



Newsletter No.55 – 26th April 2021

Overview

Despite recent successes in persuading the Council to reject a third floor on Clive House and the rejection by the Planning Inspector of three appeals relating to the old Cafe Rouge building in the middle of the Queens Road local centre, developers are continuing their attempts to introduce inappropriate development. TRG will continue to lodge objections where appropriate but it continues to remain important for individual households to flag up their objections to the Council to demonstrate the strength of local feeling.

The current state of play on various 'live' applications is summarised below.

1. Clive House, 12-18 Queens Road Weybridge Surrey KT12 9XE [2021/1133](#)

The developers sought approval to convert the basement of Clive House into 3 flats. (Application [2020/3280](#))

This was refused. They subsequently were granted approval to convert part of the basement into 2 flats. This was granted. (See item 3 below, application [2021/0411](#))

They are now seeking approval for one further flat in the basement. If this were granted, they would have achieved what they set out to do with their original refused application!

TRG is of the view that this application needs to be considered in the light of all the other applications, both granted and still pending in relation to Clive House.

This application, if approved, would add to the cumulative impact of overdevelopment on the site which by reason density, sub-standard provision, design and parking and traffic implications, would be detrimental to the local character of the area and to the amenity of local residents. It would therefore fail to meet the requirements of DM2, DM7 and DM10 of the Development Management Plan 2015 and should be rejected.

It also fails on two specific grounds set out in the permitted development regulations, namely the provision of adequate natural light in the proposed flat and the potential traffic and highways impact on the local area.

TRG will object to this application, which is currently 'under consideration' by Elmbridge. Residents can object by email tplan@elmbridge.gov.uk, remembering to include the application details and number and your own name and address, or via the EBC portal at [2021/1133](#)

2. Clive House, 12-18 Queens Road Weybridge Surrey KT12 9XE [2021/0904](#)

Prior Approval has been granted under permitted development regulations by the Pegasus Group for a change of use to allow 29 apartments in the existing 2 floors.

These would be made up of:

Studios (30m ²)	8
1-bed apartments(32-34m ²)	3
2 bed apartments (from 43m ²)	18

All of these will be below minimum space standards and, taken together with 2021/0411 (now approved) and [2021/1133](#) (see item 1, above), could mean a development of 32 flats in total.

In its submission, Pegasus says that *‘Whilst the ground and first floors benefit from Prior Approval for 39 units (application [2020/3256](#))the proposed mix subject of this application is the preferred arrangement of this building.’*

26 car parking spaces are proposed for the 29 (or 32) apartments with no provision for visitors.

While Elmbridge placed heavy weight on the Wessex House appeal, which was granted, they did not even mention, and therefore presumably did not take account of the much more relevant comparator of the appeals on 85 Queens Road (2022/1288 and 2020/0265), when the Inspector commented that “there is a tipping point where parking issues can result in substantial harm to existing living conditions” and that inadequate parking provision can “exacerbate harm in surrounding streets.”

TRG and 8 residents objected to this application.

3. 12-18 Clive House Queens Road Weybridge Surrey KT12 9XE [2021/0411](#)

The developer was successful in obtaining Prior Approval for a change of use in the basement of Clive House to allow 2 self-contained dwellings. No additional provision is made for off street parking.

TRG and 9 residents objected to this application.

As with application 2021/0904, see item 2 above, while Elmbridge placed heavy weight on the Wessex House appeal, which was granted, they did not even mention, and therefore presumably did not take account of the much more relevant comparator of the appeals on 85 Queens Road (2022/1288 and 2020/0265).

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 on the already refused application ([2020/0473](#)).

Our thanks to the 40 residents who, in addition to TRG and the Weybridge Society, objected to this application.

Following the Inspector's refusal of 2020/0473, the applicant has submitted revised plans for application [2020/3289](#) in an attempt to make the application more acceptable, pushing back the front elevation from the edge of the building by 0.5m, from 1.5m to 2.0m; minor adjustments have been made to the side elevations and a more substantial adjustment has been made to the rear elevation to push it back by around 1.35m. The proposed height of the storey remains unchanged at 2.4m. The effect has been to reduce the originally planned floor area of the flat from 68.3m² to 47.9m², and to reduce the number of bedrooms from two to one though it is not clear whether this is intended to cater for one or two people.

In view of the minimal nature of the revised plans, the substantive objections set out in TRG's earlier submission still stand. There is no sustainable case for adding the proposed fourth level to 85 Queens Road. It should be rejected on the grounds set out by the Inspector in relation to 2020/0473, 2020/1288 and 2020/0265, namely DM2 and DM7 of the Development Management Plan and CS4 and CS17 of the Core Strategy. CS25 and DM3, 5 and 8 provide additional grounds for rejection.

In view of the submission of revised plans, the closing date for objections has been extended to 30th April 2021. Residents can submit their views by email to tplan@elmbridge.gov.uk, remembering to include the application details and number and your own name and address, or via the EBC portal at [2020/3289](#)

5. Land North West Of Campbell Cottage And 1 Beacon Mews South Road Weybridge Surrey KT13 9DX (Applications [2020/3188](#) [2020/3190](#) and [2020/3213](#))

Applications for what used to be Café Rouge's rear car park are still under consideration:

[2020/3188](#) Outline application for a detached two-storey building to provide offices for use by the visually impaired (17 objections to date)

[2020/3190](#) Outline application for a detached two-storey building to display works of art (not for sale) (17 objections to date)

[2020/3213](#) Outline application for a detached two-storey building to provide 4 flats (20 objections to date)

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

TRG has objected to all three applications. More objections are required in order to demonstrate residents' concerns to the Planning Committee

Residents can still object 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 [2020/3188](#) [2020/3190](#) and [2020/3213](#)

Residents can formulate one response but would need to submit it against each separate application to ensure that it is considered in respect of all of them.

6. TRG Virtual AGM, 15th June 2021

Owing to current COVID 19 restrictions, the TRG Committee has decided to hold this year's AGM as a virtual meeting on Tuesday, 15th June 2021 starting at 19:30.

The relevant papers, details of how to vote, the agenda and the instructions on how to attend the virtual AGM will be sent to residents by Friday, 28th May, 2021.

At the AGM on 15th June there will be a short presentation on TRG's activities since the last AGM. Thereafter there will be a Q&A session. If any Triangle resident wishes to stand for election to the Committee, please advise the Chair at trgweybridge@gmail.com by 15th May 2021. If any Triangle resident wishes to table a resolution at the AGM, he/she should obtain the signatures of 2 other qualifying residents and send it to the Chair at trgweybridge@gmail.com by 15th May 2021.

7. 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-mail list.

The TRG Committee (Nick Thripp, Dave Arnold, Ferdi Fischer, Greg Popper and Alan Wright)

trgweybridge@gmail.com Website: www.trgweybridge.com
