

**Minutes of the Development Sub-Committee
8 January 2024**

Present:

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

Councillors:

M. Bing Dong	K. Howkins	J.R. Sexton
T. Burrell	N. Islam	P.N. Woodward
M. Gibson	L. E. Nichols	

Substitutions: Councillors A. Gale (In place of M. Beecher)

Apologies: Councillors M. Beecher & R. Chandler

In Attendance: Councillor C. Bateson

1/24 Apologies for absence & Substitutions

Apologies were received from Councillor Beecher and Councillor Chandler. Councillor Gale attended as substitute for Councillor Beecher.

2/24 Minutes

The minutes of the meeting held on 11 December 2023 were agreed as a correct record.

3/24 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.

Councillor Sexton advised that she was a Surrey County Councillor.

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

4/24 Questions from members of the Public

There were none.

5/24 Urgent Actions

There were none.

6/24 Forward Plan

The Sub-Committee queried when the Investment Portfolio Review, which had been expected for January 2024, would be presented to the Sub-Committee and were advised that this had been moved to the February 2024 meeting.

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

7/24 Exclusion of Public and Press (Exempt Business)

Councillor Williams advised the Sub-Committee that he had received complaints from residents who felt too much Sub-Committee business was conducted in Part 2. Councillor Williams requested that Officer's give careful consideration as to whether a report needed to be confidential.

It was proposed by Councillor Gibson, seconded by Councillor Nichols 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.

8/24 Local Authority Housing Fund (LAHF) Property Acquisitions

The Sub-Committee considered a report from the Group Head – Assets 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.

9/24 Annual Commercial Property Report 2022/23

The Sub-Committee received the Annual Commercial Property Report for the year to 31 March 2023 and were advised that in future the report would be produced in July and there would be half-yearly updates.

The Sub-Committee **resolved** to note the Annual Commercial Property Report for the year ending 31 March 2023.

10/24 Annual Business Plans

The Sub-Committee received the Annual Business Plans for World Business Centre 4, 3 Roundwood Avenue, and the Charter House.

Councillor Islam left at 21:17

The Sub-Committee **resolved** to note the Annual Business Plans for World Business Centre 4, 3 Roundwood Avenue, and the Charter House.

11/24 Staines Regeneration Masterplan Uses

It was agreed that this item would be held in the public session and was taken ahead of Item 8.

The Sub-Committee received a presentation from the Development Management Consultant and the Principal Asset Manager on the Staines Regeneration Masterplan. The presentation set out a possible joining up of the Town Centre and the river front with the possibility for smaller boutique style retail units and restaurants with external seating.

The Sub-Committee queried how the aspiration of joining the town centre and the river front would deal with the A308 which runs between the two and were advised that this would be considered as part of the process.

The Sub-Committee asked what the process would be for Councillors to provide feedback on the proposals and were informed that there would be stakeholder consultations which would include ward Councillors, the wider Councillor body, and the public.

The Sub-Committee queried whether there was a consensus on what properties were to be included in the masterplan and were advised that both the Oast House and Thameside House could potentially be excluded however no decisions had been made at this stage. The Sub-Committee advised that South-West Trains were running a consultation on how best to regenerate the train station and queried whether there was scope to work with them given the proximity of the Oast House to the station. The Development Management Consultant stated that this could be considered.

The Sub-Committee asked whether recent advice from the Environment Agency regarding flooding would be considered when developing the

masterplan. The Development Management Consultant advised that there were options around flood mitigation that could be considered.

The Sub-Committee **resolved** to approve the next steps as outlined on the final slide of the presentation allowing members of the Assets team to:

1. commence discussions with potential consultants,
2. undertake internal stakeholder consultations to scope out a delivery strategy,
3. prepare a delivery timetable to cover the period up to the point of selecting a delivery partner, including key milestones, and
4. prepare a schedule of required consultants and associated costs to report back to this Sub-Committee in March and April 2024.

The meeting finished at 21:37