



**To:**  
**All members of the**  
**Development Sub-Committee**

*Please reply to:*  
Contact: Karen Wyeth  
Service: Committee Services  
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Date: 17 March 2022

## Supplementary Agenda

### **Development Sub-Committee - Monday, 21 March 2022**

Dear Councillor

I enclose the following urgent item which is to be considered at the Development Sub-Committee meeting to be held on Monday, 21 March 2022:

#### **12. Urgent business**

**3 - 4**

To consider any business deemed as urgent by the Chair.

There is one urgent item to be considered at this meeting.

#### **Oast House**

To consider a report from the Group Head Corporate Governance that seeks approval to refer the forthcoming decision on the Oast House to the Council under the Council's referral scheme.

REASON FOR URGENCY – this has been deemed an urgent item as the decision cannot wait until the next scheduled meeting of the Development Sub-Committee as delay could prevent the Council from securing a much-needed health and wellbeing facility which will benefit the residents of Staines-upon-Thames and the Borough.

Yours sincerely

**Spelthorne Borough Council, Council Offices, Knowle Green**

**Staines-upon-Thames TW18 1XB**

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Karen Wyeth  
Corporate Governance

To the members of the Development Sub-Committee

Councillors:

R.J. Noble (Chairman)  
R.A. Smith-Ainsley (Vice-  
Chairman)  
S. Buttar

J.T.F. Doran  
H. Harvey  
L. E. Nichols

S.C. Mooney

Substitute Members:      Councillors:

## Development Sub-Committee



21 March 2022

|                                  |   |
|----------------------------------|---|
| <b>Title</b>                     | Urgent decision – Oast House  |
| <b>Purpose of the report</b>     | To make a decision  |
| <b>Report Author</b>             | Victoria Statham – Group Head of Corporate Governance   |
| <b>Ward(s) Affected</b>          | Staines South<br>Staines  |
| <b>Exempt</b>                    | No  |
| <b>Exemption Reason</b>          | N/A   |
| <b>Corporate Priority</b>        | Affordable housing  |
| <b>Recommendations</b>           | <b>Committee is asked to:</b><br>Refer the forthcoming decision on the Oast House to the Council under the Council's referral scheme. |
| <b>Reason for Recommendation</b> | <b>To ensure that the Council are able to undertake a full debate on the proposed development.</b>                                    |

**REASON FOR URGENCY – this has been deemed an urgent item as the decision cannot wait until the next schedule meeting of the Development Sub-Committee as delay could prevent the Council from securing a much-needed health and wellbeing facility which will benefit the residents of Staines-upon-Thames and the Borough.**

### 1. Key issues

- 1.1 On the 10 March 2022 the Council resolved that the decision of the Development Sub-Committee on the development of the Oast House site stands withdrawn.
- 1.2 When a decision of a Committee/Sub-Committee has been referred to Council as a Councillor 'call-in' the remit of the Council to discuss such matter is limited to the grounds of the referral.
- 1.3 If this matter is referred by the Sub-Committee itself to the Council for decision, the Council can debate the full issues.

### 2. Options analysis and proposal

- 2.1 The Sub-Committee can refer the future decision on the Oast House to the Council for full debate, thus preventing restricted discussions through a 'call-in', which could cause a cycle of further delays. This is recommended to ensure a final decision can be made.
  - 2.2 Alternatively, the Sub-Committee could retain the delegation to take the future decision on this site. It is highly likely a Sub-Committee decision would be subject to 'call-in' and therefore limited Council discussion. This might lead to a further loop of decisions and not being able to take forward the development on this site and potentially jeopardising the incorporate of the health and wellbeing centre.
- 3. Financial implications**
- 3.1 If there are continued delays in moving forward with the development of this site, there is a risk that the Council will potentially lose £37million of NHS health and wellbeing investment in Staines. There continues to be a monthly revenue and capital cost associated with non-development of this site as reported to Development Sub-Committee on the 1 November 2021.
- 4. Contact**
- 4.1 Lee O'Neil, Deputy Chief Executive

**Background papers: There are none.**

**Appendices: There are none.**