



**Newsletter No.57 – 23<sup>rd</sup> August 2021**

## **1. Traffic in the Triangle**

### **1.1 Signage**

Additional 20mph repeaters and road markings have been put in place to reinforce the message for drivers entering the Triangle.

The signs situated at entry junctions have not yet been repositioned to make them more conspicuous. The Committee will follow up to ascertain whether this work is still planned, and if so, when.

Post-scheme surveys will be undertaken by SCC to measure speeds/volumes and indicate the impact of the scheme. These are likely to be after the school summer holidays to provide best representation of 'normal' traffic conditions, and to allow for the scheme to have settled in post the removal of all Covid19 restrictions.

### **1.2 Potential future works**

#### **Potential trial closure of Princes Road and Pine Grove/modal filters**

In the last newsletter (No 56) we referred to the idea which originated with SCC that Princes Road could be closed at a point to the east of York Road and Pine Grove at a point between Dresden Way and Daneswood

Close, in order to address the issues of speeding, rat-running and illegal use by HGVs.

Since then, some residents have expressed concerns about the inconvenience of having to negotiate Temple Market, which would become even more congested with Triangle residents and frustrated rat runners joining the traffic. Other residents have taken the view that the benefits accruing from having a low traffic, lower pollution neighbourhood which is safer for pedestrians, cyclists and domestic pets would be worth the added inconvenience.

The Committee continues to consider the cases for and against. Further views would be welcome to inform its thinking and provide additional perspectives. The Committee will then assess whether it is worthwhile putting the option of a trial of the proposal to a popular vote.

For any trial to take place there would have to be a Triangle wide vote with at least 70% of respondents in favour of proceeding.

## **2. Planning application [2021/2558](#) in respect of 85 and Land rear of 85 Queens Road Weybridge Surrey KT13 9UQ.**

This application is for a detached two-storey building, ostensibly for retail space and storage.

The plans reveal a two-storey building suitable ready for easy, almost immediate conversion into 4 apartments.

In our view, it is likely that the developer will attempt to circumvent the planning system. An application for a two-storey building containing 4 flats is likely to be refused by Elmbridge, not least because of the failure to provide appropriate parking as per DM7.

With the recent Inspector's report on [85 Queens Road, Weybridge KT13 9UQ. APP/K3605/W/20/3259759](#), the developer's chances of success at an appeal will also be limited.

The application has therefore been made for a building for retail and storage space, where the 24-hour parking requirements may at first sight appear to be less relevant. However, parking will still be needed for employees, for visitors to any retail outlet and for deliveries to the storage facility. In TRG's view, concerns about the parking implications for the Triangle remain just as valid for this proposal as for previous applications

If approval is given by officials under delegated powers, by Elmbridge's Planning Committee or at appeal, the way will be open, we believe, for a subsequent application to convert the building, whose design already replicates features of the residential buildings on either side, to 4 apartments through Permitted Development provisions.

We would encourage residents to email or telephone Councillors Peter Harman ([PHarman@elmbridge.gov.uk](mailto:PHarman@elmbridge.gov.uk) tel: 07877 732353 ) and Charu Sood ([csood@elmbridge.gov.uk](mailto:csood@elmbridge.gov.uk) tel: +44-(0)7964-166345) to express concerns at the risk of such a potential circumvention of the planning process.

Residents are also encouraged to object to the planning application by emailing [tplan@elmbridge.gov.uk](mailto:tplan@elmbridge.gov.uk), remembering to include the application details and number and their own name and address, or via the EBC portal [2021/2558](#) [TRG will be lodging an objection, but if the application is to qualify for consideration by the Planning Committee, it is important that sufficient objections are lodged by individual households to qualify for consideration at that level.]

The closing date for views is 10<sup>th</sup> September 2021.

**3. 85 Queens Road Weybridge Surrey KT13 9UQ [2021/1552](#)**

This is an application to convert the first-floor accommodation above the existing shop into 2 flats.

While the matter is still under consideration, residents can express their own views or object by email [tplan@elmbridge.gov.uk](mailto:tplan@elmbridge.gov.uk), remembering to include the application details and number and their own name and address, or via the EBC portal at [2021/1552](#)

**4. 85 Queens Road, Weybridge, Surrey, KT13 9UQ – Application [2020/3289](#)**

The application 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 is still under

consideration. This is a variant of the already refused application (2020/0473).

43 objections have been registered.

**5. Land North West Of Campbell Cottage And 1 Beacon Mews  
South Road Weybridge Surrey KT13 9DX (Application  
[2020/3213](#))**

[2020/3213](#) is an outline application for a detached two-storey building to provide 4 flats (28 objections to date), It was due to be heard by the South Area Planning Sub Committee on 19<sup>th</sup> August 2021 but was withdrawn because the drawings were incorrect.

No off-street parking is proposed in this application. If it were to be approved, the parking burden would fall on already saturated local roads, principally Princes Road, York Road and Oatlands Avenue

**6. Land North West Of Campbell Cottage And 1 Beacon Mews  
South Road Weybridge Surrey KT13 9DX (Applications  
[2020/3188](#) and [2020/3190](#))**

The applications are as follows:

[2020/3188](#) Outline application for a detached two-storey building to provide offices for use by the visually impaired (24 objections to date)

[2020/3190](#) Outline application for a detached two-storey building to display works of art (not for sale) (24 objections to date)

No off-street parking is proposed in either of these three applications. If either were to be approved, the parking burden would fall on already saturated local roads, principally Princes Road, York Road and Oatlands Avenue.

While these applications are under consideration, residents who have not done so already, can still object by emailing [tplan@elmbridge.gov.uk](mailto:tplan@elmbridge.gov.uk), remembering to include the application details and number and their own

name and address, or via the EBC portal at [2020/3188](#), [2020/3190](#) and [2020/3213](#).

#### **7. Wessex South Road Weybridge Surrey KT13 9DZ - Planning Application [2021/0245](#)**

This is an application for a detached, three-storey block of 10 flats following demolition of existing house. Approval has already been granted at appeal for a three-storey block of 9 flats. The developer would appear to be seeking to increase its profitability by this intensification. This change would have little apparent impact on the dimensions of the building. However, an additional apartment would add further to cumulative parking pressures. As the Inspector discounted lack of off-street parking provision in the appeal, saying there would be parking availability in neighbouring roads which are not protected by parking restrictions, objections on these grounds in this instance are unlikely to be sustained.

The closing date for objections is 10<sup>th</sup> September 2021.

Residents can object by email [tplan@elmbridge.gov.uk](mailto:tplan@elmbridge.gov.uk), remembering to include the application details and number and their own name and address, or via the EBC portal at [2021/0245](#)

#### **8. TRG Committee & Communications**

Triangle residents who would like to join the Committee or participate in TRG activities should email [trgweybridge@gmail.com](mailto: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](mailto: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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