



Triangle Residents' Group

Notes of AGM, 3rd March 2020 at Weybridge Cricket Club, Princes Road

Present:

Nick Thripp (Chair), Dave Arnold, Chris Derham, Gerry Dobson, Tim Evans, James Harwood Matthews, Spencer Needs, Andrew Ritchie, Richard Sanderson, Brendan Sandiford, Maureen Tew, Hilary Thripp, Alan Wright, Anne Wright, Nicholas Wrin, Chris Wroe, Jacky Wroe.

Apologies:

Ferdi Fischer, Heather Menzies, Greg Popper.

1. Welcome

Nick welcomed the attendees and thanked them for braving a cold evening. The meeting then addressed the following issues.

2. Implementation of Outcome of 2016 petition on traffic concerns.

Nick updated the meeting on the work to introduce a 20mph speed limit, impose HGV restrictions and make changes to road layout. He said that the Committee has been assured that the signs should all be in place no later than the 17th March and the Traffic Regulation Orders sealed by then so all will be live by that date. He asked for initial feedback from those present.

The following points were made:

- The 20mph restrictions appeared to have had little effect thus far. For example, the build-out on the Pine Grove-Princes Road junction acted for some motorists as an incentive to accelerate into Pine Grove once past the bend; the signs at the Hanger Hill Princes Road junction were too close to entrance to Princes Road and set too high on the posts; there were repeater signs but these appeared to be placed randomly and in at least one instance the sign was obscured by vegetation; and there were no road markings. The latter could be more visible and effective if painted on the Pine Grove upslope.

- The zone did not come into operation until 17 March and further work had yet to be completed. It was too early to judge the overall effect of the changes on driver-behaviour, but the specific concerns raised would be drawn to the attention of Surrey CC.
- The dangerous bend in Pine Grove was still a live issue. Killing speed at the bend and discouraging vehicles from mounting the pavement were imperatives. Several suggestions were made as to how to address the problem, including building platforms on either side of the bend and exploring the possibility of a one-way system. All suggestions had been explored by the Committee with officials and councillors. Each proposal posed practical difficulties. For example, a one-way system for Pine Grove would drive substantial additional traffic along Princes Road.
- The Committee would engage with officials on a second phase of development once the 20mph zone had bedded in. Additional issues to be addressed would include how best to resolve the issues at the wide Princes Road-York Road junction. TRG remained committed to seeking as far as possible holistic solutions that avoided simply transferring one set of problems to another part of the Triangle.
- Effective enforcement of the new zone would be important. Surrey Police would not enforce 20mph zones actively but in other areas residents had been able to access speed guns to carry out their own checks. This might be for future consideration but would depend on volunteers being prepared to carry out the task.
- Parking stress remained a significant issue of concern for residents, particularly where inconsiderate overlapping of drives resulted in obstruction and poor sight lines. It was no longer SCC policy to support new white line T marking across drives or to repaint existing ones. Parking policy was an issue under consideration as part of the discussions around the Local Plan. The Committee would continue to monitor the situation and would continue to object to planning applications that might add further to parking pressures in the Triangle. Any parking proposals put forward for the Triangle would involve consultation with residents.

3. Major developments affecting the Triangle.

Nick updated the meeting on TRG's activities in responding to major applications which are likely to affect the Triangle.

He highlighted, in particular, that the Clive House appeal (2018/2252, appeal reference APP/3605/W/19/3233523) will be heard by Inspector 24th March 2020 at the Civic Centre, Committee rooms 4 & 5, starting at 10am.

TRG will represent residents at the hearing. He encouraged residents to attend.

On 85 Queens Road, Weybridge, Surrey, KT13 9UQ (Formerly Café Rouge) (2020/0265) he highlighted the Committee's concerns and encouraged residents to review the application and convey their views to EBC. EBC's closing date for comments: 13th March 2020.

He congratulated Chris and Noreen Derham on their work in persuading the SAPSC to refuse application 2019/2860 proposing replacement of 3 healthy, mature trees with a single, immature Hornbeam.

4. Local Plan

Nick explained the reasons for the Committee's choice of Option 5 when responding to Elmbridge Borough Council's invitation to comment on the five options outlined in the draft Local Plan which foresees the need for an additional 9,345 homes in Elmbridge over a 15 year period (623 per year). He said that TRG has also provided feedback on the draft Supplementary Planning Documents on Parking and Development Contributions as well as giving input on EBC's 'Creating our vision, objectives and the direction for development management policies 2020.'

The following points were made in discussion of the Local Plan:

- The current drafts were at a high level of generality but it would become increasingly important that we were vigilant as more flesh is put on the bones to ensure that the Plan does not give developers carte blanche to justify any scale and type of development in and around the Triangle.
- Three sites in the Triangle had been identified as having the potential for development but this did not mean necessarily that they would be developed. In any event, any future proposals would be subject to planning consent.
- Residents were encouraged to submit their individual views online on EBC's 'Creating our vision, objectives and the direction for development management policies 2020.' The closing date for comments is 9th March 2020

5. Changes to Elmbridge BC's Planning Process

Nick explained that TRG, along with a host of other Elmbridge residents' groups, objected unsuccessfully to a raft of changes in the Planning Process both on matters of substance and process.

6. Communications.

7 email newsletters were sent to residents in the period since the last AGM on 26th March 2019.

Nick asked for feedback, which was that the TRG Newsletters were welcomed and seen as helpful by those present.

7. Finances.

Nick reported that £60 in donations are being held on the Committee's behalf by Ferdi Fischer against future costs.

8. Electing the committee

Nick said that Brian Cuell had not offered himself for re-election because of family health issues and thanked him for his contribution over the last year.

The following Committee Members were re-elected unanimously:

Nick Thripp, Dave Arnold, Ferdi Fischer, Greg Popper and Alan Wright.

In line with the Constitution, the Committee will appoint a chair and other officers, as necessary, for the coming year.

9. Any Other Business

Some concern was expressed about potentially intimidatory approaches from developers, individuals or their agents in responses to objections raised to planning applications, particularly when they related to developments outside the area in which the objector lived. Under current planning rules, individuals can object to any development even if outside their own area. It would be down to officials to decide the weight given to those objections as part of their usual consideration of applications. Direct approaches from applicants that might be deemed to be offensive or designed to put unfair pressure on an objector, wherever they might live, to withdraw can be reported to planning officials.