



Please reply to:

Contact: Karen wyeth
Service: Committee Services
Direct Line: 01784 446337
E-mail: k.wyeth@spelthorne.gov.uk
Date: 14 January 2022

Notice of meeting

Development Sub-Committee

Date: Monday, 24 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

www.spelthorne.gov.uk customer.services@spelthorne.gov.uk Telephone 01784 451499

Agenda

Page nos.

1. Apologies for absence & Substitutions

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

2. Minutes

5 - 20

To confirm as a correct record the minutes of the meeting held on 05 & 10 January 2022.

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

21 - 24

To note the Development Sub-Committee Forward Plan

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. Thameside - Review & Viability Assessment Verbal Update

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

10. 91 - 93 High Street Staines

25 - 46

To consider a report from the Development & Property Manager on 91-93 High Street, Staines.

Reason for exemption

This report contains 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:

Paragraph 3 – 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 the bidding process for the site/services by allowing other bidders to know the position of the Council. This in turn prejudices the Council by (i) distorting the bids process and (ii) prejudicing the opportunity for the Council to acquire a site/services in order to enable regeneration in the Borough.

11. Benwell Phase One End-of-Project Report

To consider and note the Benwell Phase One End of Project Report and to provide feedback on the format and any areas of improvement for subsequent reports.

Report to follow

12. Transfer of Assets

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.

Document is Restricted

This page is intentionally left blank

**Minutes of the Development Sub-Committee
5 January 2022**

Present:

Councillors:

S. Buttar	S.C. Mooney	R.J. Noble
H. Harvey	L. E. Nichols	

In Attendance: Councillors M. Beecher

1/22 Apologies for absence

Apologies for absence were received from Councillors J Doran and R A Smith-Ainsley.

2/22 Oast House/Kingston Road Car Park and Health & Wellbeing Centre

The Committee **resolved** to:

1. Agree the key objectives which the Council is looking to achieve from the wider site as set out in paragraph 2.4 of the report, and
2. Agree the preferred option for the residential element of the Oast House/Kingston Road site (Option 1).

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

**Minutes of the Development Sub-Committee
10 January 2022**

Present:

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

Councillors:

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

In Attendance: Councillors M. Beecher

3/21 Apologies for absence & Substitutions

None.

4/21 Minutes

The minutes of the meeting held on 13 December 2021 were agreed.

5/21 Disclosures of Interest

Councillors Helen Harvey, Doran and Noble 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.

6/21 Questions from members of the Public

There were no questions from members of the Public.

7/21 Ward Issues

There were no ward issues.

8/21 Urgent Actions

There were no urgent actions.

9/21 Forward Plan

The Committee **resolved** to note the Forward Plan for the Development Sub-Committee.

10/21 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.

11/21 Benwell Phase One End-of-Project Report

This item was deferred to the next meeting of the Committee on 24 January 2022.

12/21 Investment Properties Business Plan - Charter Building

The Committee considered a report from The Asset Manager, Jeremy Gidman that sought approval for the proposed annual business plan which will be produced for all assets in the Investment & Regeneration portfolios.

The Committee **resolved** to agree the annual business plan.

13/21 Ashford Community Centre - Feasibility Scheme Funding

The Property and Development Manager, Nick Cummings gave a verbal update on the Ashford Community Centre project and asked that the Committee agree to funding to employ an architect to undertake an early stage feasibility study.

The Committee **resolved** to agree to the employment of an architect to undertake an early stage feasibility study.

14/21 Thameside - Review & Viability Assessment Verbal Update

The Committee heard a verbal update from the Development Manager, Richard Mortimer on the Thameside House project.

Following discussions, the Committee **resolved** to defer this item to the next meeting of the Development Sub-Committee on 24 January 2022, or if the further information requested was not available, to the 31 January 2022.

15/21 Development project update

The Development Advisor gave the Committee an update on the Council's developments.

The Committee **resolved** to note the development project update

16/21 Urgent business

There was no urgent business.

This page is intentionally left blank

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.

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 Corporate Policy and Resources Committee 24 02 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	Ashford Community Centre - Feasibility Scheme Funding To request additional funding to facilitate a feasibility scheme for Ashford Community Centre	Non-Key Decision	Private	Nick Cummings, Property and Development Manager
Development Sub-Committee 24 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 24 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 Phase One End-of-Project Report	Non-Key Decision	Public	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 21 02 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
Development Sub-Committee 21 02 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

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank