

Mortlake Brewery Community Group

Minutes of meeting held on Monday 17th October 2016 at 7.30pm at The Ship

Present: Robert Orr Ewing (Chair), Una O'Brien (Deputy Chair), Francine Bates (Secretary and note taker), Cllr Paul Avon, Tim Barker, Olivia Blake, David Carr, Tim Catchpole, Terrence Healy Cook, Gary Davison, David Deaton, Helen Deaton, Peter Eaton, Ann Hewitt, Andrew Howard Smith, Shaun Lamplough, Francis McCormack, Max Millington, Ann Nickson, Paulette, Howard Potter, Ben Mackworth-Praed, Stephen Robinson, Audrey Slade, Matthew Smith, John Moore Stanley, Brian Timbrell, Caroline Timbrell, Stevie Webb

- 1) Apologies – Kate Woodhouse
- 2) Robert Orr Ewing welcomed all to the meeting including new attendees
- 3) Minutes of last meeting held on 19th September - previously circulated, were agreed

4) Update on Developers

Peter Eaton provided a comprehensive update on how plans were progressing based on his conversation with Guy Duckworth from Dartmouth Capital.

It was clear that the Master Plan was still subject to many changes and had not been agreed. Peter said that the developers were confident that the eastern part of the site was taking shape and would gain planning support. However, western part of the site was still subject to much discussion, notably the issue of the secondary school and unresolved traffic/transport issues. The Master Plan was unlikely to be ready for public consultation until the New Year. The Developers had met with Officers of the council and now local councillors. There had been a delay in meeting local councillors because Officers had previously said it was not appropriate for a meeting to take place. However, agreement now reached that local councillors to be kept fully informed of all developments.

Peter discussed the **proposed secondary school** with Guy who said that they expected the land-take to be 2 acres, and were designing a 4 storey building on the Stag Playing fields fronting the Lower Richmond Road. The school would take up half of the playing fields, i.e. one football pitch. The developers said the exact design of the school was not agreed and accepted that the loss of half of the playing field would clearly be unpopular with the local community and Sports England. Guy recognised that the development of the school was a significant factor in relation to the overall site but that this was subject to wider educational and political considerations beyond control of the developers.

Guy said that transport consultants, Peter Brett Associates, were in process of gathering information and data on **traffic and public transport** to inform the final Master Plan. Discussions were taking place with London Borough of Richmond upon Thames (LBRUT) and Transport for London (TfL). LBRUT's policy is to allow for 2 parking spaces per family unit which is considerably more than allowed for in TfL model (0.75 per unit). Guy said that

LBRUT's current policy may potentially inflate traffic projections for the site as not every family will have two cars per unit in reality. Other issues are being looked at, i.e. improvement to Clifford Avenue junction. Peter confirmed that developers recognised that traffic and transport issues had to be resolved in order to move forward with a realistic plan.

Other development matters:

- Conversations with Environmental Agency have taken place and agreement on vehicle access and flooding has been reached. Plans will move back housing from river frontage – potentially reducing overall density.
- The Mayor of London may well call in the plans to ensure site includes sufficient affordable housing
- Current thinking is to retain “iconic” Tower as part of the site but LBRUT have expressed concerns.
- Public Exhibition and Consultation now seriously delayed until end of the year/probably New Year

Robert thanked Peter for a comprehensive update. Discussion and questions then took place. Key outstanding issues remain:

- Overall number of residential units still unclear. Numbers not mentioned in the Planning brief but more recent Local Plan consultation document suggests that extra units in Mortlake generally should not exceed 560
- Lack of clarity on traffic and transport implications and solutions being proposed
- Loss of green space/half of playing fields
- Lack of public consultation on siting of a secondary school on the site (previously a primary school in planning brief)

5) Update on the proposed school

Una O'Brien said that following the last meeting, she had continued to gather information about the rationale for building a secondary school on the brewery site. She stressed that the Group accepted that LBRUT was entirely within its rights to be considering the future educational needs of local children and young people, but believed that a number of questions needed to be answered to determine whether the proposal to site the school in a small space on an existing playing field was the right option. Una said there were a number of questions requiring answers:

- Has thought been given to expanding existing secondary provision on existing sites?
- What discussions have taken place with wider education community and neighbouring boroughs ?
- Is a secondary school, located in a large residential development on such a small site desirable both educationally and environmentally ?

- Why has there been no local consultation on the decision to replace the primary school with a secondary school in the planning brief ?

Una said the council committee papers setting out the proposition to site a secondary school on the site made a set of assumptions on rising numbers of children requiring education in the borough in the future and this required further analysis. She expressed concern that data in the papers was incomplete. Una and Mona Adams, a long standing Governor of Richmond Park Academy were in the process of analysing this data and were also in discussion with a number of Head Teachers in the area including those out of borough. Una said that these issues would need to be eventually replayed back to LBRUT as part of the wider dialogue with them about the development.

Robert thanked Una and it was agreed she would continue to lead on educational issues for the Group.

6) Update on Traffic/Transport issues

Howard Potter said he and Tim Catchpole had been working together to collect local traffic data. Based on number of units in the Kew Riverside development which is considerably larger than initially thought (800+), he calculated that the new development could generate an extra 4-500 additional vehicle journeys in peak hours based on LBRUT parking policy (see above).

Howard said that this would cause very severe problems in the area combined with difficulties at Chalker's Corner, the railway crossing at Mortlake and existing difficulties with Hammersmith Bridge. He said that the developers have asked Peter Brett Associates to undertake traffic and transport impact study to inform the Master Plan and they will be talking to TfL, Mayor of London's office and Network Rail in order to identify possible solutions. Howard said that offers to assist Peter Brett Associates had not been taken up so far.

It was agreed that the Group should write to Peter Brett Associates with our concerns on traffic and transport and present them with our own findings.

Olivia Blake suggested that the development was an opportunity to persuade LBRUT to implement controlled parking zones in the surrounding areas (i.e. Shalstone Road and Kingsway)

7) Update on Boat Race House

Peter Eaton updated the meeting on the outcome of the planning application to build two storeys on to Boat Race House (BRH) on Mortlake High Street. He said that LBRUT planning committee rejected the application following an excellent debate. Peter expressed heartfelt thanks to Cllr Avon for attending the meeting and speaking eloquently against the application. Peter said that Cllr Avon's intervention had been very persuasive along with verbal representations from residents. Cllr Avon said he was pleased that the application had been turned down but he feared that the developers would appeal. Concern was

expressed that the LBRUT officers had supported the application in opposition to local residents apart from a clumsy attempt by the developers obtain supportive signatures on the doorstep. Cllr Avon said this was exposed at the meeting.

Peter said he would keep a watching brief as BRH developers might submit an amended application.

8) Update on Heritage issues

Helen Deaton said there were no further developments to report. She urged people to look at the Group's website which include information about the history of the area.

9) Update on Consultation

Francine Bates said she had spoken to Rowan Cole from Soundings and invited him to the meeting but he had felt that he did not have a great deal to report back. Stephen Robinson said he was very disappointed that he was not present as he thought attending meetings with the community was part of his remit. Francine said she would pass this back to Rowan and ask him to come to the next meeting. Francine confirmed that the public exhibition was delayed but that local meetings were being set up with different groups.

Brian Timbrell said it was important not to lose sight of the key proposals in the planning brief about developing community provision, i.e. community hub and use of Maltings. He asked that this be included on the Agenda of future meetings.

Community gain to be added to future Agendas

10) Communicating with wider community

Una O'Brien said that the coordinating committee had met and it was agreed that the Group should communicate messages more widely about the development and issues that have emerged. It was agreed that work should commence on developing a narrative that the Group could present publicly through different media channels, i.e. Richmond and Twickenham Times, Street life, local magazines etc. This would be a document that could be used by all, setting out the key issues, FAQs and Lines to Take.

Una agreed to draft the document.

11) Next Steps

It was agreed that a meeting with Councillors and Lord True was a matter of priority to express the Group's collective concerns.

Tim Catchpole agreed to pursue a date with Lord True's office.

12) Next meetings

Monday 21st November and further dates to be circulated. (Now postponed)

Social in December to be arranged.

January meeting to be agreed.