

**Minutes of the Development Sub-Committee  
25 September 2023**

**Present:**

Councillor H.R.D. Williams (Chair)  
Councillor S.N. Beatty (Vice-Chair)

Councillors:

M. Beecher	R. Chandler	L. E. Nichols
M. Bing Dong	M. Gibson	J.R. Sexton
T. Burrell	K. Howkins	

**Apologies:** Councillor N. Islam

**In Attendance:** Councillor C. Bateson and Councillor A. Gale

**123/23 Apologies for absence & Substitutions**

Apologies were received from Councillor Islam.

**124/23 Minutes**

The minutes of the meeting of 4 September 2023 were agreed as a correct record of proceedings.

**125/23 Disclosures of Interest**

Councillors Beatty, 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.

Councillors Sexton advised that she was a Surrey County Councillor.

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

**126/23 Questions from members of the Public**

There were no questions from members of the public.

### **127/23 Ward Issues**

There were no ward issues.

### **128/23 Mixed Use Development Delivery Options, for Council Owned Land and Property Including Public Car Parks**

It was proposed by Councillor Williams seconded by Councillor Sexton and **resolved** that due to part of the presentation containing exempt information, that this item be moved to the end of the agenda.

The Group Head – Assets gave a presentation on the Mixed-Use Development Delivery Options, for Council Owned Land and Property Including Public Car Parks.

It was proposed by Councillor Beecher seconded by Councillor Sexton 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.

The Development Management Contractor presented a summary explaining the various delivery mechanisms available.

The Parking Services Operational Manager, and the Group Head – Neighbourhood Services presented an outline of the income generated from parking spaces across the borough alongside example of costs for Elmsleigh Multi Surface Car Park.

The Principal Asset Manager, and the Asset Management Consultant presented alternative options that could be considered for each site. Options for mitigating holding costs were also explained.

The Committee **resolved** that a comprehensive mixed use phased masterplan development strategy for Staines be progressed.

The Committee **resolved** that potential delivery options for Council owned sites not included as part of a comprehensive masterplan be identified.

The Committee **resolved** that a report be taken to Corporate Policy and Resources on timescales, considerations and next steps, including:

1. Council aspirations on uses and densities
2. Financial viability
3. Public engagement
4. Planning
5. Market appetite for Council aspirations

The Committee **resolved** that principles for mitigating holding costs, excluding demolition, should be established.

**129/23 Urgent Actions**

There were no urgent actions.

**130/23 Forward Plan**

The Committee **resolved** to agree the Forward Plan for the business of this committee.

Meeting ended at 21:01