



Newsletter No.35 – 9th February 2020

Dear Resident,

1. TRG AGM, 3rd March 2020.

Please join us on 3rd March 2020 at 20.00 hours at Weybridge Cricket Club, Princes Road for the 5th TRG AGM. There will be an opportunity to meet Committee Members and fellow residents socially after the formal proceedings.

Agenda:

- 1.1 Receiving the Committee's report
- 1.2 Electing the committee
- 1.3 Deciding on any resolution duly submitted to the meeting
- 1.4 Any Other Business

NB: Any qualifying resident may propose a resolution at the AGM provided it is counter-signed by three other qualifying residents and is emailed to trgweybridge@gmail.com or delivered to 27 Princes Road, Weybridge, KT13 9BH by 20th February 2020.

2. Clive House, 12-18 Queens Road, KT13 9XE- Application (2019/2286)

Following 122 objections, including one from TRG, the Planning Officer refused the application on 31st January 2020 on the following grounds:

- 1. The proposed development by reason of its scale, height, bulk, mass and siting in relation to the building line on this side of Queen's Road would result in a detrimental impact upon the street scene and character of the area and would adversely impact upon the setting of the adjacent Locally Listed Building No.20 Queens Road. This would be*

contrary to Policies CS4 and CS17 of the Core Strategy 2011, Policies DM2 and DM12 of the Development Management Plan 2015 and the National Planning Policy Framework 2019.

2. In the absence of a completed legal agreement, the proposed development fails to secure a late review mechanism provision contrary to the requirements of Policy CS21 of the Elmbridge Core Strategy 2011 and the Developer Contributions SPD 2012.

3. Clive House Appeal (In respect of planning application 2018/2252, appeal reference APP/3605/W/19/3233523)

According to the officer's report in respect of application 2019/2286 (planning history) Tuesday, 24 March 2020 has been set as the date for the appeal hearing.

4. 2019/3140 - Wessex, South Road, Weybridge, Surrey, KT13 9DZ

This application was refused on 20th January 2020 by the Planning Committee for the following reason:

The proposal would fail to minimise the impact of vehicle and traffic nuisance, would fail to make provision for loading, unloading and the turning of service vehicles and would not provide safe and convenient access to the highway, contrary to Policy DM7(a) of the Development Management Plan 2015.

5. Planning Application 2020/0088 – Salisbury House, 20 Queens Rd, Weybridge, Surrey, KT13 9XEF

TRG is concerned about this latest application falling within our area seeking a change in use for this building from offices (B1) to a health clinic (D1) with ancillary offices on the grounds that if fails to address adequately the additional pressures that it would impose on an area already subject to acute and increasing traffic and parking stress to the detriment of local residents

In the absence of any analysis from the applicant, TRG's conclusions are that the proposal will not comply with the requirements of DM7:

- Provision will have to be made on-site for at least one disabled parking space, leaving six potentially available;
- Those spaces will primarily be taken by staff, particularly as the access is not that easy for those unfamiliar with their location and exit backing out onto a narrow road with vision often obscured by parked cars is not easy;
- Assuming there are at least ten staff on site largely commuting by car, four will be looking for on road parking spaces to be occupied for most of the day. The patients, say up to eight at any one time (4 under treatment and 4 waiting) will be competing for space with employees of the range of businesses along Queens Road, customers of those businesses and residents of the Triangle. The latter can already experience significant problems in accessing their homes (poor sightlines round parked vehicles, drives being overlapped, narrow carriageway due to parking on both sides of the road) or in accommodating

visitors. Each planning application that simply refers to parking availability on surrounding roads adds to an increasingly impossible situation for residents.

- Patients will not generally wish to pay the car park fees or to compete on a busy A road for a short-stay place in front of the Queens Road shops. The reality is that they will, as now, end up cruising around York Road (South) and Princes Road hoping for a space to become available or taking a chance (not a great risk given the infrequency of enforcement checks) by parking on corners or double yellows.

We have written to the developer's agent to request quantified projected data on the effect of this change of use. In the event we do not receive a satisfactory response which allays our concerns we will lodge an objection.

The consultation period ends on 20th February 2020. Residents can make their views known 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 <https://www.elmbridge.gov.uk/planning/comment-on-a-planning-application/>

6. 2019/2860 - Campbell House, 24 Queens Road, Weybridge, Surrey, KT13 9UX

This application, in which the developer is proposing to remove 3 healthy, mature trees – an English Oak of 9 metres height, a Gleditsia of 13 metres height and a False Acacia of 13 metres height and replace them with a single Hornbeam of an estimated height of 4 to 5 metres, will be decided on 11th February 2020.

7. Local Plan

The Committee has responded to Elmbridge Borough Council's invitation to comment on the five options outlined in the draft Local Plan. 4 TRG Committee Members will be attending meetings with EBC for further discussions. TRG has also provided feedback on the draft Supplementary Planning Documents on Parking and Development Contributions. We will be formulating our input on EBC's 'Creating our vision, objectives and the direction for development management policies 2020' on 11th February 2020 at 19.30. Any residents who would like to be involved should email trgweybridge@gmail.com or phone Nick on 01932 855579.

8. Changes to Road Layout, 20 mph speed limit, HGV restrictions and raised platform at rear of Manby Lodge School.

As residents will be aware, work is underway, although it began a little later than originally scheduled. Apparently there had been a number of delays with schemes being undertaken

by Keir and ours was one of them. Residents can find up to date details and receive updates of the works on: <https://one.network/>

9. Weybridge Society AGM, 22nd April 2020

Residents who take a broader view of the challenges facing Weybridge's and of its future development may be interested in attending the Weybridge Society AGM. This will be held on 22nd April 2020 in the Large Hall of Christ The Prince of Peace Catholic Church, Portmore Way, Weybridge, KT13 8JD. The meeting will start at 20:00. There will be refreshments served from 19:30. Non-members are welcome. The meeting will be followed by a short presentation and Q& A session with Cllr Tim Oliver from Surrey County Council.

10. 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-mailing list.

If you would like to comment on any of the above or raise any other issues with the Committee, please email us at trgweybridge@gmail.com

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