



AGM: Thursday, 28th May 2026 at 27 Princes Road, Weybridge, 8pm

AGENDA & COMMITTEE REPORT

Do please join us at this year's AGM to hear what the committee has been doing on your behalf.

We are pleased to confirm that we will also be joined this year by Pippa Graeme, current Elmbridge BC councillor and elected East Surrey CC councillor from 1st April 2027, who will give us her perspective on how things will work in the new county council, what the main challenges will be and the contribution that voluntary representative organisations like TRG can make in future.

Agenda:

1. Welcome
2. Receiving the Committee's report (see below)
3. Electing the Committee
4. Any other business
5. Q&A session with Cllr Pippa Graeme

TRG Committee's Report 2025/2026 (from 27th May 2025 to 26th May 2026)

1. Ferdi Fischer

The Committee was very sad at the loss of Ferdi Fischer in December 2025. He was one of our stalwarts and a much liked and respected long-term resident of Princes Road.

2. Ten Year Anniversary of TRG

TRG was formed 10 years ago. Since then we have been instrumental in the introduction of the 20mph speed limit and the ban on HGVs using the Triangle as a rat run.

We have been active on the planning front, protecting the Triangle from inappropriate developments, including those in nearby roads with no or inadequate off-street parking provision.

In that decade, have submitted detailed responses to 57 planning applications and 18 appeals.

37 planning applications were refused, 19 were granted and 1 was withdrawn. (See appendix 1)

16 appeals were dismissed by the Inspectors. 2 were allowed. (See appendix 2).

Each response required a considerable amount of detailed research and almost forensic analysis, coupled with the formulation of a compelling case. We are indebted to Alan Wright for undertaking this task.

We would, of course, have achieved little without the support of residents who have made their views known to the planners as well as to TRG, and facilitated the elevation of critical applications to the planning committee for more detailed and considered evaluation.

One of our most conspicuous successes was to thwart the developer's plan to demolish Clive House and replace it with a 4-storey building with inadequate off-street parking.

We then argued convincingly in a subsequent application for the same site against the addition of a third floor to the current building, again with inadequate off street parking provision.

We also succeeded in reducing the number of apartments in Landmark House and persuaded the developer to redesign the building's configuration to make it less overbearing.

As an evidence-based organisation, we have endeavoured to gather and reflect residents' views through three major opinion surveys.

We have responded to several Elmbridge and Surrey proposals.

3. Traffic & Parking in the Triangle

3.1 Overview

As promised at the 2025 AGM, TRG consulted residents on traffic and parking issues in the Triangle through an email survey via SurveyMonkey and a leaflet drop to all 449 households conducted between 12th and 28th September 2025. The response rate was sufficiently high to constitute an acceptably significant sample. 134 online, email and leaflet responses were received from a leaflet distribution of 449. (Though, in some cases, more than one person from a household replied.)

The support for the proposal to implement a Residents' Permit Scheme covering Princes Road (from Manby Lodge to Queens Road) York Road (south) and New Road, 57%, was well below the 75% threshold set by Surrey County Council.

TRG will now conduct a further survey of New Road to establish whether there is a broadly based appetite for residents' parking.

The results from the September 2025 survey for this road exceeded the necessary 70% threshold, but on the basis of a low number of respondents. Parking saturation in Princes Road and York Road with its impact on overlapping drives and blocking sight lines remains a serious concern for many residents.

3.2 Providing some spaces for cars to park in Pine Grove near the junction with Princes Road to slow traffic entering Pine Grove

At 60% in favour and with no SCC threshold, we progressed this with Surrey County Council and it will be implemented.

3.3 Closure of Princes Road (at a point between between Hanger Hill and the Jolly Farmer) and Pine Grove (at a point between Daneswood Close and Dresden Way)

With a clear majority against this proposal (83 against compared with 51 in favour) this option has not been pursued.

3.4 Speeding in Pine Grove

We continue to be concerned about road speeds in Pine Grove, particularly approaching the major blind bend.

We note that Pine Grove broadens between the steps into New Road and Chester Place, and that the mouth of Dresden is often used as additional carriageway, encouraging vehicles travelling towards Hanger Hill to increase speed.

We have therefore requested that Surrey County Council produce a feasible plan that would be set in train and hopefully fully implemented in the foreseeable future for mitigating the risks. Key features should include:

- narrowing PG between the steps into New Road and Chester Place
- placing a road table by the steps into New Road
- narrowing the mouth of Dresden.

We have proposed a pedestrian refuge in Hanger Hill, positioned to prevent vehicles coming from the direction of the station from cutting the corner at speed.

We are still concerned that drivers entering Pine Grove from Hanger Hill, who are unfamiliar with the area, are so preoccupied with the manoeuvre that they fail to notice the 20mph signs posted at that entry to Pine Grove.

We have therefore requested that a 20mph sign be painted in the road on the upslope in Pine Grove outside number 22, and that additional 20mph repeater signs are placed in Pine Grove.

As regards the junction between Pine Grove and Princes Road, which was squared off to reduce road speeds entering Pine Grove from Princes Road, our view is that, regrettably, the current arrangement isn't working. We have requested that further steps be taken, such as extending the current built out section or insertion of a bollard placed in the road at the entrance to Pine Grove to slow traffic.

Further work to evaluate potential solutions for the speeding issues on Pine Grove, between New Road and Hanger Hill, is still required.

3.5 Bellmouth outside the Jolly Farmer

We are of the view that a pedestrian refuge would be the best solution to ill-disciplined and potentially dangerous driving at this junction. It would improve traffic flow, reduce corner cutting and disincentivise parking on the double yellow lines at the corner. We believe this would be more effective than building out the pavement outside number 50.

3.6 Manby Lodge School

Surrey County Council's proposes to install a zebra crossing in Princes Road at the rear of Manby Lodge School will address some of the parking safety concerns raised by residents

3.7 Repainting yellow lines and other worn road markings

We identified the area at the junction of Princes Rd, York Rd (south) and Grove Place outside the Jolly Farmer as a priority and this has been addressed by Surrey CC.

Lining is refreshed as part of cyclical maintenance works. Concerns may be raised by residents at <https://tellus.surreycc.gov.uk/>

3.8 Enforcement of Parking Restrictions

Surrey County Council assured TRG that Enforcement Officers patrol roads by Manby Lodge School every 3 weeks, Queens Road every day and Princes Road 12 days per month.

3.9 Surrey County Council's response to the above and the way forward

At a meeting on 7th May 2026, Cllr Tim Oliver, the Leader of Surrey County Council, indicated that Surrey County Highways Authority did not take exception in principle to any of these proposals and that officers would investigate and model them further, adding their own proposals where appropriate.

While there are constraints on detailed development and implementation prior to the launch of the new East Surrey Council, the intention is to handover a well-defined set of proposals to the new authority for its consideration and, hopefully, approval.

Cllr Oliver has undertaken to share the final product of his officials' modelling and further thinking prior to the demise of the current authority.

4. Planning Applications in the review period

This was a relatively quiet review year for TRG on the planning front. TRG once again made detailed, evidence-based submissions for both applications listed below on the basis that each would have had a negative impact on the Triangle.

As ever, residents' own submissions to the Planning Department proved invaluable, both in terms of ensuring that the threshold to elevate application [2026/0446](#) for consideration by the Area Planning Committee was reached (a minimum of 15 objections from separate households in the borough), and by demonstrating the local strength of feeling to councillors on the planning committee.

TRG normally has a good success rate with planning applications, but a worse one with Prior Approval applications, which are determined by the Planning Officers.

The details of applications to which TRG responded with detailed submissions were as follows:

Applications:

Planning application	Application	Outcome
2025/1961	Crellin Carter Solicitors, 111 Queens Road KT13 9UW	Prior Approval Granted
2026/0446	Rear of 85 Queens Road	Refused

There were no appeals during the review period.

5. Newsletters

5 newsletters have been published since the last AGM.

6. Finances

TRG is funded entirely by donations, whether from Committee Members or residents. These defray website and any printing costs incurred. We currently have a zero credit balance.

7. Committee

All current members of the Committee are standing for re-election. With the creation of East Surrey as a unitary authority and the reduction in elected representatives, respected voluntary bodies such as TRG and the Weybridge Society will have an increasingly important role in reflecting residents concerns and articulating their needs.

To do this, the committee needs additional support. This need not be onerous, possibly only a few hours a year.

TRG would therefore welcome additional committee members. Let us know by email to trgweybridge@gmail.com or speak to Nick Thripp on 07500549178 if you are interested.

On behalf of the TRG Committee,

Nick Thripp

Chair



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c/o 27 Princes Road,

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Tel: 01932 855579

26th May 2025

Appendix 1

Planning Application Number	Outcome
2016/3077	Prior approval granted
2016/3250	Refused
2016/4126	Refused
2017/1176	Refused
2017/2534	Granted
2018/2252	Refused
2018/3233	Granted
2019/0657	Refused
2019/2286	Refused
2019/2860	Refused
2019/3140	Refused
2020/0088	Refused
2020/0265	Refused
2020/0473	Refused
2020/1007	Refused
2020/0265	Refused
2020/1288	Refused
2020/1333	Granted
2020/2174	Refused
2020/2291	Granted
2020/2438	Refused
2020/3188	Refused
2020/3190	Refused
2020/3213	Refused
2020/3256	Prior approval granted
2020/3280	Prior approval refused
2020/3289	Refused
2020/3366	Refused
2021/0008	Granted
2021/0245	Refused
2021/0411	Prior approval granted
2021/0904	Prior approval granted
2021/1133	Prior approval granted
2021/1552	Permitted development granted
2021/1879	Refused
2021/2558	Granted
2021/2756	Refused
2021/4385	Refused
2022/0461	Granted
2022/0944	Refused

2022/2167	Prior Approval granted
2022/2729	Refused
2022/2846	Refused
2022/3403	Refused
2022/3441	Granted
2022/3544	Withdrawn
2022/3718	Refused
2023/1043	Granted
2023/1127	Refused
2023/1128	Refused
2023/2215	Refused
2023/3428	Refused
2024/0604	Refused
2024/2769	Granted till 31/7/26
2024/2864	Granted
2025/1961	Prior approval granted
2026/0446	Refused

Appendix 2

Appeal reference	Outcome
17/3174279	Dismissed
17/3184627	Dismissed
19/3233523	Dismissed
19/3240173	Allowed
20/3248497	Dismissed
20/3259759	Dismissed
20/3259762	Dismissed
20/3262414	Dismissed
21/3271737	Dismissed
21/3286858	Dismissed
21/3289310	Dismissed
22/3262414	Dismissed
22/3290400	Dismissed
22/3291046	Dismissed
23/3315435	Allowed
23/3324192	Dismissed
23/3327662	Dismissed
23/3333903	Dismissed