

Notes of meeting of Mortlake Brewery Community Group, held at the Stag Brewery Social Club, Upper Richmond Road, SW14 on Monday 27th March 2017.

Present

Approximately 100 people present. Unfortunately a number of late arrivals had to be turned away due to upstairs room being full.

Welcome/Introductions

Robert Orr Ewing, Chair of the Mortlake Brewery Community Group (MBCG) welcomed people to the meeting. He said that up until now the meetings of MBCG had attracted no more than 30 people and that the meetings would need to be held in larger capacity venues from now on. There were approximately 100 people in the room, many of whom were new to the Group. He said he would aim to keep the meeting to the point and the Group would give further thought to where future meetings could be held and how they could be structured.

The Chair gave a brief introduction to the MBCG. He said the group was founded when the closure of the Brewery was first announced in 2009. The Group had worked closely with the local authority to develop a specific planning brief for the future of the site which was published in 2011. The group was a forum for local residents and groups, such as Mortlake Community Association, Mortlake with East Sheen Society, Barnes and Mortlake History Society, Towpath Group etc. The aim of the Group was to ensure that any development on the site was beneficial for Mortlake and wider area and to provide a vehicle for community voice. Robert said the Group was not a representative group. He reiterated that individuals and other groups should make their own views known to the local authority and the developer.

Members of the MBCG Coordinating Committee introduced themselves and their specific remits:

- Francine Bates (Secretary)
- Peter Eaton (Developer Liaison)
- Una O'Brien (Deputy Chair)
- Howard Potter (Transport/Traffic lead)
- Tim Catchpole (Town planning lead)
- David Deaton (Website)

It was noted that other members of the group, Helen Deaton (Heritage) and Kate Woodhouse (Deputy Secretary) were downstairs greeting attendees.

The Chair said that so far the group had identified a number of concerns; density, traffic, loss of green space, siting of a new secondary school, impact on local heritage and environment and had articulated these to the local council and to the developers. He said that the MBCG is keen to capture everyone's views now that the Developer's exhibition had taken place and asked everybody present at the meeting to fill in a short form about their own concerns and hand these in at the end of the meeting. This would help the Group determine next steps and ensure the goal of bringing the

“heart back to Mortlake”. He urged people to include contact details as the Group needed new people to actively support the emerging action plan.

The Chair then asked Cllr. Speake to address the meeting on the next steps of the planning process.

Presentation by Cllr. Stephen Speake

Cllr Speake said that he was the elected councillor for North Richmond and member of LB Richmond’s Planning Committee. He said that Lord True, Leader of the Council had asked him to attend the meeting and he was happy to explain the planning process to everyone present. He stressed that his comments were objective at this stage as he would eventually need to be part of the decision making process on the future of the site.

Cllr Speake made the following comments on process:

- The Stag Brewery development site was the largest in LBRuT and therefore highly significant
- Developers had not submitted any formal plans. The proposals exhibited at the Exhibition were not cast in stone.
- Comments and feedback from the community and the planning authority will shape the planning application submitted by the developers and a formal application would not be expected for several months
- LBRuT will review the 1st stage outline planning application in the light of existing planning guidance including the 2011 Community Development Brief. He stressed this brief was a very important document
- The community and local residents have a statutory right to be consulted about the planning application and comments would be invited by the council through a variety of channels including online planning portal
- Other statutory consultees will include Transport for London, Environment Agency, and GLA etc.
- LBRuT’s Planning officers will produce a report on the planning application based on existing guidance, contribution to the community and consultation responses and this will be considered by a panel of councillors who will make a decision on whether the planning application is acceptable to LBRuT or not
- The process between submitting first planning application through to determination of decision will take approximately 13 weeks including consultation. Therefore, the expectation was that the outline planning application process was unlikely to conclude much before the end of 2017

The Chair invited questions and comments from the audience. These were wide ranging and covered a number of topics. The main points are summarised below:

Secondary School

Rationale for proposing secondary school

Lack of local consultation regarding the proposal to establish a secondary school since the development brief was published in 2011

Concern that the cramped design and location of the school was not adequate or educationally appropriate

Green field had to be retained as open space and for historic reasons

Why was the development brief for the site changed from a primary school to a secondary school?

Why was it now being proposed to build on the green field when this had been retained in the development brief?

Cllr Speake commented that the plans for the school were very much still up in the air and location had not been decided by the Council. It was agreed that this was such a key issue in relation to the overall density of the site that the next meeting of the Group should address some of the time to discussing it. Matthew Paul, from LBRuT and is responsible for school planning in the borough agreed that he would be happy to speak at the meeting.

Traffic/Transport

Huge concern about the level of increased traffic

Developer's plans for moderating increase in traffic at Chalker's Corner were completely inadequate

Public Transport solutions not sufficiently explored

Residential parking would be severely affected

What other traffic/transport studies will be done to show impact of development on local area?

Howard Potter said that the combination of a new secondary school and the increased housing density proposed would have a very significant impact on the traffic flows in an area, already under pressure as a result of the Mortlake level crossing and existing congestion on the Lower Richmond Road. He said that the planning application would include travel and transport planning documents and these would need to be carefully scrutinised. LBRuT and Transport for London would need to test any proposed solutions very carefully. Cllr Speake said the planning committee had the power to overrule the planning application in theory if they were not satisfied with the proposals and felt that the impact on the community of the development was negative. However, he said in practice this not an easy process as the developer had a right of appeal to the Secretary of State responsible for planning. He said individuals would have a right to challenge a planning decision if it was established there had been an error in law and or a statutory authority had acted beyond its powers.

Impact on Chertsey Court

Proposal to widen Chalker's Corner for an additional traffic lane on land currently occupied by Chertsey Court will have a major impact on the quality of life of residents, resulting in increased air pollution, loss of parking and open space

Richmond Housing Partnership, LBRuT or the developers have not consulted any tenant or leaseholder about the proposal

Cllr Speake said he was on the board of Richmond Housing Partnership as a council representative and he was not aware that this issue had been raised. Nora Jelloul, a resident of Chertsey Court said she and others were deeply shocked by total lack of engagement with the people who would be most affected by this change to the traffic. She had alerted her neighbours to the proposal after visiting the exhibition. Ann Hewitt said that an urgent action would be to establish Tree Preservation Orders on that stretch of the road. Howard Potter said he was not convinced that the change to Chalker's Corner would make any difference to the traffic and could lead to more cars being sucked into the area.

Other issues raised during the course of the meeting

Air pollution would increase

Appropriateness of a High rise 14 storey tower

Opportunity to improve Mortlake station

Huge opportunity to enhance the whole of Mortlake with a development that is supported by community

Design and density of the development needs to be proportionate

Next Steps

It was agreed that the next meeting would be held in the bigger venue of **St Mary's Church, Mortlake High Street on Thursday 20th April at 7.30**. One item for the agenda would be the secondary school and Matthew Paul would be asked to speak along with other Council representatives.

The MBCG coordinating committee would analyse the forms issued during the course of the evening and identify which are the main areas of concern regarding the site. The committee will also consider how people can actively contribute to the work of the Group. The Chair encouraged people to look at the Group's website where they could make additional comments and also follow the Group's Twitter account.

www.mbcg.org.uk

Twitter @brewerymortlake

