



Newsletter No.52 – 5th February 2021

Dear Resident,

1. **[2020/3256](#)- Clive House, 12-18 Queens Road, Weybridge, KT13 9XE (Conversion of the existing two storeys of Clive House into 39 apartments, each of 30m²: 22 off-street parking spaces)**

Much to TRG's dismay, Prior Approval was granted by officials under powers delegated from the Planning Committee. Approval had been sought under the Town and Country Planning (General Permitted Development) Order 2015 as amended in the summer of 2020 to speed up the planning process. There are limited grounds on which local authorities can reject such applications.

Our understanding is that, while the regulations do not refer to parking as such, they do allow for 'transport and highways' impacts as a legitimate reason for refusal. We believe that an argument could have been made by Elmbridge that inadequate parking would lead potentially to impacts on local traffic (increased volumes of traffic along narrow and potentially dangerous streets) and on the highways (increased on-street parking).

The Officer's report makes the following contradictory comments in this regard, and effectively sets aside the undisputed fact that this is an area of

high parking stress in favour of highly questionable advice from Surrey CC and the supposed 'precedent' set by Wessex House:

The site is in an area of parking stress (and as such Policy DM7 requires a 1 for 1 parking provision in such areas) and parking is restricted along Queens Road with double yellow lines on the south side of the carriageway and limited time parking bays on the north side (maximum 2 hours parking Monday to Saturday 8am to 6pm). The site has the provision of 22 car parking spaces, as set out in the Transport Statement, resulting in 0.56 spaces per unit, and although this is below the Council's standards it is considered to be located in an accessible location (as recognised by the Planning Inspector for Wessex, South Road - 2019/0657), with shops, leisure, employment and services, and relatively good access to public transport, cycle and pedestrian links in reasonable proximity to the site. The CHA (ie Surrey County Council Highways Authority. Ed) also advises that there is a sufficient bus services within the local area that allow for travel farther afield. In addition to this, having regard to the size of the units proposed the lack of parking would not have undue impact on amenity in the area. It is considered the proposal would not lead to an increase in parking stress that would be so detrimental to residential amenity to warrant a refusal of planning permission.

If residents share TRG's concerns about the view Elmbridge took on parking in nearby roads in this decision, we would suggest they communicate them to our ward councillors Peter Harman PHarman@elmbridge.gov.uk, Charu Sood CSood@elmbridge.gov.uk and Tom Catton tcatton@elmbridge.gov.uk

2. [**2020/3280**](#) **Clive House, 12-18 Queens Road, Weybridge, KT13 9XE (Conversion of the existing two storeys of Clive House into 39 apartments, each of 30m²)**

This application, which is similar to [**2020/3256**](#) above, except that it includes three additional apartments in a poorly lit basement area, was refused only on grounds of inadequate access to light.

3. [**2021/0008**](#) **85 Queens Road Weybridge Surrey KT13 9UQ**

Application for a single-storey rear extension for Use Class E (c) (ii) Professional Services (62.8m²) with rear access gate, following demolition of existing rear projection.

The developers already have permission for an extension. This is an application to build a bigger one, with a pitched roof, skylights and what could be a second level, though this is not clear. It would close the distance further towards the proposed development on the former car park.

The closing date for objections is 21st February 2021

Residents object by email to tplan@elmbridge.gov.uk, remembering to include the application details and number and your own name and address, or via the EBC portal at [2021/0008](#)

4. 2020/2174 - Land to the North West of Campbell Cottage and No.1 Beacon Mews, South Road Weybridge Surrey KT13 9DZ (Outline application for a detached two-storey building to provide Offices)

This application was refused by Elmbridge on 23rd October 2020. The developer has appealed against the decision. Appeal reference APP/K3605/W/20/3262414.

The appeal will be determined on the basis of the exchange of written representations.

Full details of the appeal can be found on the EBC Planning Portal under the planning application reference number.

Residents are encouraged to submit their comments to the Inspector. This can be done on-line at <https://acp.planninginspectorate.gov.uk> or by writing to: The Planning Inspectorate, C Eagle 3rd Floor, Temple Quay House, 2 The Square, Bristol, BS1 6PN, giving your name and address, the appeal reference and enclosing 3 copies of your submission.

TRG will be making a submission to the Inspectorate.

The closing date for submissions is 17th February 2021.

5. 85 Queens Road, Weybridge, Surrey, KT13 9UQ – Application [2020/3289](#)

This application seeks approval for a roof extension creating a fourth floor on top of the former Café Rouge building, incorporating a roof ridge height of 2.4m to create a 2-bedroom 3-person apartment with a front balcony.

Our thanks to the 34 residents who, in addition to TRG and the Weybridge Society, objected to this application.

While the closing date was 22nd January 2021, Residents can continue to submit their views until the application is heard by the Planning Committee.

They can do this by email to tplan@elmbridge.gov.uk, remembering to include the application details and number and your own name and address, or via the EBC portal at [2020/3289](#)

6. [2020/3366](#) 85 Queens Road Weybridge Surrey KT13 9UQ - Application

This application is for the sub-division of the existing flat to create two flats, bin and cycle stores, entrance gate and fencing to a height of 1.8m, pedestrian access and alterations to fenestration following removal of existing external staircase.

Residents can object by email to tplan@elmbridge.gov.uk, remembering to include the application details and number and your own name and address, or via the EBC portal at [2020/3366](#)

TRG will not be submitting an objection.

The closing date for submissions is 5th February, 2021.

7. [2020/2438](#)– Clive House, 12-18 Queens Road, Weybridge, KT13 9XE (Additional storey comprising 9 apartments, with 7 off-street car parking spaces)

Thanks to the 43 residents who, in addition to TRG and the Weybridge Society, objected to this application, [2020/2438](#), which proposes a new 3rd storey of 9 apartments.

While the closing date was 1st January 2021, Residents can continue to submit their views until the application is heard by the Planning Committee.

You can do so by email to tplan@elmbridge.gov.uk, remembering to include the application details and number and your own name and address, or via the EBC portal at [2020/2438](#)

8. 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
