Cllr Ash proposed to accept the NALC pay scales for 2026-27 at 3.3% increase back dated to April 2026. This was seconded by Cllr Hall and resolved with all in favour.

- e) Reports from member of the Council for outside bodies: There were no reports.

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

- a) Resolution to approve/ratify quotations or payments: Ratify £728 Waring quote to apply a wetting agent to the Green. This is to assist the Green to recover after an exceptionally dry year. Cllr Waters proposed to ratify the payment, this was seconded by Cllr Jagger and resolved with all in favour.
- b) Grants and Donations: Summer Play Scheme 2026. The Council had previously voted to approve a grant up to a maximum of £300 for the play scheme. Cllr Ash proposed to approve the grant of £241 for a gaming bus, this was seconded by Cllr Hall and resolved with all in favour.
- c) Authorise September Payments: Cllr Springett proposed to approve the payments, this was seconded by Cllr Jagger and resolved with all in favour.
- d) Finance Reports: Cllr Ash proposed to approve the reports, this was seconded by Cllr Hall and resolved with all in favour.
- e) Balance of Bank Accounts: Cllr Hall proposed to approve the balances, this was seconded by Cllr Ash and resolved with all in favour.

11. Christmas Motifs & EDF Energy Bills

The Clerk explained that in two days they had received 10 bills dating back to Oct 2025 totalling £1500 in standing charges for electricity for the streetlights where the motifs are hung. We are currently trying to establish with EDF and KCC when this process changed as previously, we were only charged for the electricity used. This item will need to be deferred as the office is still waiting on responses from KCC and EDF.

21:41 Cllr Hall left the meeting.

12. 2027 Meeting Dates

Cllr Waters proposed to accept the meeting dates, this was seconded by Cllr Turner and resolved with all in favour.

13. Planning Applications for Consideration (Town & Country Planning Act 1990 s1p8)

This item has already been discussed.

14. Future Agenda Items

Policies.
Standing items.

15. Date of next meeting, 13th October 2026

There being no further business to transact, the meeting ended at 21:43 hrs.

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