

ECONOMIC DEVELOPMENT COMMITTEE

Thursday, 6 June 2002, at 7.30 p.m.

in the Council Chamber

at the Civic Offices, Addlestone



Members of the Committee

Councillors R.K. Habgood (Chairman), J.R. Furey (Vice-Chairman), A. Alderson, M.J. Brown, P.C. Elding, P.A. Greenwood, J.E. Haas, C. Knight, P.J. Poole and K.J.T. Walmsley

and all other Members for information

A G E N D A

Notes:

- i) Any report on the Agenda involving confidential information (as defined by section 100A(3) of the Local Government Act 1972) must be discussed in private. Any report involving exempt information (as defined by section 100I of the Local Government Act 1972), whether it appears in Part 1 or Part 2 below, may be discussed in private but only if the Committee so resolves.
- ii) The relevant 'background papers' are listed after each report in Part 1. Enquiries about any of the Agenda reports and background papers should be directed in the first instance to **Mr. G. Marson, Committee Section, Borough Secretary's and Leisure Services Department, Civic Offices, Station Road, Addlestone (Tel. Direct Line: 01932 425625).**
- iii) Agendas and Minutes are available on a subscription basis. For details, please ring Mr. B.A. Fleckney on 01932 425620.
- iv) in the unlikely event of an alarm sounding, members of the public should leave the building immediately, either using the staircase leading from the public gallery or following other instructions as appropriate.

COMMITTEE SECTION



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b) Confidential Information

(No reports to be considered under this heading)

1. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

2. MINUTES

To confirm and sign as a correct record the Minutes of the meetings of the Committee held on 14 March and 16 May 2002. (The latter are attached at Appendix 'A')

3. APOLOGIES FOR ABSENCE

4. DECLARATIONS OF INTEREST

If Members have an interest in an item please record the interest on the form circulated with this Agenda and hand it to the Legal Representative or Committee Administrator at the start of the meeting. A supply of the form will also be available from the Committee Administrator at meetings.

Members who have previously declared interests which are recorded in the Minutes to be considered at this meeting need not repeat the declaration when attending the meeting. Members need take no further action unless the item in which they have an interest becomes the subject of debate, in which event the Member must leave the room, or refrain from voting, as may be appropriate according to the nature of the interest.

5. CHERTSEY REVITALISATION AREA PHASES 12 – 14 (GUILDFORD STREET-FOX LANE NORTH) REVISED DEVELOPMENT PROPOSALS AND PRESENTATION BY COUNTRYSIDE PROPERTIES PLC (CEO)

(Ref: Minutes of Policy and Resources Committee January 2000 page 802, para 557)

1. Purpose of Report

1.1 **The purpose of this report is to provide details of the existing development proposals approved by the former Chertsey Revitalisation Sub-Committee and the subsequent Planning Applications approved by the Planning and Development Committee over the last two years. This is against a background of the Development Partner making a presentation at the Committee and proposing a major revision to the scheme content to produce a predominantly residential scheme with a small element of supporting retail.**

2. Background Information

2.1 At the meeting of the Chertsey Revitalisation Sub-Committee in November 1999, and following extensive public and Chertsey Town Centre consultation, revised scheme details for Phases 8-11 (Guildford Street/Charles Street) and Phases 12-14 (Guildford Street/Fox Lane North) were approved. These envisaged office development on the Guildford Street/Charles Street site and a mixed scheme of thirty-seven residential units, 986 sq metres of retail floor space and approximately 2,000 sq.m of offices on the Guildford Street/Fox Lane North site. It also envisaged the retention and refurbishment of Listed and other retained buildings at 23, 25 and 27 Guildford Street and the creation of a small Town Square.

2.2 A Planning Application (RU 00/0970) was submitted by Countryside Properties for the whole development covering the two Phases. This was approved on 19 February 2001. The Guildford Street/Charles Street office development (Aymer House) is under construction and will be completed in August/September this year. A pre-let for the whole building to Compass Group Plc, as their corporate headquarters, has been agreed in the last few days.

3. Report

3.1 The Development Agreement permits Countryside to make proposals for the development of various phases and sub-phases within the Revitalisation Area. In the last few days Countryside Properties have followed up previous discussions with a formal request that the Council consider revisions to the scheme content in relation to the Guildford Street/Fox Lane North mixed scheme. Essentially, Countryside Properties are now suggesting that a predominately residential scheme of some 93 dwellings should replace the mixed scheme of 2,000 sq. m of offices, supporting retail and 37 residential dwellings. The detailed review and explanation for the revisions is summarised in Countryside Properties Managing

Director's letter of 21 May (attached at Appendix A1). The logic of creating a target and therefore more attractive residential focus is understandable. The proposals to refurbish the retained/Listed building remain unaltered.

- 3.2 For Members' ease of reference, the originally approved scheme details will be on display at the Committee meeting. A full presentation, together with drawings, will be made by Countryside and their retained architects. Members will have the opportunity to ask questions and seek clarification on these revised proposals. Subject to Members' views, it would be Countryside's intention to submit a Planning Application during June.

4. Financial and Legal Implications

- 4.1 Countryside have already agreed a land payment in relation to Phases 12-14 which had been reported to and approved by the Council previously. This sum reflected the very considerable infrastructure costs and underground car parking provision of the original, predominately office based scheme. The payment was due to be made on 1 June 2002, but based upon the implementation of the existing mixed use planning permission. It would be Officers' intentions to seek to re-negotiate the land value in the light of these revised proposals and the consequential lessening of the various high cost infrastructure elements.

- 4.2 The Development Agreement with Countryside Properties requires the Council to consider the development proposals as and when they are made.

5. Summary

- 5.1 The Development Agreement with Countryside, notwithstanding any planning or other consents, provides for the Council's agreement as Development Partner to the scheme content and general proposals. If, at the end of the presentation by Countryside Properties, Members are content with the proposals, a Resolution would have to be proposed accordingly.

THE COMMITTEE'S VIEWS ARE SOUGHT

Background Papers

Chertsey Revitalisation Project File

Countryside Properties Letter of 21 May 2002

6. ASSET MANAGEMENT PLAN 2002 (BSLSO)
(Ref: Minutes of Economic Development Committee January 2002 page 733, para 490)

1. Purpose of Report

- 1.1 **The purpose of this report is to seek Members approval to the Asset Management Plan 2002.**

2. Background Information

- 2.1 The 1998 Government White Paper "Modern Local Government - In Touch with the People" identified the need for Local Authorities to be able to take a longer term view in capital resource planning and foreshadowed the current benchmarking of asset performance and formal steps to encourage local authorities to adopt best practice in property management.

- 2.2 As part of this initiative the Department for Transport, Local Government and the Regions (DTLR) is seeking to modernise the capital finance framework through the introduction of a cross service allocation for the bulk of central government support to Councils - "the Single Capital Pot".

- 2.3 The intention is to allocate resources partly on a needs based formula and partly through a competitive assessment of the Council's corporate and service strategies. As part of this annual assessment authorities are required to submit an Asset Management Plan (AMP) to the DTLR along with their Capital Strategy. The Capital Strategy will be submitted to the Corporate Management Committee for approval.

3. Report

- 3.1 The first AMP, submitted in July 2001, was rated as “Room for Improvement”, essentially a poor rating. This was not entirely unexpected as it was impossible to comply with some of the assessment criteria within the timescale allowed.
- 3.2 The 2002 AMP submission has been expanded to address the issues raised by the Government Office for the South East in respect of the 2001 submission and is set out in Appendix ‘B’. (The summary capital programme is subject to amendments which will be submitted to the next meeting of the Committee).
- 3.3 The guidance for the 2002 submission appears to place the emphasis on a move away from planning to implementation and the establishment of local performance indicators and it is important that the Council be seen to be moving in this direction.
- 3.4 A requirement of the plan is that the Council needs to establish a corporate planned maintenance regime and a separate report on this issue will be submitted to the Corporate Management Committee on 4 July.

OFFICERS’ RECOMMENDATION that -

The Asset Management Plan for 2002, attached at Appendix ‘B, be approved .

(TO RECOMMEND)

Background Papers

None stated

7. AIMS AND TARGETS 2001/02 – OUTTURN (CEO)

1. Purpose of Report

1.1 **The purpose of this report is to inform Members of the outturn figures of the 2001/02 Aims and Targets for this Committee.**

2. Performance

- 2.1 Appendix ‘ B1’ outlines progress on the Aims and Targets in the period 1 April 2001 to 31 March 2002. Some of the more significant achievements during the year are indicated in the following paragraphs.
- 2.2 Action Addlestone work is continuing with improvements to Spittles forecourt. Approval has been gained for signalling improvements at the Church Road/High Street/Brighton Road traffic lights. The Tesco's redevelopment has been completed and the store opened on 26 November 2001. The Marconi site road improvements have also been completed.
- 2.3 A one year trial of a market in Garfield Road, Addlestone has commenced together with a monthly Farmers' Market in Egham.
- 2.4 Improvements to Chertsey have continued and Abbots Way (previously New Road) is now open.
- 2.5 The Runnymede Business Partnership has continued to play an active role in economic Development.

3. Conclusions

3.1 The Council has maintained its good record on delivering its economic development priorities. There are many targets which are ongoing given the rolling nature of the work required, so good progress is still being made in other areas.

(FOR INFORMATION)

8. EGHAM HYTHE SOCIAL CENTRE AND TOWN PARK (BSLSO)
(Ref. Minutes of Corporate Management Committee July 2001 page 166 para 143)

1. **Purpose of Report**

1.1 **The purpose of this report is to update Members on the current position regarding the development of the new Hythe Social Centre and Town Park.**

2. Background Information

2.1 Following extensive public consultation the Council approved a budget of £1.5m for the reprovision of the Hythe Social Hall (now renamed the Hythe Centre) on its former site and the development of a Town Park on the Pooley Green Allotment site.

2.2 Following competitive tender L.T. Deeprise were appointed as contractors and work commenced on site in September 2001.

3. Report

3.1 The original development programme was for a 44 week contract with completion by the end of August 2002.

3.2 Difficulties over the specification and manufacture of the steel frame resulted in a 10 week delay to the programme. The contractor has however revised the programme and managed to pull back much of this delay. Thus there is now a 4 week extension to the original programme with completion scheduled for the end of September.

3.3 The contractor is currently on schedule to meet this revised programme.

3.4 Members will be aware that negotiations have been opened with the local Doctors practice with a view to locating a new surgery on the site to the rear of the Hythe Centre measuring approximately 377 sq.m (0.09 acres). A location plan will be displayed at the meeting.

3.5 Terms have provisionally been agreed for a 125 year lease (further details are reported in Exempt Appendix '1'). The Practice is currently seeking architectural advice with a view to a planning application being made at the earliest opportunity.

3.6 The land shown on the display plan, which was originally part of the proposed car park, will be made available as a builders compound during the construction period and on completion of the doctors surgery returned to car parking with the same specification as the remainder of the site, in accordance with the original planning consent for the hall. It is intended to share the car park, the use of which will be monitored over the first 12 months.

3.7 The current surgery at Thorpe Road is inadequate to meet demand and is deficient in a number of ways. These proposals will result in a modern, accessible surgery and are supported by the local community.

3.8 Having obtained some initial designs for the proposed park work on this part of the project has been temporarily suspended pending further investigation of the timing of the Swan Sanctuary move and the method of funding the park proposals.

3.9 The principle of a scheme for 9 dwellings on the land adjoining 97 Pooley Green Road, shown at Appendix 'C' and on a plan to be displayed at the meeting, has already been approved. A planning application on this site will be made very shortly. Proceeds of the sale of this site will be utilised to part fund the park proposals.

3.10 During the public consultations there was some indication that further limited development on the land shown on the plan displayed may be acceptable. Whilst this has not been pursued by Officers a further 8 units, for example, would provide a significantly enhanced receipt which together with other receipts in hand may be sufficient to fund the park proposals. Subject to Members approval it is intended to raise this issue with the Focus Group.

- 3.11 It appears from communications received from the Swan Sanctuary that the move to the Green Lane site is no longer being contemplated and that they are now looking to another site out of the Borough.
- 3.12 The Swan Sanctuary have now been considering relocation for many years but it appears that very little real progress is being made and there is no realistic timetable to achieve this. The temporary planning consent for the Swan Sanctuary has long expired and they are holding over on the terms of their lease.
- 3.13 Completion of the Hythe Centre will take place in September and if momentum on the total scheme is not to be totally lost some difficult decisions will need to be taken in respect of the Swan Sanctuary.

4. Financial and Technical Implications

- 4.1 The latest cost report shows an increase of £14,000 with the estimated final build cost rising from £1.287m to £1.301m (plus fees). This is accounted for by a number of variations to the contract and the estimated cost of preliminaries associated with the delay in the programme.
- 4.2 This currently amounts to a 1% increase in the original estimate.
- 4.3 The original scheme estimate of £2m was made up of a budget of £1.5m and £0.5m related development proceeds. The proposed development was however rejected by the local residents and the shortfall remains to be made up in other ways if the town park is to be provided as intended.
- 4.4 The proposals for the Doctors Surgery and the residential scheme adjoining 97 Pooley Green Road, if they proceed, will generate receipts in the order of £300,000. Discussions are taking place with AIR regarding possible funding from landfill tax credits. The additional development identified at para 3.10 could add a further £200,000.
- 4.5 All development related receipts including the Doctors Surgery, are subject to planning consent being obtained, and the planning considerations will include their location in the flood plain.
- 4.6 The relocation of the allotments within the scheme will require a minimum of 12 months notice to the allotment holders which must expire on or between 29 September in one year and 6 April in the next. If notice is to be given to the allotment holders then it would appear sensible to give the same notice to the Swan Sanctuary and to require possession at a similar time.
- 4.7 It is proposed to pursue the Park design with the Focus Group and to serve the appropriate notices on the allotment holders by March 2003. This would result in a timetable for completion of the park by the end of 2004.

5. Planning Implications

- 5.1 The site lies within the flood plain and these proposals, despite the community benefits, remain contrary to Local Plan policies and are likely to attract objection from the Environment Agency. Any resolution to approve this scheme will have to be referred to the Secretary of State as a departure from the development plan.

OFFICERS' RECOMMENDATION that -

- i) the principle of the additional development of a doctors surgery, housing development adjoining 97 Pooley Green Road and some additional development on the allotment site, be approved by the Council as Landowner;**
- ii) subject to contract and all necessary consents, including planning permission, the Borough Secretary and Leisure Services Officer be authorised to grant a 125 year lease to Doctors Salahuddin and Blackburn on terms set out in Exempt Appendix '1' and such other**

terms as the Borough Secretary and Leisure Services Officer considers appropriate.

- iii) **subject to contract and all necessary consents, including planning permission, the Borough Secretary and Leisure Services Officer be authorised to dispose of that land identified at Appendix 'C' to an appropriate Housing Association on terms to be agreed on the advice of the Valuer to the Council and with the agreement of the Chairman of the Committee; and**
- iv) **the Borough Secretary and Leisure Services Officer notify the Swan Sanctuary that vacant possession of the site will be required no later than 31 March 2004.**

(TO RESOLVE)

Background Papers

Relevant Papers on Property Services file 81.15.133.

- 9. ADDLESTONE MARKET – PROGRESS REPORT (BSLSO)
(Ref: Minutes of Economic Development Committee, 15 November 2001, page 614, para 375)

1. Purpose of Report

- 1.1 **The purpose of this report is to update Members on the performance of Addlestone market .**

2. Background Information

- 2.1 In February 1999, the Council considered a petition requesting the establishment of a street market in Addlestone. Following investigations and consultation, it was agreed that the Council should open discussions with market operators with a view to a trial weekly market on Saturdays taking place on Garfield Road car park for one year. This proposal was reflected in the Council's Best Value Performance Plan for 2001-2002. It was also necessary to clear the proposal with the Feoffees of Chertsey Market.
- 2.2 As a result of the redevelopment of the former Co-op, now the Tesco site, and the consequential loss of available town centre parking, the Council decided, reluctantly, in May 2001, to put the proposal on hold. In November 2001, when the new Tesco store was opened, the Council resolved that the market proposal should be revived and that the market should commence as quickly as possible.
- 2.3 There have now been sixteen weekly markets on Garfield Road Car Park. The first, on 26 January, was accompanied by gale force winds and heavy rain. The feared traffic congestion and other envisaged problems do not appear to have been encountered.
- 2.4 Issues such as noise nuisance, unfair competition and inconsiderate parking have been raised by adjacent residents and traders. Such matters have been raised with the operators and efforts made to reach solutions that meet everyone's needs. The market operator has been very co-operative in this regard. In the early stages Tescos indicated that the market causes problems with the management of its own car park as they believe that it is being used by visitors to the market. They also felt that it would worsen traffic congestion in the town, was unnecessary, and was on the wrong day. However, the overflow car park provided by the Council, which is nearer to the market is not used to capacity. It is therefore reasonable to assume that anyone visiting the market and using Tescos car park must also be shopping in that store. The Council has provided a variety of signage in the town to direct market visitors arriving by car to the overflow car park. As mentioned above, there has been no undue congestion.

3. Report

- 3.1 Despite poor weather and difficult trading conditions, the market operator has endeavoured to meet the Council's aspirations for a general market. Trade is relatively good in the morning but poor in the afternoon. The operator continues to make strenuous efforts to ensure that a good mix of products are available, advertises widely and has made mailshots,

but it is clear that the level of business is not as expected. This may in part be due to a series of Saturdays that have been wet, cold or windy and thus not conducive to outdoor shopping. It is hoped that better weather may result in an increase in business and thus improve the attractiveness of the market and Addlestone to shoppers.

- 3.2 The Council agreed to make its staff car park available to Saturday shoppers to ensure that sufficient parking is available for the town centre. This car park is supervised by an attendant provided by the market operator but it is clear that it has not been as widely used as expected, with only an average of fifteen to twenty cars using it at any one time. Some of these vehicles may be those belonging to parking permit holders who would otherwise use Garfield Road Car Park and the remaining vehicles associated with market shoppers.
- 3.3 What has become apparent is that those shoppers visiting the market wish to park as close to the stalls as possible. Some parking can be accommodated around the market area and these spaces are well used. The Council's staff car park seems to be only used when there are no spaces available. However, a good many visitors to the market do seem to arrive on foot.
4. Resource Implications
 - 4.1 Officers continue to actively monitor the market operation. Currently the income that the Council receives from the market operation (a percentage of the day's takings) are sufficient to cover costs such as loss of car park income and the acknowledgement fee payable to the Feoffees of Chertsey Market. However, if trade does not improve then this may not continue to be the case.
 - 4.2 The market operator believes that some goods sell much better than others, fresh vegetables, meat and flowers have been particularly successful. It may therefore be the case that later in the year the market will settle into a pattern that means that the market occupies less space in the car park. It is also possible that the present location is not the most satisfactory for a market and that an alternative should be considered to ensure its continued viability.

OFFICERS' RECOMMENDATION that -

- i) Officers continue to monitor the market operation; and**
- ii) a further report be made towards the end of the trial period with a view to the Committee deciding whether the market proposal should continue and if so where**

(TO RESOLVE)

Background Papers

BSLSO's file 64.20

10. GUILDFORD STREET (NORTH), CHERTSEY - IMPROVEMENTS (BTSO)
(Ref: Minute of Executive Committee, 20 September 2000, page 592, para 300)

1. Purpose of Report

- 1.1 **The purpose of this report is to request the Committee's approval to implement an environmental improvement scheme for the northern part of Chertsey town centre, subject to the consent of Surrey County Council's local Committee.**

2. Background Information

- 2.1 Following a resolution by the former Policy and Resources Committee on 24 June 1999, the Borough Council carried out a tendering process and appointed the consultant W S Atkins to prepare initial proposals for the conceptual design of environmental improvements for the northern part of Chertsey town centre. This included Guildford Street, between Heriot Road and Windsor Street, and Windsor Street itself and the western end of London Street.

- 2.2 In preparing their conceptual proposals Atkins carried out a Townscape Appraisal, which looked at the history and development of the town and of the streets involved. The appraisal also considered planning and conservation issues and looked at vehicle and pedestrian movements through the town. They also investigated appropriate paving and landscaping materials.
- 2.3 An extensive consultation process was carried out consisting of a public exhibition, a public meeting and discussions with interest groups, including the Chertsey Society, the Chamber of Commerce and the Runnymede Access Liaison Group.
- 2.4 Atkin's Final Report for the Conceptual Design proposed a layout for Windsor Street and three options for Guildford Street and estimated their costs. For financial and logistical reasons it was decided that the scheme should proceed on a phased basis. Guildford Street is seen as the priority for enhancement and the former Executive Committee resolved, at its meeting on 20 September 2000, that the Borough Technical Services Officer should appoint a consultant to produce Phase 1, a detailed scheme based on preliminary Option 3 for Guildford Street.
- 2.5 W S Atkins were appointed in January 2002 to prepare the detailed design for Guildford Street.

3. Detailed Design and Consultation

- 3.1 In preparing the detailed design Atkins have carried out a series of surveys. These include a topographical survey, a cctv drainage survey, cellar surveys and a survey to determine business delivery patterns and requirements.
- 3.2 Further consultation has been carried out in preparing the detailed design. This has involved further meetings and site visits with the Chamber of Commerce, the Chertsey Society and the Runnymede Access Liaison Group. Also, a meeting and site visit with the County Councillor for Chertsey and the Chairman of the Local Committee. Individual traders have been consulted regarding the proposed loading bays and their delivery requirements.
- 3.3 The Chertsey Society has expressed its support for the early implementation of the scheme and the Access Liaison Group has given written confirmation that it has been adequately consulted and supports the proposed scheme.
- 3.4 An exhibition has been arranged in early June 2002 at Chertsey Hall to enable the public to see the details of the scheme.

4. Scheme Details

- 4.1 This section of Guildford Street is subject to one-way traffic in the southbound direction. This would be maintained.
- 4.2 The main purpose of the scheme is to provide improved pedestrian facilities. Footways would be widened to a minimum of 2 metres. In places it would be considerably wider, giving the opportunity for street furniture, planting and cycle stands. Care has been taken in the placing of these features to reduce clutter.
- 4.3 Additional informal raised crossing points would be provided which would also serve as traffic calming measures. These would be paved in a contrasting material to the road surface to increase the awareness for drivers.
- 4.4 The opportunity would be taken to improve pedestrian links to the car park and bus stops in Heriot Road, subject to the owner's consent.
- 4.5 Access needs have been considered in all aspects of the scheme and measures such as dropped kerbs and tactile paving at crossing points have been included.
- 4.6 The footway widening would result in a narrower carriageway of approximately 3.5 metres. Parking and loading would be restricted to designated bays with waiting restrictions in force.

- 4.7 With the combination of a narrow carriageway and road tables vehicle speeds will be significantly restricted. As a result it is proposed that the road becomes a 20 mph speed limit zone.
- 4.8 The paving and street furniture have been chosen to reflect the traditional paving materials and historic character of the street.
- 4.9 Scheme layout drawings will be displayed at the meeting.
5. Environmental and Community Planning Implications
- 5.1 The highway lighting in Guildford Street was improved in the summer of 1999. The wider footways, improved pedestrian and cycle facilities, together with the enhanced surfacing materials and quality street furniture will improve the safety, ambience and atmosphere of the street. This should encourage shopping trips and improve the viability of businesses.
6. Surrey County Council Local Committee
- 6.1 The Agency Agreement, under which the Borough Council managed Runnymede's highways ended on 31 March 2002, along with similar Agreements in Elmbridge, Epsom and Ewell, Spelthorne, Surrey Heath, Reigate and Banstead and Woking. From 1 April 2002, Surrey County Council is managing the highways and a Local Committee has been formed, consisting of the County Ward Councillors. The implementation of this scheme requires this Committee's approval.
- 6.2 Surrey County Council's Local Transportation Manager for Runnymede is submitting a report to the Local Committee at its meeting on 21 June 2002, recommending that approval be given to implement the scheme.
7. Scheme Programme
- 7.1 The current programme is shown at Appendix 'D'. Construction is planned to take place between August and November 2002.
8. Legal Implications
- 8.1 Existing Traffic Regulation Orders covering the waiting restrictions will be amended by the County Council to cover the new restrictions.
- 8.2 New Traffic Regulation Orders will be introduced for the road tables.
- 8.3 The Traffic Regulation Order covering the existing zebra crossing that is to be removed will be rescinded.
9. Financial Implications
- 9.1 Capital estimates totalling £669,100 have previously been agreed for the project. To date £16,000 has been spent on conceptual design fees leaving a capital provision of £653,100 for the detailed design and implementation of the scheme.
- 9.2 The current estimated cost of the scheme will be reported at the Committee meeting.

OFFICERS' RECOMMENDATION that -

the Borough Technical Services Officer be authorised to invite tenders for the implementation of the proposed scheme, subject to the approval of Surrey County Council's Local Committee.

(TO RESOLVE)

Background Papers

None

11. KINGS LANE GARAGES, ENGLEFIELD GREEN - DISPOSAL (BSLSO)
(Ref: Minutes of Housing and Community Services Committee, November 2001, page 585, para 363)

1. Purpose of Report

- 1.1 **The purpose of this report is to seek Members approval to the sale of the Kings Lane garages site to Peerless Housing Group.**

2. Background Information

- 2.1 The Borough Housing and Community Services Manager has carried out a review of a number of garage courts as a result of which several sites including the Kings Lane site (shown on Appendix 'E') have been identified as potential housing development sites. The land is currently held under the Housing Acts.
- 2.2 The Housing and Community Services Committee has declared the garages surplus to requirements and agreed a development proposal from the Peerless Housing Group for the erection of 13 flats. Planning permission for the scheme has been granted.
- 2.3 Peerless is an amalgamation which includes the former Surrey Heath Housing Association.

3. Report

- 3.1 The Housing and Community Services Manager works with a number of Housing Associations. Schemes under 20 units are not normally subject to competition. The Peerless Group were chosen in this instance as a result of a longstanding association with their Group Development Director who had initially identified this scheme and carried out the initial design. The development proposals comprising of 8 one bed and 5 two bed flats are shown on the plans to be displayed at the meeting. This mix has been arrived at after assessing the demand for the area from the housing register. The intention is to provide small units attractive to older people with a view to releasing family accommodation
- 3.2 The land is made up of two parcels, one of which has a restrictive covenant limiting the density of development. The scheme has been designed to comply with this covenant.
- 3.3 The Council has reserved 100% nomination rights in respect of these units which provide a valuable contribution towards meeting the target for provision of affordable housing.
- 3.4 Terms have been provisionally agreed for the sale of the land in the sum reported at Exempt Appendix '1'. Whilst this is below the open market figure which might be expected for this land it is consistent with the Council's policy of accepting lower land values in order to meet its social housing targets.
- 3.5 The land value agreed is the maximum available under the Housing Corporation rules which regulate in details the total cost allowances for any particular scheme. The only way of increasing the report would be to compromise the specification for the properties which is not considered appropriate.
- 3.6 Two residents have claimed rights of way over the land and negotiations in respect of these are in progress. The land will be sold subject to the outcome of these negotiations.

4. Implications

- 4.1 Housing Associations are unable to compete successfully in the open market place and also meet housing corporation targets. If the Council is to meet its social housing target of 750 units then it is essential that opportunities presented through the ownership of land should be fully exploited.
- 4.2 Whilst it would be possible to obtain a higher receipt in the open market no benefit would flow from this if the Council were to seek to provide an equivalent number of residential units elsewhere.
- 4.3 The land will be sold subject to the existing covenants in density and any rights of way which may be agreed.

OFFICERS' RECOMMENDATION that -

subject to contract and all necessary consents the Borough Secretary and Leisure Services Officer be authorised to dispose of the Kings Lane garage site to the Peerless Housing Group in the sum reported in Exempt Appendix '1' for the purposes of an affordable housing development as described in the report, with 100% nomination rights

Background Papers

None.

12. FERNLANDS OPEN SPACE, CHERTSEY (BSLSO)

1. Purpose of Report

1.1 **The purpose of this report is to approve a marketing exercise in respect of the Fernlands Open Space.**

2. Background Information

2.1 Fernlands Open Space, which amounts to 2.2 acres (0.89 hectares) or thereabouts and is shown on the Plan at Appendix 'F'; was part of a 16 acre (6.5 hectares) purchase in 1952 for housing purposes. An aerial photograph of the site will be displayed at the meeting.

2.2 Fernlands Close was developed by the Council with the remainder of the land retained for open space at the rear of the properties.

3. Report

3.1 Of the 2.2 acres (0.89 hectares) site approximately 0.6 acres (0.24 hectares) is the access road to Bittams Lane leaving 1.6 acres (0.6 hectares) as potentially developable.

3.2 There is one children's swing located on the land, which is predominantly used as a dog walking area. There is a pedestrian access to Fernlands Close in the north eastern corner of the site.

3.3 There are no restrictive covenants affecting the land.

3.4 The site, subject to planning consent, has potential for a limited high quality residential development and it is recommended that in light of its limited use expressions of interest be sought for such purposes.

3.5 It is recognised that development of the site is likely to be a sensitive issue and in order to control the nature and scale of development the intention would be to seek development proposals from interested parties with any subsequent disposal being linked to an approved development scheme.

3.6 As the land is currently used as an open space the Council is obliged to advertise any proposal to dispose of it and to consider any objections.

3.7 Whilst the land was acquired for housing purposes and is still statutorily held as such, it has been maintained and managed for many years as a leisure facility and any proposals will be subject to the views of the Leisure Services Committee as well as the Housing and Community Services Committee.

4. Policy and Financial Implications

4.1 Disposal of this land was one of the initiatives included in the schedule of savings approved by the Executive Committee on 13 December 2000.

4.2 The sale proceeds from disposal will be dependent upon the scale of development approved. An estimate of the anticipated capital receipt will be reported verbally in the exempt part of

the agenda proceedings. Interest earned on the capital receipt will accrue to the General Fund.

5. Planning Implications

- 5.1 The site lies within a primarily residential location within the urban area, where the principle of residential development is generally acceptable. The site however forms an area of open space, and Local Plan Policy R1 seeks to resist development proposals which would result in the loss or reduced availability of open spaces where these are considered to make a valuable contribution to the recreation and leisure facilities in the Borough. Any planning application seeking to develop the site would therefore need to demonstrate that either the open space here does not make such a contribution, or that it can be satisfactorily replaced.
- 5.2 In addition an assessment will need to be made of the contribution the site makes as an open area to the character and setting of the urban area, in accordance with the requirements of Local Plan Policy BE2 (Townscape Character). The site occupies a 'backland' position and careful attention will need to be paid to the design criteria set out in Local Plan Policy HO9 in respect of new housing development.

OFFICERS' RECOMMENDATION that -

- i) the Borough Secretary and Leisure Services Officer be authorised to investigate the potential for disposal of the Fernlands Open Space;**
- ii) the views of the Leisure and Environment Committee be sought on the need for retention of the open space and the views of the Housing and Community Services Committee be sought as to whether to declare the land surplus; and**
- iii) a detailed report be brought back to this Committee firstly to consider any objections to the proposals and secondly to determine whether to proceed with the disposal.**

(TO RESOLVE)

Background Papers

None stated.

13. FORMER BRITISH LEGION HALL, FORDWATER ROAD, CHERTSEY(BSLSO)
(Ref: Minutes of Executive Committee 2 May 2001, page 715, para 859)

1. Purpose of Report

- 1.1 **The purpose of this report is to seek the instructions of the Committee on the future of the above site.**
- 1.2 The Committee is asked to note that the Valuer to the Council is a Member of Runnymede Drama Group, one of the interested parties mentioned below. He has not formulated the recommendations in this report.

2. Background Information

- 2.1 In 1950 the Chertsey branch of the British Legion were given permission to erect a hut on the Fordwater Road site, (shown on the plan to be displayed at the meeting) which they then occupied at a nominal rental until March 2001. The former Executive Committee considered the future of the premises in May 2001.
- 2.2 The Council had received four expressions of interest in the site. Three were from charitable or community based groups who wanted to lease the building, and the fourth from a commercial occupier on the adjoining industrial estate who was interested in purchasing the freehold.

2.3 The Executive Committee, given the difficulties in finding suitable and affordable premises for community and charitable groups agreed that the hall should be retained and let to St. John Ambulance Library Service which was considered to have the most pressing need.

2.4 St. John Ambulance Service have now vacated the premises.

3. Report

3.1 Officers believe that the sentiments previously expressed by Committee are still relevant and that the premises should therefore be offered to one of the two remaining Community Groups which previously expressed an interest in the premises.

3.2 The two interested parties are Woking Brass Band and Runnymede Drama Group whose relevant details are set out below.

3.3 Woking Brass Band

3.3.1 The Band traces its history to the formation of the Chertsey Town Band in 1892. As the Chertsey Town Silver Prize Band, it amalgamated in the second World War with the Addlestone Excelsior Prize Band and became known as the Weymanns Band, after a sponsor. Changes of control and sponsorship resulted in successive renamings as the Chertsey and Addlestone Band, the Genet Group Band (Chertsey), and finally the Woking Brass Band. The Band is dependent on sponsorship for its larger capital costs and the rental of premises.

3.3.2 The Band provides music for a range of events and participates in many competitions. Its latest name reflects a five year funding agreement entered into with the Borough of Woking in 1999. The Band strives to keep alive the heritage of British music in the traditional brass band sense. It is successful in competitions but currently has no permanent home. It rents a hall in Pycroft School, Chertsey, on a weekly basis. This is a place to practice, but does not provide accommodation for its library, percussion instruments, stands or banners. Times of availability are also limited. It is very interested in the premises at Fordwater Road as permanent accommodation and is willing to share with another suitable organisation.

3.4 Runnymede Drama Group

3.4.1 Runnymede Drama Group is an amateur society founded in 1948. It is a registered charity with the objective of educating the public in the arts and sciences, particularly the art of drama. It has presented community drama in and around north west Surrey since its foundation. The current membership is approximately sixty full adult members with a further ninety associate members who are not active participants. It also has a youth section of approximately sixty.

3.4.2 The Group was originally affiliated to the Methodist Church in Egham High Street and used the Church Hall. In 1971 the Methodist Church needed the whole of the hall premises for refurbishment, and the Group was able to refurbish and move into a derelict building owned by St. John's Church. However in 1997 St John's needed the building back again, and with the assistance of this Council the Group sought a number of sites upon which to erect a new building. Unfortunately planning and/or public objections frustrated every site examined, twice after approval by the Council in principle. The Group currently hires rooms at Magna Carta Arts Centre at Egham Hythe. Because most of the accommodation is shared with Magna Carta School, the arrangement is workable but not ideal. In addition, although the Group enjoys a good relationship with the school, they have no security of tenure. As a result of development at the School this summer the Group have lost the use of a large amount of storage space and their set building facilities which are critical to the success of the Group.

3.4.3 Runnymede Drama Group is frequently commended for the high quality of its productions and has won numerous trophies in local drama festivals. On two occasions it has won the English Drama Festival Competition and represented England at the British final, winning the competition in 2000. In the current year it has again won the Southern Divisional Final and the Eastern Area Final and will compete in the English final in June.

3.4.4 The Group also has a very active and successful youth group catering for children of 5 to 18 years of age.

3.4.5 The Group is self supporting in terms of its basic running expenses.

3.5 Mitchell Properties

3.5.1 The alternative to such a community use would be to sell the land to the adjoining freeholders Mitchell Properties.

3.5.2 Mitchell Properties own the freehold of industrial units 1, 2 and 3 on Fordwater Industrial Estate and contacted the Council through their agents to express interest in purchasing the freehold both of the former British Legion Hall and the current St John Ambulance site should the Council wish to dispose of the land at any time in the future.

3.5.3 It is believed that their primary interest in land is use for car parking purposes.

4. Considerations

4.1 The first choice to make is between a community or charitable occupier who would rent the existing premises at approximately £500 per annum, and a commercial purchaser who could be expected to pay the sum reported in Exempt Appendix '1'.

4.2 However, it is quite possible that some agreement could be reached with Mitchell Properties for the use of part of the site for day time parking. In addition use by a community group now would not rule out a sale to Mitchell Properties or any other interested commercial purchaser at some time in the future. The Council is not in immediate need of the capital but Members will be well aware of the depletion of reserves forecast over the next 3-5 years.

4.3 As Members will recall from previous approaches by the Runnymede Drama Group and others, it is very difficult to find suitable and affordable premises for community and charitable groups. Officers would suggest that in this instance the premises be retained and let to one of the community based organisations.

4.4 The choice between the organisations is not an easy one. Both Runnymede Drama Group and (despite its name) Woking Brass Band have a long association with the Borough. However in view of the recent change of name of the Band and its funding and support from Woking Borough Council, the Committee may feel that Runnymede Drama Group has the greater case for local support, particularly in view of the earlier attempts of this Council to assist.

5. Financial and Legal Considerations

5.1 As mentioned above, the rent payable by any charitable or community based occupier will be modest at approximately £500 per annum. This will cover the Council's expenses.

5.2 There are some significant repairs needed to the building and these should be the responsibility of the tenant.

5.3 So far as is known, neither of the community based occupiers would have any immediate intention of approaching the Council for grant aid, although this cannot be ruled out as a possibility, whatever premises they occupy.

5.4 Both community groups would no doubt welcome as great a degree of security of tenure as possible, given the need for repair or renewal of the building.

5.5 The Committee may be content, if it agrees that the premises should be leased to a community group, to reflect their need for security of tenure by granting a 21-year ground lease. Renewal rights under the Landlord and Tenant Act 1954 should be excluded. This should not seriously affect the Council's need for capital or its freedom of management action in the foreseeable future. However, should the Committee so instruct, Officers would seek to negotiate with the preferred occupier on the basis of a shorter term - say five or seven years.

Subject to contract and to the receipt of all necessary consents, the Borough Secretary and Leisure Services Officer be authorised to grant a 21-year lease of the former British Legion Hall Fordwater Road, Chertsey to Runnymede Drama Group, on the basic terms outlined in the above report and any others which he considers suitable, including exclusion of Part II of the Landlord and Tenant Act 1954.

(TO RESOLVE)

Background Papers

BSLSO file no. 81.15.195 (exempt).

14. CIVIC OFFICES REPROVISION (CEO)
(Ref Minutes of the Economic Development Committee 14 March 2002, page 943, para 639)

1. Purpose of Report

- 1.1 The purpose of this report is to update Members on progress with reprovision of the Civic Offices.**

2. Background Information

- 2.2 This Committee, and the former Executive Committee, has received a number of reports on the present Civic Offices and acknowledged the need to effect reprovision. Various pieces of work have been carried out to identify the optimum development for the Civic Offices and adjoining sites. A predominately office based scheme is presently proposed following the reprovision of the Addlestone Community Association (ACA) Centre to a new purpose built building on part of the Garfield Road car park. Discussions have also taken place with Surrey County Council, who are keen to co-locate on the Borough Council's site, with the potential of shared communal facilities and support services.

3. Report

- 3.1 At the last meeting of this Committee, Officers were authorised to secure the services of an appropriately qualified architectural practice to undertake an initial commission, costing and project programme, for the reprovided ACA building and development proposals for the Civic Offices site.
- 3.2 Officers invited three suitable architectural practices to outline their approach to these initial works, together with an indication of fees. It should be stressed that no commitment has been given at this time to the successful company being commissioned for the formal scheme, as and when that is approved. Following careful consideration, Fielden Clegg Bradley of Great Titchfield Street, London W1, have been appointed for the initial commission. They are due to submit their proposals in five/six weeks. In the meantime, they are arranging to meet various stakeholders, including representatives from the informal Civic Offices Member Working Group to understand the various perspectives associated with this project.
- 3.3 As mentioned at the last meeting of this Committee, Members met with representatives of the Addlestone Community Association on the afternoon of 14 March. There were a series of follow up actions agreed, including a visit to the new Hythe Social Centre presently under construction, once it was at a stage where a viewing would be informative. The ACA have outlined preliminary design and functional requirements for the new Centre and arrangements are in hand for them to meet with the recently appointed architectural practice.

4. Financial Implications

- 4.1 Surrey County Council has indicated a willingness to share the costs of the initial architectural work. Adequate estimate provision therefore exists to meet the fees for Fielden Clegg Bradley's work.

5. Summary

5.1 The architects will report upon scheme options, development costs and potential programme for the project during July. In view of the significance of these proposals, they will first be considered by the Civic Offices Member Working Group, but a special meeting of the Economic Development Committee may be desirable to settle a range of matters during the second half of July.

(FOR INFORMATION)

Background Papers

Civic Offices Member Working Group File

Correspondence from the Addlestone Community Association

15. URGENT ACTION - STANDING ORDER 42 (BSLSO)

The following action has been taken after consultation with the Chairman of this Committee and also, in the case of item ii, the Chairman of the Corporate Management Committee under Standing Order 42:

<u>Officer</u>	<u>Action Taken</u>	<u>Central Index No.</u>
i) Borough Technical Services Officer	Engagement of consultants to provide the detailed design for environmental improvements and traffic calming in Station Road, Garfield Road and Crockford Park Road as part of the Action Addlestone Project.	492
ii) Borough Secretary and Leisure Services Officer	Authorisation to bid at auction for the purchase of 190 Station Road, Addlestone.	493

(FOR INFORMATION)

Background Papers

Proformas dated 23 April and 17 May 2002 on Assistant Borough Secretary's file

16. KINGSLEY AVENUE, ENGLEFIELD GREEN – STREET TRADING (BSLSO)

This item will follow separately.

17. EXCLUSION OF PRESS AND PUBLIC

OFFICERS' RECOMMENDATION that -

the press and public be excluded from the meeting during discussion of the following reports under Section 100A(4) of the Local Government Act 1972 on the grounds that the reports in question would be likely to involve disclosure of exempt information of the description specified in paragraphs 7 and 9 of Part I of Schedule 12A of the Act.

(TO RESOLVE)

PART II

Matters involving Exempt or Confidential Information in respect of which reports have not been made available for public inspection.

- | | | |
|-----|---|--------------|
| a) | <u>Exempt</u> | <u>paras</u> |
| 18. | SURREY TOWERS – TELECOMMUNICATIONS RENT REVIEW | 7 and 9 |
| 19. | EGHAM SPORTS CENTRE – GRANT AND RENEWAL OF LEASES | 7 and 9 |
| 20. | 78 MAGNA ROAD, ENGLEFIELD GREEN – RELEASE OF RESTRICTIVE COVENANT | 7 and 9 |

b) Confidential Information

(No reports to be considered under this heading)