



Newsletter No.72– 24th September 2023

1. [2023/2215](#): 85 Queens Road, Weybridge, KT13 9UQ.

This is a full application for change of use of an existing commercial building to residential use and conversion to two one-bedroom dwellings.

Local residents tell us that these commercial buildings have never been in use. Their suspicion is that approval was obtained for commercial use as a way of circumventing requirements for residential use, such as off-street parking provision. If what they say is correct, all vehicles owned by residents of these proposed properties would be incremental, adding to parking pressures in South Road, and overspilling into the Triangle.

TRG objects to this proposal primarily on the grounds that it relies on precedent that does not stand up to scrutiny and continues to fail to satisfy the requirements of DM7 because of the lack of on-site parking and of on-road parking stress in South Road, York Road (north) and the Triangle. The amenity of local residents is being seriously affected by the continuing failure to provide for adequate parking on developments in the area of the Queens Road local centre which is having an increasing and cumulative impact of serious on-street parking stress. TRG also believes that the applicant has failed adequately to address the problems of noise and space detriments contrary to DM2.

Regarding parking, the applicant proposes to reserve two places in an existing private car park 200m walking distance away in York Road (north).

It is claimed that this is based on the 'precedent' set in a previous application (2017/3870). This is unacceptable:

- Elmbridge Borough Council (EBC) have consistently taken the view that each planning application must be considered on its own merits and in the local context. To concede that a 2017 application relating to a former public hall that has yet to be developed six years later should override any objections and set a binding precedent for other applications, whatever the circumstances, would be perverse.
- The context for the two developments is quite different. 2017/3870 related to bringing a public building in a town centre back into use fronting directly onto the arterial A317 without any potential space on the plot for parking but within a 100m walk of a public carpark offering 199 potential spaces. The rear of No.85 exits onto South Road, a quiet side road off the A317 and part of the Queens Road local centre. No information is provided on the current usage of in the private car park, how it will be accessed (in practice the gates are usually closed) particularly by visitors, how the spaces will be safeguarded and managed, whether those who currently have access have been consulted, or what any displacement effect might result as those users compete for reduced spaces.

It is TRG's view that the most likely outcome of this change of use- if approved- would be that residents, who will inevitably own cars because public transport links are inadequate, will seek to park in the Triangle.

Residents can make representations to EBC 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 [2023/2215](#).

The closing date for submissions is Friday, 29th September 2023.

2. **Land North West of Campbell Cottage & 1 Beacon Mews South Road Weybridge Surrey KT13 9DZ Planning Application [2022/0461](#), Planning Inspectorate Appeal Reference: [APP/K3605/W23/33154](#)**

An appeal was lodged on 9th June 2023 for this outline application for a detached two-storey building to provide offices for class E(g)(i) with associated parking, bin and cycle stores.

Outline planning application had been granted in July 2022 but the applicant appealed against one of the conditions imposed by EBC ([Condition 12](#)).

The appeal has yet to be heard.

3. 6 Pine Grove Weybridge, Surrey KT13 9AX. [2023/1043](#)

This application is for the demolition of the existing Victorian house and its replacement by a pair of semi-detached houses, one of two-storeys, the other of three, and a terrace of three houses, one of two-storeys, two of three storeys.

There were 18 submissions in support and 18 objections. TRG submitted an [observation](#) highlighting issues of concern that needed to be addressed.

This application was heard at the last area Planning Committee, and while the Committee members present were in favour, that decision has yet to be confirmed officially.

4. 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)

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