

**Minutes of the Development Sub-Committee
25 March 2024**

Present:

Councillor H.R.D. Williams (Chair)

Councillors:

M. Beecher	R. Chandler	K. Howkins
M. Bing Dong	D.C. Clarke	L. E. Nichols
T. Burrell	M. Gibson	

Substitutions: Councillors S.M. Doran (In place of S.N. Beatty)
N. Islam (In place of P.N. Woodward)

Apologies: Councillors S.N. Beatty, J.R. Sexton, P.N. Woodward

In Attendance: Councillor C. Bateson

23/24 Apologies for absence & Substitutions

Apologies were received from Councillor Beatty, Councillor Sexton, and Councillor Woodward.

Councillor S. Doran was in attendance as substitute for Councillor Beatty.
Councillor Islam was in attendance as substitute for Councillor Woodward

24/24 Minutes

The minutes of the meeting held on 6 February 2024 were agreed as a correct record.

25/24 Disclosures of Interest

Councillors Beecher, Burrell, Chandler, Gibson, Howkins, 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 Nichols advised that he was a member of the Knowle Green Estates Ltd board.

26/24 Questions from members of the Public

The Sub-Committee received one question from a member of public in relation to item 8:

Question One from Nigel Rowe

Question: 1 What is the scope of the agreement on which the Development Sub-Committee will recommend full Council approval? 2 What conditions and constraints does the Committee think it appropriate to impose on any final agreement in respect of a Council-owned site relating to such issues as the height (in metres) and design of any new development, and will these be subject of a public consultation prior to a final decision?

As the question referred to a confidential item, no response was provided. However, the Chair did give the following statement:

The Council is discussing terms with a prospective tenant to take an agreement for lease of the Hanover House and Bridge Street Car Park site. If the committee approves the terms this will result in the Council granting the agreement for lease of the site to the prospective tenant, who will then seek planning approval and develop a hotel on the site. If planning approval is obtained, so long as the conditions within the agreement for lease have been met, the tenant will construct the building. A lease will only be entered into in the event planning permission is granted. This will allow the tenant to construct the building in accordance with the terms of the planning consent and allow the tenant to undertake the business activities within the building as permitted within the 'user clause' in the lease. The Council will retain freehold ownership of the site, but will not be involved in capacity as landowner in the design of the development, obtaining planning approval or other specific elements of the construction works.

Standard terms of lease include a specific area that the tenant is permitted to use for the business activities. This is known as the lease demise. The lease demise included within the proposed lease will be set out as a building envelope, which will limit any new building to 6 storeys in height and a building footprint that must be contained within an agreed area. This area will be clearly set out on a plan with a red line boundary. In the event the planning approval for the new building exceeds this 'building envelope', then the terms of the agreement for lease will not have been met and the actual lease will not be granted by the Council.

27/24 Forward Plan

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

28/24 Exclusion of Public and Press (Exempt Business)

It was proposed by Councillor Beecher, seconded by Councillor Clarke and **resolved** to exclude 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 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 finalizing acceptable contract terms.

29/24 Local Authority Housing Fund (LAHF) Proposed Acquisition

The Sub-Committee considered a report from the Group Head – Assets on the possible acquisition of two properties under Round 2 of the Local Authority Housing Fund (LAHF).

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

30/24 Waterfront Site

The Sub-Committee considered a report from the Development Management Consultant on the Heads of Terms for an Agreement for Lease for Bridge Street car park and Hanover House.

The Sub-Committee **resolved** to recommend to CPRC and Council, subject to the report being amended as discussed, to approve the recommendations as set out in the report. **The Sub-Committee delegated authority to make the recommendation to CPRC and Council to the Chair and Vice-Chair of the Development Sub Committee.*

[*amended by Development Sub-Committee at meeting on 22/04/2024]

31/24 New Letting - Ground Floor, Elmbrook House

The Sub-Committee considered a report on a proposed letting for the Ground Floor, Elmbrook House, Sunbury.

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

32/24 Annual Investment Strategy for 2024/25

This item was deferred to the April Sub-Committee meeting.

33/24 Annual Business Plans

The Sub-Committee received the Annual Business Plans for Thames Tower, 12 Hammersmith Grove, Summit Centre, Communications House, and Elmsleigh Shopping Centre.

The Sub-Committee acknowledged the hard work put in by the Assets Team.

The Sub-Committee **resolved** to note the Annual Business Plans for Thames Tower, 12 Hammersmith Grove, Summit Centre, Communications House, and Elmsleigh Shopping Centre.

34/24 Urgent Actions

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

The Committee advised that there were some typographical errors in the information relating to the first urgent action.

Meeting ended at 22:09