



Newsletter No.64 – 18th September 2022

1. **85 Queens Road Weybridge Surrey KT13 9UQ Planning application number: [2022/2729](#)**

Prior Approval is sought for a change of use from Commercial, Business and Service (E) to Residential (C3) in order to provide 2 residential units comprising ground floor kitchen-diner and 1 bedroom and bathroom with storage to the first floor.

No off-street parking is proposed in an area of parking saturation, with the inevitable overspill seeking parking spaces in the Triangle.

Some South Road residents are challenging the statement that the building in question has been in use as E category premises for the required period of 2 years. They say that while the whole building has, this extension, built only recently, has not.

There appears to be a suspicion that the developer obtained approval under class E with the intention of subsequently seeking prior approval for change of use to residential, thus avoiding the requirement to provide off-street parking.

There are currently 5 objections. 15 are required to elevate the application to the Planning Committee.

Residents can object by email to tplan@elmbridge.gov.uk, remembering to include the application details and number and their own name and address, or via the EBC portal at [2022/2729](#)

The closing date for applications is 7th October 2022.

**2. Beacon Mews South Road Weybridge Surrey KT13 9DZ,
Planning application number: [2022/2167](#)**

This application which sought Prior Approval for a change in use from Commercial, Business & Service (E) to Mixed Use (including up to 2 flats) was refused at Planning Committee on 13th September 2022. The decisions for refusal can be seen [here](#).

There were 21 objections.

3. Car park adjacent to the Cricket Green in Princes Road

TRG understands that a videoconference meeting took place between Elmbridge BC, Surrey CC and Manby Lodge School. Despite the Head Teacher of Manby Lodge suggesting TRG's attendance, and TRG expressing its strong wish to do so, TRG was not invited to the meeting by Elmbridge.

While the outcome requires ratification from Elmbridge, it is believed that it will involve posting signs indicating a 4-hour limitation on the time vehicles can be parked, with some arrangements put in place to allow Manby Lodge teachers and Cricket Club members to park longer. Further work will be done by Elmbridge on establishing who other long-term users of the car park are. Details and confirmation are awaited.

4. 85 Queens Road Weybridge Surrey KT13 9UQ, Planning Application [2020/3289](#), Appeal Reference [APP/K3605/W/22/3290400](#)

An appeal was lodged in response to the refusal of planning application [2020/3289](#), which was for a roof extension involving an increase in roof ridge height of 2.1m to create 1 additional dwelling incorporating front balcony, bin and cycle stores and alterations to fenestration following removal of existing external staircase.

TRG submitted a third-party representation in respect of this application to alter the size and appearance of this building which has been nominated for local listing.

This appeal has not yet been decided.

5. 34 Queens Road, Weybridge, KT13 0AU [2022/0944](#)

The application is to demolish a 4-bedroom detached house and replace it with a four-storey building (described as 3 storeys with a flat in the roof space!) providing 10 apartments with parking for 11 cars.

TRG did not make a submission on this application as it is outside and a little away from the Triangle.

Residents have expressed concerns that the height, bulk and mass of the proposed 4 storey building will have a detrimental impact on the amenity currently enjoyed by residents of the single storey building at 32 Queens Road as well as those living in Brackenhurst, the neighbouring property in St George's Avenue.

The developers claim that the proposal is not sufficiently viable to allow affordable housing.

21 objections were lodged, including one from the Weybridge Society.

The application has not yet been decided.

6. Land North West Of Campbell Cottage And 1 Beacon Mews South Road Weybridge Surrey KT13 9DX (Application [2020/3188](#), Appeal Reference [APP/K3605/W/21/3286858](#))

The application was for outline permission for a detached two-storey building to provide offices for use by the visually impaired. No off-street parking was proposed.

Following refusal at the Planning Committee on 1st October 2021, an appeal was lodged to which TRG made a submission.

The appeal was dismissed on 16th August 2022, with one of the principal reasons cited being lack of off-street parking provision. Details [here](#).

7. TRG Committee & Communications

Triangle residents who would like to join the Committee or participate in TRG activities should email trgweybridge@gmail.com or speak to Nick Thripp on 01932 855579.

TRG normally communicates with residents via email. Please let us know at trgweybridge@gmail.com if you would like to be added to our e-mail list.

The TRG Committee (Nick Thripp, Dave Arnold, Ferdi Fischer,
Greg Popper and Alan Wright)
trgweybridge@gmail.com Website: www.trgweybridge.com
