



**Spelthorne  
Borough Council**

Council Meeting  
Thursday, 24 October 2024





16 October 2024

*Please reply to:*

Contact: Karen Wyeth

Direct line: 01784 446337

E-mail: [k.wyeth@spelthorne.gov.uk](mailto:k.wyeth@spelthorne.gov.uk)

To the Councillors of Spelthorne Borough Council

I hereby summon you to attend a meeting of the Council to be held at The Council's Offices, Knowle Green, Staines-upon-Thames on **Thursday, 24 October 2024** commencing at **7.00 pm** for the transaction of the following business.

Daniel Mouawad  
*Chief Executive*

Councillors are encouraged to wear their badge of past office at the Council meeting.

*Councillors are reminded to notify Committee Services of any Gifts and Hospitality offered to you since the last Council meeting so that these may be entered in the Gifts and Hospitality Declaration book.*

## AGENDA

Description	Page nos.
<b>1. Apologies for absence</b> To receive any apologies for non-attendance.	
<b>2. Minutes</b> To confirm as a correct record the minutes of the Council meeting held on 18 July 2024.	9 - 32
<b>3. Disclosures of Interest</b> To receive any disclosures of interest from Councillors in accordance with the Council's Code of Conduct for Members.	
<b>4. Announcements from the Mayor</b> To receive any announcements from the Mayor.	
<b>5. Announcements from the Leader</b> To receive any announcements from the Leader.	
<b>6. Announcements from the Chief Executive</b> To receive any announcements from the Chief Executive.	
<b>7. Questions from members of the public</b> The Leader, or their nominee, to answer any questions raised by members of the public in accordance with Standing Order 13.  Council has received two questions from members of the public which is attached.	33 - 34
<b>8. Local Plan - Resumption of Examination</b> Report to follow.	
<b>9. Waterfront Development Agreement</b> Council is asked to:	35 - 140
1) Approve the Heads of Terms for the Council to enter into an Agreement of Lease with the proposed tenant for the Waterfront Site, Bridge Street, Staines-upon-Thames to facilitate the delivery of a new hotel led regeneration on this prime riverside site,	
2) Delegate authority to the Chief Finance Officer in consultation with the Leader to agree any minor variations to the Heads of Terms and the final terms of the Agreement for Lease subject to	

valuation advice received,

- 3) Delegate authority to the Group Head of Corporate Governance in consultation with the Leader to finalise and enter into the Agreement for Lease and any other associated documentation in connection with the grant of the Lease to the proposed tenant; and
- 4) Note the Local Government Act S.123 'Best Value' valuation undertaken by Cushman and Wakefield in respect of the proposed terms of this transaction.

*Appendices 1, 2 and 3 contain 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 any contract or other type of negotiation with the proposed contractor who could then know the position of the Council.*

## **10. Development Site, Delivery Prioritisation**

Council is asked to

141 - 166

- 1) Approve the introduction of a Development Delivery Strategy;
- 2) Approve the form and content of the draft Development Delivery Strategy attached to the report;
- 3) Approve the prioritisation list of development site delivery;
- 4) Approve that the prioritisation list of development site delivery shall form part of the Development Delivery Strategy.

*Appendix 2 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 any contract or other type of negotiation with the proposed provider who could then know the position of the Council.*

## **11. Change to Treasury Management Strategy – Proposed Draw Down of Pooled Funds**

Council is asked to approve the amendment to the Treasury Management Strategy for 2024/2025 as set out in the report.

Report to follow.

**12. Gambling Act Policy 2025-2028**

Council is asked to consider a recommendation from the Licensing Committee to approve the Gambling Act Policy 2025-2028. 167 - 208

**13. Amendments to the Constitution**

To approve the proposed changes to the Council's Constitution. 209 - 304

**14. Reports from the Committee Chairs**

To receive and agree the reports from the Committee Chairs. 305 - 338

**15. Motions**

To receive any motions from Councillors in accordance with Standing Order 16.

At the date of publication 1 motion was received as follows:

**Motion 1 –**

Proposed by – Cllr S Mooney  
Seconded by– Cllr M Lee

Members will be aware that Article 4 is a direction of the General Permitted Development Order which enables a local planning authority to withdraw specified permitted development rights and bring decisions in relation to HMOs to the Planning Committee.

With increasing demand for HMOs and growing complaints from residents across the Borough, this motion is requesting that the existing Article 4 direction in place for specific wards should be extended to the whole of the Spelthorne Borough Council area.

**16. General questions**

The Leader, or their nominee, to answer questions from Councillors on matters affecting the Borough, in accordance with Standing Order 14. 339 - 340

One question has been received from a member (as per attached).

**17. Exclusion of Public & Press (Exempt Report)**

To move the exclusion of the Press/Public for the following item as the 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 any lease, contract or other type of negotiation with the tenant or developer, who could then know the position of the Council.

**18. Housing Options Document Management System**

Council is asked to consider a recommendation from the Corporate Policy and Resources Committee to approve an in-year Capital bid for an Electronic Document Management System for Housing Options.

341 - 356

*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 any contract or other type of negotiation with the proposed provider who could then know the position of the Council.*

**19. Procurement of a New Spelthorne Borough Council Website**

Council is asked to consider a recommendation from the Corporate Policy and Resources Committee to approve the procurement of a new website.

357 - 364

*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 any contract or other type of negotiation with the proposed provider who could then know the position of the Council.*