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Date: 06 May 2022

## Notice of meeting

### Development Sub-Committee

**Date:** Monday, 16 May 2022

**Time:** 11.00 am

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

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

Councillors:

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

*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**

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To confirm as a correct record the minutes of the meetings held on 04 April 2022 and 05 April 2022.

**3. Disclosures of Interest**

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

Councillors Buttar, 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.

Councillor S Mooney advised the Committee that she was a Surrey County Councillor

**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**

19 - 22

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

**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. Approval of WeWork Lease Renegotiation**

Report to follow.

**10. Development Projects - Ward Councillor & Public Consultation Programme Dates**

Report to follow.

**11. Sandhill Meadow Bridge**

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**12. Communications House, Staines - Annual Business Plans**

Report to follow.

**13. World Business Centre 4, Heathrow**

Report to follow.

**14. 3 Roundwood Avenue, Stockley Park - Annual Business Plan**

Report to follow.

**15. Urgent business**

To consider any business deemed as urgent by the chair.

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**Minutes of the Development Sub-Committee  
4 April 2022**

**Present:**

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

Councillors:

J.T.F. Doran

L. E. Nichols

H. Harvey

S.C. Mooney

**In Attendance:** Councillors M. Beecher

**91/22 Apologies for absence & Substitutions**

The Committee agreed to enter into Part 2 from the beginning of the meeting (see Item 9) – Exclusion of Public and Press.

There were no apologies received.

**92/22 Minutes**

Councillor Harvey requested that a question she had raised at the previous meeting held on 21 March during consideration of Item 7 'Approach for Transferring of Assets' and the response from the Deputy Chief Executive, Terry Collier be reflected in the minutes of the meeting.

The minutes for the meeting held on 21 March 2022 were amended as follows:

Councillor Harvey asked if this new method of accounting would have been considered if it was not for the fact that the Council's developments over the past 20 months had been delayed resulting in significant losses and therefore an alternative accounting method had to be considered as a way of mitigating these losses.

The Deputy Chief Executive, Terry Collier advised the Committee that this was a factor but that he had wanted to look at this as a matter of accounting principle anyway.

Subject to the Committee Manager making these amendments, the Committee **resolved** to agree the minutes.

**93/22 Disclosures of Interest**

Councillors Buttar, Harvey, Doran 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 S. Mooney advised the Committee that she was a Surrey County Councillor.

**94/22 Questions from members of the Public**

There were none.

**95/22 Ward Issues**

There were none.

**96/22 Urgent Actions**

There were none.

**97/22 Forward Plan**

This item was not discussed.

**98/22 Order of Consultations for Future Developments**

This item was deferred to the meeting of the Committee on 03 May 2022.

**99/22 Exclusion of Public and Press (Exempt Business)**

It was proposed by Councillor Nichols, seconded by Councillor Doran, and **resolved** that the public and press be excluded during consideration of the following items, 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.



**100/22 Appointment of Contractor for Refurbishment Works to 3 Roundwood Avenue, Stockley Park**

The Committee considered a report from the Property Manager, Jeremy Gidman that asked the Committee to agree to refer this item onto Corporate Policy and Resources.

The Committee **resolved** that this item should go to the next meeting of the Corporate Policy & Resources Committee.

**101/22 Grd, 1st, 2nd & 3rd floors, Communications House**

The Committee considered a report from the Property Manager, Jeremy Gidman that sought approval for the extension of a lease within Communications House.

The Committee **resolved** to agree to the decision made to extend the lease.

**102/22 Part 4th floor, Communications House**

The Committee considered a report from the Property Manager, Jeremy Gidman that sought agreement of the decision made to allow the surrender of an existing lease within Communications House and the simultaneous granting of a new lease

The Committee **resolved** to agree to the decision made to allow the surrender of the lease and the simultaneous granting of a new lease.

**103/22 Urgent business**

There was no urgent business to be considered at this meeting.

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

**Present:**

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

Councillors:

S. Buttar	L. E. Nichols
H. Harvey	S.C. Mooney

**In Attendance:** Councillors C. Bateson, M. Beecher, M. Gibson, J. Button, M.M. Attewell, C.F. Barnard, C.L. Barratt, R.O. Barratt, I.J. Beardsmore, J.R. Sexton, R. Chandler, S.M. Doran, R.D. Dunn, S.A. Dunn, K.M. Grant, A.C. Harman, N. Islam, T. Lagden, V.J. Leighton, A.J. Mitchell, D. Saliagopoulos and R.W. Sider BEM all attended the meeting via Microsoft Teams.

**1/22 Apologies for absence & Substitutions**

There were none.

**2/22 Disclosures of Interest**

Councillors Buttar, Harvey 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 S. Mooney advised the Committee that she was a Surrey County Councillor.

**3/22 Oast House - review and viability assessment**

The Committee considered a report from the Development Manager, Richard Mortimer that sought approval to refer the decision on the Oast House development to Council under the Council's referral scheme.

The Chief Executive made the following statement to the Committee before the presentation:

“Thank you Chair

Good evening Cllrs

This extraordinary meeting of the Development Sub Committee has been arranged to provide all Councillors with the opportunity to gain a full understanding of the proposed Kingston Road Oast House development in Staines.

Tonight, Richard Mortimer, ably aided by colleagues from the Assets and Accountancy team will be running through a slide presentation followed by a question-and-answer session that all Councillors will be able to participate in, covering, amongst other topics, the design and the financial viability of the scheme.

The uniqueness of the scheme revolves around the national opportunity to secure a circa £37 million NHS health and wellbeing centre that would provide both primary and secondary care for borough residents. Am sure Councillors will be particularly attuned to the need to secure a break-even financially viable scheme that would not burden Spelthorne's taxpayers unduly and would draw a line on the costs incurred to date in holding and build costs inflation. And of course, as captured in our Corporate Plan, the importance of providing affordable to rent homes for local people will be at the forefront of your consideration.

I am sure that the importance therefore of the development to Staines and the Borough will be fully appreciated by the conclusion of tonight's meeting. All being equal, the meeting will culminate with members of the DSC voting on referring the decision on the Oast House development to full Council so that every Councillor can be enfranchised to vote on the prospective scheme's advancement.

At this point, I would like to hand over to Richard Mortimer.”

The Committee then received a presentation on the proposed Oast House Development from Richard Mortimer.

After the presentation all Councillors on the Committee, viewing in the Chamber and viewing via Microsoft Teams were then given the opportunity to ask questions of the Committee and Officers.

During the presentation and the question and answer session that followed the following major points were covered:

- A revised scheme for 12, 10 and 9 storeys was presented to Councillors
- Ongoing financial implications to Council due to delays in agreeing a scheme currently running at the level of £47,500 per month

- Delays in agreeing a scheme could result in the Council and its residents losing the £37 NHS investment in the Health & Wellbeing Centre
- 182 units at affordable rent for local people on Housing Waiting List
- Public consultation planned for June 2022
- The impact of the development on four houses in Kingston Road
- The purpose of the Health & Wellbeing Centre – Primary and Secondary Care
- What services would be provided and how many residents would benefit from the Health & Wellbeing Centre
- The height of the buildings
- Why is the residential element and the Health & Wellbeing Centre interlinked.

Councillors asked for a breakdown of the £47,500 holding costs incurred each month and details of what services would be provided at the proposed Health & Wellbeing Centre plus details of how many residents would potentially benefit from this centre both in Staines and throughout the Borough. The Development Manager confirmed that all further information requested would be circulated to all members before the Council meeting on 28 April 2022.

The Committee **resolved** to refer the decision on the Oast House development to Council under the Council's referral scheme.

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## Spelthorne Borough Council Development Sub-Committee 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

### Development Sub-Committee Forward Plan and Key Decisions for 21 March 2022 to 30 June 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 11 05 2022	Amendments to Recommendations for Two Lettings at Communications House, Staines To note the amendments to the recommendations agreed by the Committee in respect of 2 separate lettings at Communications House, Staines	Non-Key Decision	Public	Petra Der Man, Interim Monitoring Officer
Development Sub-Committee 11 05 2022	Refurbishment of Grd Floor Offices and Reception at 3 Roundwood Avenue	Key Decision It is likely to result in the Council incurring expenditure above or making savings of up to £250,000	Public	Jeremy Gidman, Asset Management
Development Sub-Committee 16 05 2022	Approval of WeWork Lease Renegotiation	Non-Key Decision	Public	Nick Cummings, Property and Development Manager
Development Sub-Committee 16 05 2022	Communications House, Staines - Annual Business Plans	Non-Key Decision	Public	Jeremy Gidman, Asset Management
Development Sub-Committee 16 05 2022	World Business Centre 4, Heathrow - Annual Business Plan	Non-Key Decision	Public	Jeremy Gidman, Asset Management
Development Sub-Committee 16 05 2022	3 Roundwood Avenue, Stockley Park - Annual Business Plan	Non-Key Decision	Public	Jeremy Gidman, Asset Management



<b>Date of decision and decision maker</b>	<b>Matter for consideration</b>	<b>Key or non-Key Decision</b>	<b>Decision to be taken in Public or Private</b>	<b>Lead Officer</b>
Development Sub-Committee 16 05 2022	Sandhill Meadow Bridge	Non-Key Decision	Public	Nick Cummings, Property and Development Manager
Development Sub-Committee 16 05 2022	Development Projects - Ward Councillor & Public Consultation Programme Dates	Non-Key Decision	Public	Richard Mortimer, Asset Management Contractor
Development Sub-Committee 06 06 2022	Unit 10, Elmsleigh Centre - Reversionary Lease	Non-Key Decision	Public	Melanie Ager, Property Manager
Development Sub-Committee 20 06 2022	Waterfront Development	Non-Key Decision	Private	Petra Der Man, Interim Monitoring Officer
Development Sub-Committee 20 06 2022	Order of Consultations for Future Developments	Non-Key Decision	Public	Nick Cummings, Property and Development Manager
Development Sub-Committee 20 06 2022	White House End-of-Project Report	Non-Key Decision	Public	Nick Cummings, Property and Development Manager
Development Sub-Committee 20 06 2022	Harper House End-of-Project Report	Non-Key Decision	Public	Nick Cummings, Property and Development Manager
Development Sub-Committee 20 06 2022	Porter Building, Slough - Annual Business Plans	Non-Key Decision	Public	Jeremy Gidman, Asset Management
Development Sub-Committee 20 06 2022	Elmbrook House, Sunbury - Annual Business Plans	Non-Key Decision	Public	Jeremy Gidman, Asset Management

<b>Date of decision and decision maker</b>	<b>Matter for consideration</b>	<b>Key or non-Key Decision</b>	<b>Decision to be taken in Public or Private</b>	<b>Lead Officer</b>
Development Sub-Committee 20 06 2022	Summit Centre, Sunbury - Annual Business Plans	Non-Key Decision	Public	Jeremy Gidman, Asset Management
Development Sub-Committee 18 07 2022	BP Campus - Annual Business Plan	Non-Key Decision	Public	Jeremy Gidman, Asset Management
Development Sub-Committee 18 07 2022	12 Hammersmith Grove - Annual Business Plan	Non-Key Decision	Public	Jeremy Gidman, Asset Management
Development Sub-Committee 18 07 2022	Thames Tower, Reading - Annual Business Report	Non-Key Decision	Public	Jeremy Gidman, Asset Management
Development Sub-Committee 18 07 2022	Elmsleigh Centre Business Plan	Non-Key Decision	Public	Jeremy Gidman, Asset Management

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