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Date: 24 December 2021

## **Notice of meeting**

### **Development Sub-Committee**

**Date:** Monday, 10 January 2022

**Time:** 11.00 am

**Place:** Council Offices, Knowle Green, Staines-upon-Thames, TW18 1XB

#### **To the members of the Development Sub-Committee**

Councillors:

R.J. Noble (Chairman)	J.T.F. Doran	S.C. Mooney
R.A. Smith-Ainsley	(Vice- H. Harvey	
Chairman)	L. E. Nichols	
S. Buttar		

Substitute Members: Councillors

*Councillors are reminded that the Gifts and Hospitality Declaration book will be available outside the meeting room for you to record any gifts or hospitality offered to you since the last Committee meeting.*

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

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

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# Agenda

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**1. Apologies for absence & Substitutions**

To receive any apologies for non-attendance and details of Member substitutions.

**2. Minutes**

**5 - 14**

To confirm as a correct record the minutes of the meeting held on 13 December 2021.

**3. Disclosures of Interest**

To receive any disclosures of interest from members in accordance with the Members' Code of Conduct.

Councillors Doran, Harvey, Noble and Smith-Ainsley are Planning Committee members and therefore will not be making comment on any applications due to come before the Planning Committee.

**4. Questions from members of the Public**

The Chair, or his nominee, to answer any questions raised by members of the public in accordance with Standing Order 40.

At the time of publication of this agenda no questions were received.

**5. Ward Issues**

To consider any issues raised by ward councillors in accordance with Standing Order 34.2

At the time of publication of this agenda no ward issues were received.

**6. Urgent Actions**

To consider any urgent action that have arisen since last meeting.

**7. Forward Plan**

**15 - 18**

To consider the Forward Plan for the Development Sub-Committee.

**8. Exclusion of Public and Press (Exempt Business)**

To move the exclusion of the Press/Public for the following items, in view of the likely disclosure of exempt information within the meaning of Part 1 of Schedule 12A to the Local Government Act 1972, as

amended by the Local Government (Access to Information) Act 1985 and by the Local Government (Access to information) (Variation) Order 2006.

**9. Benwell Phase One End-of-Project Report**

To consider and note the Benwell Phase One End of Project Report.

Report to follow.

**10. Investment Properties Business Plan - Charter Building**

**19 - 30**

To approve the proposed annual business plan which are being produced for all assets in the Investment and Regeneration Portfolios.

**11. Ashford Community Centre - Feasibility Scheme Funding**

To consider a request for Feasibility Scheme Funding for Ashford Community Centre.

Report to follow.

**12. Thameside - Review & Viability Assessment Verbal Update**

To receive a verbal update from the Development Advisor on the Thameside Development.

**13. Development project update**

To receive an update from the Development Advisor, on development projects.

Report to follow.

**14. Urgent business**

To consider any business deemed as urgent by the chair.

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**Minutes of the Development Sub-Committee  
13 December 2021**

**Present:**

Councillors:

S. Buttar	S.C. Mooney	R.J. Noble
J.T.F. Doran	L. E. Nichols	R.A. Smith-Ainsley

**In Attendance:** Councillors C. Bateson and M. Beecher

**619/21 Apologies for absence & Substitutions**

Apologies were received from Councillor Harvey.

**620/21 Minutes**

The Committee agreed that the minutes of the meeting held on 29 November 2021 were a correct record of proceedings.

**621/21 Disclosures of Interest**

Councillors Doran, Noble and Smith-Ainsley advised the Committee that they were Planning Committee members and therefore would not be making comment on any applications due to come before the Planning Committee.

Councillor Mooney advised that she was a County Councillor for Surrey County Council.

**622/21 Questions from members of the Public**

There were no questions.

**623/21 Ward Issues**

There were no ward issues.

**624/21 Urgent Actions**

There were no urgent actions.

**625/21 Forward Plan**

The Committee noted the Forward Plan for the Development Sub-Committee.

**626/21 Exclusion of Public and Press (Exempt Business)**

It was proposed by Councillor Smith-Ainsley, Seconded by Councillor Buttar and **resolved** that the public and press be excluded during consideration of this item, in accordance with paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) because it was likely to disclose information relating to the financial or business affairs of any particular person (including the authority holding that information) and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information because, disclosure to the public would prejudice the financial position of the authority in being able to undertake even-handed negotiations and finalising acceptable contract terms.

**627/21 Oast House/Kingston Road Car Park and Health & Wellbeing Centre**

The Committee discussed the proposed development at the Oast House, Kingston Road Car Park site.

The Committee agreed that a separate meeting should be convened early in the New Year to solely discuss this item and to make a decision.

Proposed by Councillor Mooney  
Seconded by Councillor Butter

and **resolved** by the Committee that this item should be deferred to an additional Development Sub-Committee to be held on 05 January 2022.

**628/21 Development project update**

The Committee received an update on the outstanding development projects from the Development Advisor, Richard Mortimer.

The Committee agreed to note the update.

**629/21 Urgent business**

**AOB**

### **Thameside House Development**

This item had been referred back to the Development Sub-Committee by Council to review their decision.

Further information is to be provided to the Committee before a decision is made. This information would be presented to the Committee and discussed at the meeting on 10 January 2022.

### **Frequency of Meetings**

The Chair suggested that the frequency of the Development Sub-Committee meetings could be reduced to monthly as opposed to the current fortnightly meetings. The monthly meetings would focus solely on core decision making projects with a fortnightly meetings to be convened to discuss updates or urgent business as required. The Committee are to consider this in the New Year.

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## **Spelthorne Borough Council Services Committees Forward Plan and Key Decisions**

This Forward Plan sets out the decisions which the Service Committees expect to take over the forthcoming months, and identifies those which are **Key Decisions**.

A **Key Decision** is a decision to be taken by the Service Committee, which is either likely to result in significant expenditure or savings or to have significant effects on those living or working in an area comprising two or more wards in the Borough.

Please direct any enquiries about this Plan to [CommitteeServices@spelthorne.gov.uk](mailto:CommitteeServices@spelthorne.gov.uk).

## Spelthorne Borough Council

### Service Committees Forward Plan and Key Decisions for 05 January 2022 to 04 April 2022

Anticipated earliest (or next) date of decision and decision maker	Matter for consideration	Key or non-Key Decision	Decision to be taken in Public or Private	Lead Officer
Development Sub-Committee 05 01 2022	Oast House/Kingston Road Car Park and Health & Wellbeing Centre - Pre-application Consultation To present a pre-application report to the Committee before going out to public consultation	Non-Key Decision	Public	Heather Morgan, Group Head - Regeneration and Growth
Development Sub-Committee 10 01 2022	91 - 93 High Street Staines	Non-Key Decision	Private	Nick Cummings, Property and Development Manager, Heather Morgan, Group Head - Regeneration and Growth
Development Sub-Committee 10 01 2022	Benwell Phase One End-of-Project Report	Non-Key Decision	Public	Nick Cummings, Property and Development Manager
Development Sub-Committee 10 01 2022	Investment Properties Business Plan	Non-Key Decision	Private	Nick Cummings, Property and Development Manager
Development Sub-Committee 10 01 2022	Thameside - Review & Viability Assessment	Key Decision It is likely to result in the Council incurring expenditure above or making savings of up to £250,000	Public	Richard Mortimer, Asset Management Contractor
Development Sub-Committee 24 01 2022	Benwell House Phase II To consider the next steps for Benwell House Phase II after the planning application was refused.	Non-Key Decision	Private	Nick Cummings, Property and Development Manager

Date of decision and decision maker	Matter for consideration	Key or non-Key Decision	Decision to be taken in Public or Private	Lead Officer
Development Sub-Committee 24 01 2022	Transfer of Assets Cllr Nichols wanted a discussion at committee re transfer of assets from SBC to KGE	Non-Key Decision	Confidential	Nick Cummings, Property and Development Manager
Development Sub-Committee 24 01 2022	Order of Consultations for Future Developments	Non-Key Decision	Public	Nick Cummings, Property and Development Manager
Development Sub-Committee 07 03 2022	West Wing End-of-Project Report	Non-Key Decision	Public	Nick Cummings, Property and Development Manager
Development Sub-Committee 07 03 2022	Tothill Car Park	Non-Key Decision	Public	Nick Cummings, Property and Development Manager
Development Sub-Committee 07 03 2022	Communications House	Non-Key Decision	Public	Nick Cummings, Property and Development Manager
Development Sub-Committee 04 04 2022	Harper House End-of-Project Report	Non-Key Decision	Public	Nick Cummings, Property and Development Manager
Development Sub-Committee 04 04 2022	White House End-of-Project Report	Non-Key Decision	Public	Nick Cummings, Property and Development Manager

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