

Seething Wells Working Group Meeting Notes - 28 November 2022

Agenda Item 1 - Welcome and Introductions

Apologies

Councillor Green, Councillor Holt, Councillor Liz Laino (Elmbridge BC), Simon Tyrrell, John Allen, Sean Reardon.

Councillor Yoganathan not present.

Attendees

Councillors - Cllr Schaper, Cllr Giles and Cllr Hayes.

Chair - Sarah Onions

Community Members - Phil Renton, Hubert Kwisthout, Anthony Evans, Ros Pritchard, Mark Herbert, Kylie Keens, Jad H Alshar'a, Cat Coull, Tai Li Ling.

Council Officers - Tim Naylor (TN), Herman Kwan

Agenda Item 2 - Minutes of the previous meeting of 26 September

- Minutes agreed

Agenda Item 3 - Actions from previous meeting of 26 September

- a) Biodiversity Action Plan - Tim Naylor (TN) to liaise with officers and Cllr Green to speak to Cllr Manders - TN & Cllr Green - **In progress, discussions underway - Cllr Schaper requested timeframe for delivery.**
- b) TN to speak to officers regarding EA justifications about the herbicide spraying requirements - TN - **in progress, no response to date.**
- c) ~~Note of the publication of the draft Local Plan for consultation on 01 November - All (note: consultation launch subsequently deferred to 28 November) -~~ **complete**
- d) ~~Note the next Business Sub-group on 22 November - All -~~ **complete**
- e) ~~Note the Kingston Society meeting 16 November to discuss the Local Plan - All -~~ **complete**

- f) Ongoing s215 process - currently sub-judice, information to be shared as it becomes available - TN - **to be provided under Agenda Item 4 f) below**
- g) ~~Report back regarding ongoing conversations about the electrical cabinet as relevant - Charlie Deacon - **complete**~~
- h) ~~Minutes for this meeting to be circulated - TN - **complete**~~
- i) Co-chairs to write to owners via officers to express disappointment that they are not represented at the SW Councillor Working Group meetings to address questions - Cllr Green & Sarah Onions - **in progress**
- j) ~~TN to remind Cascina, the owners of the site that the option to attend the meeting virtually is also available - TN - **complete**~~
- k) ~~Officers requested to make further representations to the owners, Cascina, requesting the provision of a day to day representative on the site - **complete**~~
- l) Officers to provide further information whether the site qualifies under the criteria for designation as an Asset of Community Value - TN - **in progress**

Agenda Item 4 - Updates and discussion

a) Sub-groups

Business Planning Sub-group

- A second took place on 22 November, the notes of which were circulated in advance of this meeting.
- Minutes circulated last week. Primary minutes covered
- Hubert Kwisthout is currently translating his proposal for the site into a business plan for the proposals. The approach is essentially speculative as the group is not in ownership of the site however a plan will provide a basis for discussion regarding the potential for the site, the description of and how the site could be further developed. Structural considerations relating to the extent of this site such as the boundary wall are to be . The Business Plan is to be shared for those who wish to comment. Richard Patient was at the meeting and had mentioned that he understands that the site is being marketed.
- PR has received a letter of support from the W&WT, to turn the area into a mini London Wetlands Centre to be circulated.
- Cllr Scharper expressed enthusiasm about the business plan but wanted to know about opportunities and mechanisms to develop these and how they can be taken forward.

- Hubert Kwisthout suggested that it would be valuable if further survey work was to be carried out.

Evidence Sub Group

- Simon Tyrrell is proposing to convene a gathering after he has finished bringing together and categorising the material. He has ready access to that which can be regarded as 'insight' rather than just information – knowledge and understanding that can be of practical use in furthering the Sub-group's plans. This will help the group to identify and focus on filling gaps which will be the most efficient way to use people's time at any meeting.
- The group can then devise a way of keeping the material current and accessible which Simon sees this insight serving to support endeavours to continue helping the council protect the site against inappropriate development, and informing the evolution of practical plans for securing a more fitting future.
- Cllr Hayes reminded the group that tomorrow marks 9 years from the last planning appeal of the site development proposal.

b) SWAG

- Nothing additional

c) Friends of SW

- Nothing additional

d) Land Owner

- Apologies given and asked that the following statement is read at the meeting:

"The landowner does not wish to attend the Councillor working group. Members of SWAG have made defamatory statements towards the landowner, a member of the group has left me a threatening voicemail and regular trespass and damage is done by SWAG members over the site. Instead the landowner wishes to move forward with the community and believes that ward Councillors and FOSW are the route through this impasse. Cascina would like to propose a meeting between the landowner, Tim Naylor, ward councillors and the Friends of Seething Wells to seek to move forward with a compromise that addresses community aspirations and delivers important benefits whilst making commercial

sense for the landowner. We are happy to book a local venue for these circa 10-15 attendees if you could ask the relevant parties for some dates that suit or provide us with their details I would be grateful."

- Cllr Glies responded by saying that the forum to carry out this discussion is at the Cllr Working Group with all parties who are ready to discuss the way forward on Seething Wells. Evidence of the assertions regarding defamatory language and threatening voicemails language was requested.
- Cllr Hayes also spoke to suggest that Cllr Green and Sarah Onions and TN meet with the Landowners to discuss open dialogue about potential options to enable successful engagement through the forum of the Working Group specifically provided for that purpose.
- Tai commented on the Cascinas statement, stating that, having been asked for the evidence of these allegations, it has not yet been provided by the landowner.

e) Others

- Nothing additional

f) Council

- The draft Local Plan Regulation 18 Consultation commenced on 28 November and attendees were encouraged to provide their thoughts and suggestions and if possible to encourage others to respond to the consultation the information for which can be found on the following link:
www.kingstonletstalk.co.uk/draft-local-plan-1
- s215 Wimbledon Magistrates' Court has ordered Cascina Limited, the owner of Seething Wells Filter Beds, to carry out overdue maintenance work to the site and contribute £12,000 to Kingston Council's legal fees.
- Phil Renton mentioned that some of the maintenance works have commenced, he queried whether the phasing and management of the works are a part of the schedule of works.

Agenda Item 5 - Actions/ Next Steps

- a) General agreement that the next meeting focuses on the Sub-group discussions to begin to develop the recommendations that will form the report back to the Councils Strategic Committee as the resolution of the Council meeting of January 2022 - All
- b) Letter to be sent to Sean Reardon of Signature Prime Property/ Cascina the Landowner via officers, inviting to a meeting with Co-chairs to discuss options

to enable successful engagement through the forum of the Working Group -
TN

- c) The email of support received by Phil Renton from the W&WT, regarding support for the creation into a mini London Wetlands Centre is to be circulated - TN
- d) The draft Business Plan being prepared by Hubert Kwisthout is to be circulated - TN

Agenda Item 6 - Date of next meeting

- 30 January 2022 18:00-20:30 hrs - Council Chamber, Guildhall.
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