Barrells Green Project

Thurston Parish Council

Paper: Agenda Item 10e
Reason: To provide council with an update following the appointment of contractors to assist the council with the associated planning conditions as specified in the planning permission (DC/23/02429) and the signed s106 agreement
Period covered: 1st April 2026 to 31st March 2027
Presented to Council: Full Council Meeting 4 November 2026
Date: 30.10.26
Author: Responsible Financial Officer (RFO)

Summary

As agreed at the meeting of 7 October 2026, Council appointed James Bailey Planning to advise on the scope of work to satisfy the planning conditions and s106 obligations following the transfer of the land at Barrells Green into the ownership of the parish council (26 August 2026)

Quotation accepted

Final fee total accepted in the sum of £12,000 to cover the following:

- Planning strategy
- Pre-application, consultation and engagement
- Application material – preparation of a planning statement
- Application submission
- Post submission – including ongoing advice regarding compliance with the existing Section106 Agreement and input into any further planning obligation requirements arising from the application.

Terms and Conditions of engagement have been received and have been signed and approved in conjunction with the James Bailey Planning Limited's fee proposal and agreement of 13.10.2026, relating to planning services and assistance.

Fees are as agreed and hourly charge basis will apply to the maximum limits agreed. In the event of any conflict, the signed Terms and Conditions of Engagement will prevail.

Any exceptional items of expenditure will be agreed with the Client and James Bailey Planning Limited having been bought back to Council in the first instance.

Initial meeting outcomes

On 22 October an online meeting took place with the with Clerk and RFO and JB covering pre-contract terms and scope of works.

Agreement was reached that the RFO is to be the instructing Client on behalf of the Parish Council and this will be the person to whom James Bailey Planning Limited addresses its fee proposal and shall be entitled to rely on any instruction of the representative as an instruction of the Parish Council

An "Executive Committee" made up of the RFO, Clerk, Chair and Vice-Chair will be appraised in all matters relating to instructions given by the instructing Client.

Regular updates as each stage progresses will be communicated to the Planning and Infrastructure Committee who will form the monitoring committee for this project.

All formal decisions will be reserved for full Council.

Next steps

A site visit has been organised with the "Executive Committee" to allow a walk around the site, followed by a further meeting somewhere close by to discuss the next stage of the project.