



Newsletter No.83– 27th August 2025

**1. Planning application number: [2025/1961](#): Crellin Carter Solicitors,
111 Queens Road Weybridge Surrey KT13 9UW**

This application is for prior approval for change of use from Commercial, Business and Services (Use Class E) to Dwelling House (Use Class C3)

This envisages the creation of 2 ‘car free’ apartments, in addition to the 2 that have already been approved for the site.

The applicant claims that this location (on the corner of the junction between Queens Road and High Pine Close) is in the town centre.

In fact, it forms part of the Queens Road local centre. DM7 of the Elmbridge Management Development Plan is clear that where new development occurs parking provision should be “appropriate to the development and [does] not result in on-street parking stress that would be detrimental to the amenity of local residents”. This is supported by parking standards which include, for a C3 development, at least 1 car space per 2 residents or individual justification and assessment to make a case for any variation. The presumption is that a strong justification would be needed to vary the parking standards. The cumulative addition of 4 flats within this building while office functions continue must mean a net increase in traffic when additional visitors and deliveries are taken into account.

TRG believes that this application for change of use should be rejected primarily on the grounds that the absence of any off-street parking provision

would exacerbate existing and well-recognized parking pressures in the immediate area. The potential impact on the amenity of the residents of the Triangle and other neighbouring roads would be incompatible with the requirements of CS17 of the Core Strategy, DM2 and DM7 of the Development Management Plan, and the principles of the recently adopted Elmbridge Design Code (2024).

Commented [NT1]: I prefer the UK spelling

Residents can make representations to EBC by email to tplan@elmbridge.gov.uk, remembering to include the application details and number ([2025/1961](#)) and their own name and address, or via the [EBC Portal](#).

The closing date for comments is 5th September 2025.

2. Traffic and Parking in the Triangle

As advised in our Newsletter 82, between 12th September and 28th September 2025 we will be canvassing residents' views through a survey on the following 3 topics, all of which Surrey County Council (SCC) is willing to consider if there is sufficient support from residents:

Proposal
1. Residents' Permit Scheme covering Princes Road (from Manby Lodge to Queens Road) York Road (south) and New Road
2. Providing some spaces for cars to park in Pine Grove near the junction with Princes Road to slow traffic entering Pine Grove
3. Closure of Princes Road (between Hanger Hill and the Jolly Farmer) and Pine Grove (between Daneswood Close and Dresden Way) to eliminate rat running, encourage pedestrians and cyclists, reduce traffic noise and improve air quality. (SCC suggestion)

Several other issues were raised during our discussions with Surrey CC. We have left a number of them with SCC to consider and revert on. These can be seen [here](#).

3. TRG Committee & Communications

We were delighted to welcome Niall Gallagher to the committee. Niall lives in Pine Grove, and for 2 years was one of the organisers of the Weybridge Festival.

Other Triangle residents who would like to join the Committee or participate in TRG activities should email trgweybridge@gmail.com or speak to Nick Thrupp on 0750 0549178.

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 Thrupp, Dave Arnold, Ferdi Fischer, Niall Gallagher, Greg Popper, Margaret Ralston and Alan Wright)

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