

Record of operational decision

Decision title:	Landscaping at the Master's House, St Katherines, Ledbury
Date of decision:	18 October 2021
Decision maker:	Director of Resources and Assurance
Authority for delegated decision:	Corporate Centre Directorate scheme of delegation: line 159 Approval of additions to Expenditure Budgets Funded from Government Grants, Developers Contributions, Revenue Reserves or other sources of external funding
Ward:	Ledbury North
Consultation:	<p>The planning applications and section 106 agreements were part of a statutory consultation process.</p> <p>The chief finance officer took a non-key decision on 24 May 2018 Issue reference: 150025519 https://councillors.herefordshire.gov.uk/documents/d5154/Printed%20decision%20Landscaping%20at%20the%20Masters%20House%20St%20Katherines%20Ledbury.pdf?T=5 to approve the spend of the section 106 monies subject to securing planning consent which was achieved on 21 November 2018 planning ref 150041 https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=150041&search=150041</p>
Decision made:	<p>The decision is to authorise payment from section 106 monies set aside for these works in order to progress the landscaping works and to award a contract to Inside Out to undertake landscaping works to include supply and planting of three specimen trees for the sum of £3,655.80. ; and to award a contract to Dave Edwards Tree Services to remove two conifer trees in the sum of £3,200.00.</p> <p>The tendering process was undertaken by the council's service provider Hoople Ltd in line with their contractual procedural rules and they will also undertake to manage both operations on site.</p>
Reasons for decision:	<p>To approve the spend of section 106 public realm monies received in respect of planning application P160606/F - Land at Galebreaker House, Leadon Way, Ledbury, Herefordshire, HR8 2SS https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=160606&search-term=P160606</p> <p>The planning permission is only valid for three years and is due to expire on the 21st November 2021. By virtue of delivering these works prior to the 21st November 2021 the development will be deemed to have made a lawful start on site. The planning conditions relating to the planning permission have been discharged.</p> <p>Section 106 funding was secured for the landscaping of the area directly around the Master's House in Ledbury. The total value of this funding is £120,000; this funding is held in a specific council budget and is managed by the delegated grants team.</p>

<p>Highlight any associated risks/finance/legal/equality considerations:</p>	<p>The funds allocated for this scheme have been secured through a s106 contribution from a developer and the council will be liable to return those funds to the developer should they remain unspent against the timescale set out in the s106 legal agreement.</p> <p>The Council has already engaged with the community and stakeholders in the development of this project.</p>
<p>Details of any alternative options considered and rejected:</p>	<p>The council could decide not to progress with landscaping project, however the monies secured are specifically landscaping at the Master's House which means that if we do not undertake this work in line with the terms of the legal agreement, there is a requirement that the contribution is refunded in full, if it is not spent in accordance within the terms of the agreement unless otherwise negotiated with the relevant developer/landowner.</p> <p>Not to progress the works and secure 'lawful start' will result in the planning approval to expire.</p>
<p>Details of any declarations of interest made:</p>	<p>None</p>

Signed

Andrew Lovegrove
 Director of Resources and Assurance

Date: 18 October 2021