



Merton Priory Trust

www.mertonpriory.org

Date: Tuesday 4th December 2007 at 5pm
 Site: Merton Priory Trust Steering Group Meeting
 Location: Committee Room C, Merton Civic Centre

| Present: | | |
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| Marcus Beale | Chairman: Merton Priory Trust | (MB) |
| John Hawks | Trustee: Merton Priory Trust | (JH) |
| Cyril Maidment | Trustee: Merton Priory Trust/Merton Historical Society | (CM) |
| Cllr Geraldine Stanford | Trustee: Merton Priory Trust | (GS) |
| Dave Roberts | Treasurer: Merton Priory Trust | (DR) |
| Su Assinen | Trustee: Merton Priory Trust/RENUE | (SA) |
| Cllr Maurice Groves | Heritage Champion: London Borough of Merton | (MG) |
| Vicki Carroll | RENUE | (VC) |
| Terry Buckland | Office Estates/Merton Abbey Mills | (TB) |
| Angela Gorman | Groundwork London/SLP/Wandle Forum | (AG) |
| Lone Le Vay | London Borough of Merton | (LL) |
| Apologies Received | | |
| Dennis Turner | Trustee: Merton Priory Trust | (DT) |
| Cllr Nick Draper | Trustee: Merton Priory Trust | (ND) |
| Dave Saxby | Trustee: Merton Priory Trust | (DS) |
| Cllr Marc Hanson | Ward Councillor - Abbey Ward | (MH) |
| Anthony Mortimer | Abbey Mills Residents | (AM) |
| Dave Edser | Transport for London | (DE) |
| Distribution: | | |
| <p>All present, Dennis Turner, Cllr Nick Draper, Cllr Marc Hanson, Dave Saxby, Anthony Mortimer, Cllr Henry Nelles, Liz Whitbourne (English Heritage), John Schofield (Museum of London), Steven Brindle (English Heritage), Diane Walls (English Heritage), Dave Edser (Transport for London), Stephen Llewellyn, Amanda Stone (LBM Education), Sarah Gould (LBM Heritage), Kate Hebditch (MLA), Breda Daly (English Heritage), Michael Owens and Ged Lawrenson.</p> | | |

| Meeting Notes | | |
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| Item | Discussion | Action By |
| 1. | Apologies, Introductions and welcomes | |
| 1.1 | Apologies have been received as detailed above. | |
| 1.2 | The steering group welcomed Angela Gorman to the meeting who was attending to discuss potential for co-ordinating Heritage projects along the Wandle through the proposed Wandle Valley Regional Park; and a possible visitor centre for the Park, if created, which could potentially be located at Merton Abbey Mills. | |

Merton Priory Project – Steering Group Meeting

| Meeting Notes | | |
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| Item | Discussion | Action By |
| 2. | Notes of Meeting of 4th July 2007 | |
| 2.1 | <p>Notes of the meeting of 18th September 2007 were agreed and signed by the chair.</p> <p>CM queried item 3.4 c) for not being in accordance with Policy 18 of the Conservation Management Plan. It was confirmed that the meeting note was a record of the discussion regarding signage and JH's stated view that it would not be good to have signage directing people to the Chapter House when access is not available when they get there.</p> | |
| 3. | Actions from Last Meeting | |
| 3.1 | <p>Recommended changes to the Scheduled Ancient Monument boundary. (Item 3.1 Meeting of 04/07/2007): LL confirmed that a partially completed application form for changes to the monument boundary had been e-mailed to DS. DS has been away on archaeological work recently and was not at the meeting, therefore to be taken forward to next meeting.</p> <p>Agreed: LL to remind DS to complete the form on behalf of the Trust as soon as he is able to.</p> | DS/LL |
| 3.2 | <p>Merton Priory Conservation Management Plan - Copies for Merton Libraries and Heritage/Local Studies Centres: (Item 3.2 Meeting of 04/07/2007): LL confirmed endorsement of the Conservation Management Plan by Merton Council on 27th November 2007. Need to seek English Heritage endorsement and dates to be inserted prior to printing. Trustees moved to formally adopt the Plan, which was agreed unanimously by the six Trustees present.</p> <p>Agreed: Agreed to approach English Heritage to seek their formal endorsement of the Plan. MB agreed to incorporate dates of approval/adoption before and printing off 6 copies of the Plan for Merton's Libraries and Heritage Services Copies. Agreed that the process of monitoring and review would now commence and first annual review would be a year from now (December 2008)</p> | LL/MB |
| 3.3 | <p>Chapter House Land Transfer: (Item 3.3 Meeting 18/09/2007): LL and Councillor Maurice Groves had been seeking information from Merton Legal Services on progress on the Land Transfer. LL advised that she had been advised (today) that the transfer has not completed yet and that Legal were dealing with the developers solicitors at the moment on the conveyancing issues. MG advised that he had been advised that difficulties had been encountered in obtaining a response form the Developer's solicitors. TB suggested that there should be provisions within the S.106 agreement to deal with any breach of the obligations. The meeting thanked LL and MG in pursuing the matter on behalf of the Trust.</p> <p>Agreed: Chairman to write to Merton Council seeking an update on progress as the lack of progress is now holding up the project.</p> | MB/LL |

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| 3.4 | <p>Newsletter: (Item 3.5 Meeting 18/09/2007): Agreed to carry forward to early next year. JH and DS to get together to draft some content, agreed there was plenty to report. Could link publication with the land transfer.</p> | |
| 3.5 | <p>Car Parking Proposal: (item 8.1 Meeting of 18/09/2007) Terry Buckland, on behalf of Office Estates, tabled a proposal for use of parking under pylon. He confirmed that Office Estates would be happy to secure the site and implement works to enable it to be used for parking by tenants of MAM. He suggested a licence agreement be entered into between the Trust and Office Estates providing for £2,000/yr rent to be reviewed at the end of each year with a 3 month cancellation clause and also provision for termination in exceptional circumstances. John Hawks had prepared a brief schedule of works required, including replacement of fencing and protection to pylon legs.</p> <p>Discussion: CM asked if the rent is to be linked to the income received by Office Estates. TB confirmed that they made no charges for provision of parking but access to parking is used as an incentive to encourage businesses to locate to MAM. Two issues raised, insurance and planning. Chair stated that he would be happy to recommend acceptance of the offer and felt it showed evidence of partnership working and would signify the start of a mutually beneficial relationship. TB offered to investigate the possibility of arranging insurance cover through the existing Merton Abbey Mills insurance policy covering the site.</p> <p>Agreed: That subject to confirmation on planning and insurance issues that agreement be progressed. TB to prepare the draft Heads of Terms, and Cllr Marc Hanson should be approached to ask if he would be willing to cast his eye over it. Suggested that a drawing be prepared showing the extent of the works involved and that this be sent to Merton planning department with a covering letter seeking confirmation that the proposed continued/but formalised use and associated works do not require planning permission. TB agreed to provide this for the Trust to progress.</p> <p>AG advised that evidence of collaborative working and support for businesses at MAM to be commended.</p> | TB/MB/MH |
| 4 | Treasurer's Financial Report | |
| 4.1 | <p>DR tabled a summary of bank account movements for the period to 4th December 2007. The balance currently stands at £407.07. DR advised that he was preparing the annual accounts for the year ended 30th September 2007. These would be circulated in advance of the next meeting at which they will be discussed. MB advised that he was starting to compile a database of people interested in the Trust. Trust could consider sending Christmas Cards to people who had donated/expressed an interest in the Trust's activities.</p> <p>Agreed: LL to e-mail MB a copy of the existing spreadsheet of donors/contacts originally provided by DS (from information provided</p> | |

Merton Priory Project – Steering Group Meeting

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| | by Michael Harrison). DR to circulate draft annual accounts to Trustees when ready. | LL |
| 5 | Potential Wandle Valley Heritage focused bid to HLF - Angela Gorman (Groundwork London and Wandle Forum) | |
| 5.1 | <p>AG gave a background to the growing interest in the Wandle Corridor and ongoing work in connection with pursuing a potential Regional Park designation.</p> <p>Heritage along the Wandle considered to be a significant asset and a recent visit by European partners had suggested that the Wandle and its Heritage was currently a missed opportunity.</p> <p>With respect to the proposed Wandle heritage education project, which had been developed by AG with Wandle Heritage, recent developments in relation to the Wandle Valley Regional Park had forced a rethink and it had now been decided not to progress the originally proposed HLF bid (under £50k). However, other opportunities are being considered and AG had been in touch with the HLF and there is an offer of a meeting with a regional co-ordinator Stuart McLeod. The HLF Landscape Project programme was now closed but a new programme was due to be launched in April 2008 with first bids in September 2008. AG was interested to gauge MPT's interest in becoming involved in projects covering a wider remit than the Priory itself. She also indicated that in the longer term there may be an opportunity to develop a visitor centre for the regional park and MAM may be a possible location - it is likely to be a phased approach tapping into tourism potential, education and leisure - including bike hire. Although the fact the Wandle corridor extends over 4 boroughs means there may be competition to host a visitor centre.</p> <p>TB expressed interest in taking project forward. Outlined opportunities for a mixed development incorporating a community use on the former RENU site, which could include facilities such as a visitor centre and a meeting room for local groups. Aim would be to incorporate renewable technologies as part of a theme for MAM.</p> <p>MB considered that there may be benefits in linking to the Chapter House site, if this would allow a two-storey development with access directly from Merantun Way.</p> <p>Discussion</p> <ol style="list-style-type: none"> 1. Ideas to be fed into the proposed workshop on the way forward for the Chapter House. Angela and Terry will be invited to participate. 2. The objectives of the MPT in relationship to stewardship of the Priory site and commitment to policies within the conservation management plan should not be compromised and should be the focus of the Trust's work. | |

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| | 4. The Merton Priory conservation management plan also covered the site's history following dissolution and recognised the wider history of the site, including its industrial heritage and links to Nelson, so it is considered appropriate for MPT to be involved in projects covering the wider heritage associated with the Merton Abbey Mills/Priory site beyond the Priory itself. | |
| 6. | Merton Priory Chapter House next steps | |
| 6.1 | The progressing of proposals is now dependant on the transfer of the Chapter House land and the S.106 funding being forthcoming. Agreed: Agreed to maintain pressure on legal services to progress the land transfer. Also to continue to work with TB to develop a working relationship to ensure a co-ordinated approach to developing the area's potential. | MB/LL/MG |
| 7. | Forthcoming Chapter House Events | |
| 7.1 | JH reported that the Lady Hamilton performance/recital during the Wimbledon Bookfest had been a success. | All |
| 7.2 | Gilly Pawson of St John's and Christchurch had expressed interest in using the Chapter House for a Christmas focused event. It was probably too late to organise this year but agreed we should work with her to arrange something for next Christmas. | MB |
| 8. | Any Other Business | |
| 8.1 | JH suggested that if the Trust is to increase usage of the Chapter House, consideration should be given to carrying out some basic minor improvements to lighting and signage/fire exists. Agreed: Suggested that we obtain some quotations and assess against available financial resources. | JH |
| 8.2 | CM said he hoped that the urban design proposals discussed at the last meeting had been silenced. MB advised that there were no proposals but a discussion around a set of ideas presented to inform a debate about the quality of the environment around the Chapter House and Merton Abbey Mills and along Merantun Way. He recommended that Merton's Plans and Projects team should be invited to participate in the forthcoming workshop. CM advised that English Heritage should be consulted regarding any proposals. EH would also have the opportunity of participating in the Workshop. | |
| 8.3 | MB advised the meeting that the Trust's registered address is currently his former office address at Tuition House. He had recently moved his office to the former Post Office in Compton Road. The Registered address therefore needs to be changed and he suggested it should be either his new office address or ideally Merton Council offices. | DR |

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| | Agreed: It was agreed that given the problems already encountered with documents going astray at the Civic Centre that the address be changed to his new office address. | |
| 8.4 | MB advised that his new office had adequate space to hold meetings of the Trust and offered to host future meetings (not held within the Chapter House). This was agreed and welcomed, it is a very convenient location for public transport/car parking. | |
| 9. | Date of Next Meeting | |
| 9.1 | It was agreed that the next meeting should be held on <u>Tuesday 26th Febraury 2008 at 5-00pm</u> at MBA Offices, The Old Post Office, 1 Compton Street, Wimbledon SW19 7QA | All |

Lone Le Vay - 20th September 2007