

Mortlake Brewery Community Group – 29 February 2016
Note of meeting

Acting Chair: Robert Orr-Ewing
Note Taker: Una O'Brien
Apologies: Tim Catchpole; Peter Eaton; Ann Nickson; Diana Roth
Kate Woodhouse

Planning Brief – discussion and adoption of January 2016 note

1. Following the workshop at last month's meeting a note was circulated capturing the output of that discussion to reflect MBCG members' latest thinking on the 2011 Planning Brief. In discussion the following points were made:

- We should state our interest in the *height of buildings*; that height should be proportionate to the site, to the overall design and sympathetic to the existing heights up and down Mortlake High Street
- The note could indicate that we understand there will in time be a *distinction between aspirations and 'must haves'*; in addition we need to be clear that it is highly possible that new ideas will be prompted by the proposals as they come forward from architects
- We could also mention our support for *intelligent and authentic design* and planning which will enhance the overall neighbourhood
- It is important *not to 'freeze our view in stone'*; therefore it would be a good idea to come back to both the Planning Brief and this note periodically to check that both together continue to capture our summary view.

2. It was agreed that -

- with these final amendments, the January 2016 note would be adopted as the MBCG's current view (along with the 2011 Planning Brief);
- the amended version can be shared with Dartmouth Capita;
- we will return to the January note *in July* (or earlier if needed) discuss and amend and as necessary.

Action: UOB

Report back on meeting with Dartmouth Capital

3. Francine Bates reported back on a first meeting (which Peter Eaton and Una O'Brien had also attended) with Dartmouth Capital held on 16th February, and made the following points:

- Dartmouth Capital Advisers (DCA) is a London based development company acting for City Developments, the Singaporean owners of the Mortlake Brewery Site. Dartmouth's role is to look after the site pre-development and oversee all the actions necessary to develop the site – principally appoint planning consultants; appoint architects; secure planning permission and manage the overall business plan for the investment.
- The meeting was with the DCA director responsible for Mortlake – Guy Duckworth; we also met David Ashcroft the Chief Executive

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- Overall the meeting was constructive; DCA appeared to know little about the history of Mortlake but indicated a willingness to learn. They referred to examples of other sites they had developed in Chelsea including one close to Albert Bridge. They also mentioned they were acting for City Developments re another river bank site in Teddington.
 - In terms of next steps, DCA said they are working on finding planning consultants and architects; they have made contact with LBRUT; their intention is to develop the site in two phases and this year's task will be to get as far as possible towards planning permission, although that will be a complicated process. And in terms of the site itself they are working with the Environment Agency re closing down an effluent sewer and cannot begin work until they have EA clearance.
 - They indicated strong willingness to work with the MBCG and of course they will in time want to engage with the whole community of residents, businesses and other organizations. We mentioned the importance of Barnes and Sheen and explained that we were an 'umbrella group' of interested residents and people linked to a wide cross section of community groups across Mortlake, Barnes and Sheen.
4. In discussion and questions, points made included the desire for more dialogue on heritage; more information about other sites developed by DCA (their website is quite useful); how we will handle the risks if the plans are significantly off-brief and an ask for a regular flow of information on practical matters such as start dates for demolition.
5. It was agreed that:
- we would go back to DCA and state that we are pleased to proceed with engagement in the context of the strong importance we attach to the Planning Brief and to the views in our January 2016 note;
 - we also wish to be kept informed about appointment of planning consultants and architects and would wish to invite them to a meeting with us as soon as practicable.
- Action: FB

How the MBCG is organized

6. We held a discussion on how best to organise ourselves and agreed the following:
- Structure and Roles
 - i. There will be a Coordinating Committee of six roles: Chair, Deputy Chair, Secretary, Assistant Secretary, Developer Liaison, Planning Advisor. We will seek nominations for these roles ahead of the next meeting.
 - ii. In addition we will have Sub-Group Leads: as many as are needed depending where we are in the process. The first three will be Thames Bank Residents; Communications and Transport.
 - Terms of Reference
 - i. The Terms of Reference will be amended to reflect the structure and roles. In addition the ToR will include a positioning

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statement: "That the Mortlake Brewery Group is an umbrella group comprising individuals and representatives of local organisations with a common interest in ensuring that the redevelopment of the Brewery site provides a new village heart for Mortlake with buildings and public realm of the highest quality. The Group is not politically based and does not include representatives of political parties."

- Name
 - i. That the name will remain the same - Mortlake Brewery Community Group

Next Meeting

Tuesday 12th April 2016, 7.30pm at The Ship