



Newsletter No.33 – 27th September 2019

Dear Resident,

1. **Clive House, 12-18 Queens Road, KT13 9XE- New application (2019/2286)**

A new application has been submitted for a 4 storey building of 30 apartments (one fewer than the previous application but the same as the one before that which was rejected by the Government Inspector).

Despite a few cosmetic changes, it is very similar to the application (2018/2252) refused by Elmbridge BC (EBC) on 5th February 2019, on the following grounds:

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 2018.

The Committee remains extremely concerned about the application's:

- Bulk, mass, height
- Siting in relation to the building line on the south side of Queen's Road
- Impact on prominence of and views of Salisbury House
- Absence of affordable homes
- Inadequate parking provision

The Committee will submit an objection and would encourage residents who share similar concerns to object via the EBC Planning Portal

<https://www.elmbridge.gov.uk/planning/comment-on-a-planning-application/>

or by email to tplan@elmbridge.gov.uk remembering to include your name and address and the Planning Reference (2019/2286).

The number of objections is important in highlighting the strength and nature of residents' concern to our elected representatives.

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

The Committee had been under the impression that PegasusLife, the developer, had not appealed against the rejection by EBC of its second application (2018/2252) for the above site within the allowed period of 6 months. We thought that the right to appeal had therefore been forfeited.

Unfortunately this was not the case. The appeal was lodged but has not been advised to interested parties by EBC.

In seeking confirmation, the Committee contacted the Planning Inspectorate on 25th September and was advised that an appeal had been 'validated' on 30 July 2019.

Once the arrangements for a hearing have been set, EBC and the developer will be informed and it will be up to EBC as to whether they put it online and inform objectors at that stage. The appeal will be conducted by means of a public hearing and third-party submissions will be accepted. We will advise you further when we find out more.

3. Local Plan

Elmbridge has been set a target by the Government of 623 new dwellings per annum or 9,345 over the prescribed 15 year period, an increase of 16% in the Borough's housing. EBC is, in parallel, developing an infrastructure plan to ensure roads, rail and services, utilities, hospitals and medical services, educational provision etc are all in place to support this level of growth. It is also developing a separate parking plan. In order to achieve this target EBC has developed 5 options, stressing that none is preferred, and what may emerge from consultation may be a mixture of options across the Borough to fit most closely with local character and needs.

The Triangle sites which are specifically identified in the document as candidates for residential development are:

- No 1 Princes Road (the old Glass's Guide building now used by Toshiba)
- 2-8 Princes Road (the low rise building on the opposite corner)
- 51 Princes Road/HFMC House, New Road

EBC has made it clear that while the options use real sites as the basis for their assumptions, it does not mean that planning permission will be either sought for or granted for those sites. Any application will go through the normal review process and may be rejected.

The first three of the EBC options are carried forward from the 2016 planning consultation. Options 4 & 5 are new.

Option 1 - intensify urban area. Would require all housing sites to be delivered at over 85dph (dwellings per hectare) as compared with the notional current 40+dph for town centres and 30dph for other areas. This option maintains the green belt and would meet the required number of new dwellings.

Option 2 - optimise urban area and 3 areas of Green Belt release (3% of it), but only in Cobham. Would only deliver 73% of the housing need.

Option 3 - optimise urban area and large Green Belt release 3 loses 11% of greenbelt mostly in Esher but a significant piece at Brooklands College and some at Seven Hills Rd. Would deliver 175% of housing need.

Option 4 - optimise urban area, maintains all green belt. Would only deliver 57% of housing need.

Option 5 - optimise urban area, loses 6% of green belt mainly in Esher and Walton and some at Wyevale nursery. Would deliver 100% of housing need

In the Committee's view, the character of Weybridge would be affected significantly in Option 1 by extra height/density, whereas in Options 2-5 the approach is more to "optimise urban area," which would be less intensive.

The Committee concluded that options 2 and 4 should not be chosen as they will not deliver the required number of dwellings, leaving the decision in the Inspector's hands.

Option 3 would provide 175% of the housing need, causing unnecessary detriment to residents.

The Committee decided therefore that option 5 overall offers the least detriment to the character of the area as it:

- Meets the housing target while respecting local centres and reducing risk of town centre 'sprawl'
- Offers the best compromise between green belt loss and higher densities
- Spreads the impact on local infrastructure, including additional traffic generated
- Maintains 'green lungs' in built up areas and sense of greenery in urban areas

The Committee will submit this preference to EBC.

Should residents wish to make their own submissions they can do so **by 30th**

September 2019 via the EBC portal,

<https://consult.elmbridge.gov.uk/consult.ti/LPOC/consultationHome>

4. 2019/0657 - Wessex, South Road, Weybridge, Surrey, KT13 9DZ

The above application was to convert a medium sized house in an already parking saturated road into 9 apartments with no parking provision. Several Triangle residents lodged objections, on grounds both of over intensive development and parking spill-over. It was rejected by the South Area Planning Committee on 12th September 2019 on the following grounds.

1 The proposed unit sizes are considered insufficient and not in compliance with the Technical housing standards - national described space standard, and so the development would lead to an adverse impact on proposed occupiers amenity. The development is therefore considered to be contrary to the Technical Housing Standards and Policies DM2 and DM10 of the Development Management Plan 2015.

2 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.

Cllrs Harman and Sood both spoke against the application. Cllr Harman tried unsuccessfully to include Parking, DM7, as a reason for refusal.

5. 20mph/HGV restrictions/ Junction realignments /Road table at Manby Lodge/ Improved signs & road markings.

A letter from Surrey CC Highways dated 23rd September 2019 was sent to all Triangle residents. This confirms that in response to the petition submitted by TRG to the Surrey/Elmbridge Local Committee and subsequent representations by Committee members to both elected representatives and Highways Officers, the following will be introduced:

- 20mph speed limit
- HGV restrictions
- Junction realignments at Princes Rd/Pine Grove and Princes Road/Queens Road
- Road Table near rear entrance to Manby Lodge
- Improved signs & road markings at blind bend in Pine Grove

Works are scheduled to begin early December 2019 and are expected to last 14 days.

This advice marks the culmination of an extend period of work on the Committee's part to persuade Surrey CC, by use of evidence based arguments, of the need to make changes of this nature. We did not achieve absolutely everything we wanted,

but we believe that the changes that will be made will improve road safety and will also make our lives more pleasant.

We are extremely grateful to Surrey CC Tim Oliver for his unwavering support throughout this process.

6. 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