

**Minutes of the Development Sub-Committee
11 December 2023**

Present:

Councillor H.R.D. Williams (Chair)

Councillors:

M. Beecher	R. Chandler	L. E. Nichols
M. Bing Dong	M. Gibson	J.R. Sexton
J.A. Burrell	N. Islam	

Apologies: Councillors S.N. Beatty and K. Howkins

In Attendance: Councillor C. Bateson

156/23 Apologies for absence & Substitutions

Apologies were received from Councillor Beatty and Councillor Howkins.

157/23 Minutes

The minutes of the meeting held on 06 November 2023 were agreed as a correct record.

158/23 Disclosures of Interest

Councillors, Beecher, Burrell, Chandler, Gibson, Nichols and Williams advised the Committee that they were members of the Planning Committee and therefore would not be making comment on any applications due to come before the Planning Committee.

Councillor Sexton advised that she was a Surrey County Councillor.

Councillor Nichols advised that he was a member of Knowle Green Estates Board.

159/23 Questions from members of the Public

There were none.

160/23 Ward Issues

There were none.

161/23 Forward Plan

The Committee **resolved** to note the Forward Plan.

162/23 Regeneration Key Considerations

The Sub-Committee received a presentation from John Percy, Oliver Maury and Jasmine Ceccarelli-Drewry of Montague Evans on key considerations relating to regeneration.

The Sub-Committee asked what factors would allow the Council to enter into a joint venture. Jasmine Ceccarelli-Drewry advised that this would be shaped by the vision and by the Council being a place leader. The Level of control would depend on the development delivery option pursued.

The Sub-Committee asked how a lack of infrastructure and no control over public transport could be remedied through regeneration. Oliver Maury advised that discussions related to infrastructure could take place with developers, particularly if a masterplan was implemented. John Percy stated that while the development of individual sites would have limited influence on transport there could be a financial impact.

The Sub-Committee queried how to engage members on developments within Staines when they could have concerns related to their own wards. The Group Head – Assets advised that due to the land holdings in Staines that was the most suitable starting point and would bring economic value to the whole of Spelthorne.

The Sub-Committee queried what the key learnings had been from the case studies highlighted in the presentation. John Percy advised that one of the most important aspects was for there to be a clear brief that was supported by all members and to have a realistic view on viability.

The Sub-Committee queried whether it was essential to have design codes in place before commencing with a procurement exercise and were advised that it was not necessary and that they could be developed in parallel.

The Sub-Committee **resolved** to note the update.

163/23 Development Delivery Next Steps

It was proposed by Councillor Williams and seconded by Councillor Sexton that due to the likely disclosure of exempt information, this item be moved to after item 10 in the agenda.

The Sub-Committee received a presentation on development sites and the next steps when considering delivery options from the Development Management Consultant.

The Sub-Committee **resolved** to allow officers to explore the options set out in the presentation.

164/23 Exclusion of Public and Press (Exempt Business)

It was proposed by Councillor Sexton, seconded by Councillor Gibson and resolved that the public and press be excluded for the following agenda items, in accordance with paragraph 3 of part 1 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 maintain 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 finalizing acceptable contract terms.

165/23 Local Authority Housing Fund (LAHF) Property Acquisition

The Sub-Committee considered a report from the Residential Property Manager on the possible acquisition of a property under Round Two of the Local Authority Housing Fund.

The Sub-Committee **resolved** to approve the recommendations as set out in the report.

166/23 Urgent Actions

The Sub-Committee were informed of two Urgent Actions that had arisen since the previous meeting.

Meeting ended at 22:03