

Triangle Residents' Group AGM 2022



TRG AGM, 21st June 2022 – held online

Present: Nick Thripp (Chair) Dave Arnold, Adrienne & Tim Dines, Ferdi Fischer (part-time) Spencer Needs, Greg Popper, Hilary Thripp (part-time) Alan and Anne Wright, Nick Wrin, Chris & Jacky Wroe

Apologies: Andrew & Sara Ritchie

Agenda

As no resolutions were tabled in accordance with the constitution, the agenda for the AGM on 21st June 2022 at 20:00 was as follows:

- Receive the committee's report (see appendix 1)
- Elect the committee

1. The Committee's Report

The Chair ran through the key points in the Report. His additional comments were as follows.

On Planning matters, he thanked Alan Wright for the meticulous research and cogent arguments he made in drafting submissions for both Applications and Appeals.

It had been a successful year in terms of applications and appeals refused.

On the Local Plan, he said that the agreed draft was better than predecessor drafts, with approximately 70% of the previous requirement for new homes

Triangle Residents' Group AGM 2022

over the next 15 years, and the green belt preserved. The Local Plan still contained some apparent nonsenses, such as building on car parks, though these arose because of the need to accommodate numbers somewhere, even if the homes would never actually be built there.

On Traffic & Parking, he said that further discussions would await the Atkins Study's conclusions.

In the meantime, improved 20 mph signs had been ordered and would be implemented this summer.

As regards Number 6, Pine Grove, he reported that Historic England had now considered the contents of a resident's application for National Listing but took the view that the current circumstances of 6 Pine Grove, Weybridge, Surrey do not fall into any of the categories used by the Department for Digital, Culture, Media and Sport to prioritise designation resources on those sites that are most in need of protection.

Historic England was therefore currently unable to take the application further.

They also pointed out that on the information provided, *'it appears that the building is unlikely to meet the statutory criteria for listing - special architectural or historic interest - in any event.'*

Residents raised the following points:

- The Atkins Study- information sought (DA updated meeting)
- Parking on pavements in Pine Grove perilous for pedestrians and may actually speed traffic up compared with parking in the road which would slow it down (Chair: Concerns noted. Holistic approach preferred to piecemeal changes)
- What is happening about the application for a CPZ in York Road (north)? (Chair: TRG had asked SCC to include that proposal in its holistic study rather than effect piecemeal changes which could have knock-on effects.)
- On what basis would the 70% necessary to be in favour of a trial of closure of Princes Road and Pine Grove be calculated? (Chair: Voting forms distributed to all homes. 70% of the respondents would need to be in favour.)
- It was believed that Number 6 Pine Grove was under an option rather than having been bought outright
- It is understood that the developer may have been encouraged by Elmbridge to consider more extensive development of the site

Triangle Residents' Group AGM 2022

- Concerns may also have been expressed at plans that would have dwarfed number 4.

2. Re-Election of Committee

Proposer: Adrienne Dines, Seconder: Anne Wright.

Carried unanimously

Appendix 1

TRG Committee's Report 2021/2022 (from 26th May 2021 till 21st June 2022)

1. Planning Applications

During this period, TRG has responded with detailed objections to Elmbridge regarding 7 planning applications. Of these 1 was granted and 6 refused. Of the 4 Appeals to the Planning Inspectorate to which TRG submitted detailed arguments, 1 appeal was dismissed while 3 remain under consideration. The most notable feature in terms of how planning applications are considered, both at the Elmbridge and Planning Inspectorate levels, was the increasing willingness to consider insufficient off -street parking provision under DM7 and resultant parking stress as a legitimate reason for refusal. The details of applications to which TRG responded with detailed submissions are as follows:

Application Reference	Location	Decision
2020/1007 Appeal Reference APP/K3605/W/21/3271737	91 Queens Road, Weybridge, KT13 9UQ Detached two-storey building containing 6 flats	Refused 23/09/2020 Appeal refused 24/11/21
2020/3188 Appeal Reference APP/K3605/W/21/3286858	Land North West of Campbell Cottage and 1 Beacon Mews South Road	Refused 1/10/21 Appeal

Triangle Residents' Group AGM 2022

	Outline application for a detached two-storey building to provide Offices for use by the visually impaired	lodged 03/03/22
2020/3190	Land North West of Campbell Cottage and 1 Beacon Mews South Road Outline application for a detached two-storey building to display works of art	Refused 1/10/21
2020/3213 Appeal Reference APP/K3605/W/22/3291046	Land North West of Campbell Cottage and 1 Beacon Mews South Road Outline application for a detached two-storey building to provide 4 flats	Refused 22/09/21 Appeal Lodged 26/04/2022
2020/3289 Appeal Reference APP/K3605/W/22/3290400	85 Queens Road Roof extension incorporating increase in roof ridge height of 2.1m to create 1 additional dwelling incorporating front balcony	Refused 12/11/21 Appeal Lodged 26/05/2022
2021/2558	Land rear of 85 Queens Road Weybridge Surrey KT13 9UQ Detached two-storey building, ostensibly for retail space and storage.	Granted 21/12/2021
2021/2765	85 Queens Road on land to the Northwest of Campbell Cottage and No. 1 Beacon Mews, South Road Surrey KT13 9DZ Application to construct a two-storey building comprising two semi-detached cottages to the rear of 85 Queens Road	Refused 06/12/21
2021/4385	3 Beacon Mews, South Road, Weybridge, KT13 9DZ	Refused 09/06/22

Triangle Residents' Group AGM 2022

	Application for a first-floor extension with roof terrace to create an additional flat	
--	----------------------------------------------------------------------------------------	--

2. Local Plan

TRG has submitted detailed responses at all stages of Elmbridge's consultation over the development of a Local Plan.

The draft Elmbridge Local Plan was approved by the Elmbridge BC cabinet on 16 March 2022.

The key points of that Plan are that it:

1. Allows for 465 homes per year over 15 years, which is an additional 100 homes per year approximately.
2. Is intended to protect the green belt and enhance green infrastructure and biodiversity in the borough.
3. Will shape development in the urban area.

The Draft Local Plan Regulation 19 representations period will open on 17 June 2022.

Regulation 19 is the last stage in the plan making process before the draft Local Plan is submitted to the Planning Inspectorate for examination. It is a formal representation stage that asks specific questions regarding the draft local plan's legal compliance and soundness.

As this is the last opportunity to respond, Elmbridge has set up a meeting on 15th June to explain to residents' representatives how the process works so that they can assist residents in how to respond or can respond on residents' behalf. A TRG representative will attend this meeting. TRG will subsequently canvass residents' views and make a submission to Elmbridge.

[See the full Local Plan details and read the document](#)

3. Parking

3.1 Triangle Parking Survey

Following the [TRG parking survey](#) and subsequent meetings with Cllr Tim Oliver and representatives of the Parking Department in 2020, it was

Triangle Residents' Group AGM 2022

Surrey CC's advice that the Triangle should be included as a supplement to the Atkins Study, which is considering traffic and parking in Weybridge.

This advice was informed by the wish to address the Triangle holistically and recognise the complex and sometimes conflicting needs of residents, Manby Lodge School and businesses.

With this in mind, TRG representatives met with the Surrey CC team on 21st March 2022 and conveyed residents' concerns.

The Surrey CC team undertook to consider the points made, carry out further studies and revert.

3.2 Improvements 20mph zone

The Committee met the Leader of Surrey CC and the County Highways Authority (CHA) on 17th June 2021 and made several suggestions as to how drivers' awareness of the 20mph zone on entering it could be improved.

These included:

- Additional 20mph repeaters and road markings to reinforce the message for drivers entering the Triangle
- Lowering the 20mph signs and moving them further from the entry junctions to the Triangle to make them more visible
- Pedestrian refuge islands in the wide bell-mouths of York Road and Princes Road and Princes Road and Queens Road to provide greater safety for pedestrians and assist in controlling traffic speed at those junctions
- Additional traffic calming, e.g. tables, at the dangerous bend in Pine Grove

Of these, only the additional 20mph repeaters and road markings at each entrance to the Triangle were agreed and implemented by SCC and CHA.

3.3 Possible closure of Princes Road & Pine Grove

In Newsletters No 56 and 57 we referred to the idea which originated with Surrey CC that Princes Road could be closed at a point between York Road and Hanger Hill and Pine Grove at a point between Dresden Way and Daneswood

Triangle Residents' Group AGM 2022

Close, in order to address the issues of speeding, rat-running and illegal use by HGVs. We asked residents for their reactions.

Several residents responded. They appeared equally divided. For any trial to take place there would have to be a Triangle-wide vote with at least 70% of respondents in favour of proceeding

Significant changes to the junction at Temple Market are now likely to emerge from the long-awaited Atkins Study into traffic and parking in Weybridge.

The intention of these changes would be to improve traffic flow along both Queens Road and Hanger Hill.

The Committee has been assured that parking and traffic issues in the Triangle will be specifically addressed as part of this study.

The Committee therefore takes the view that it would be premature to consider radical changes within the Triangle until the effects of any such changes are known. Once they are, the Committee will assess whether it would be worthwhile putting the option of a trial of the proposal to a popular vote.

3.4 Car Park at the Cricket Green

We understand that Elmbridge's Officers have been looking at options to split the car park, part for the Cricket club and part for the public. However, they have other priorities at present.

The Committee has asked that if a proposal is developed along these lines, residents be given the opportunity to express their views prior to a decision being made.

4. Number 6, Pine Grove

In a bid to save this elegant Victorian villa, TRG requested that it be listed locally.

Surrey County Council's Historic Buildings Officer responded to the effect that nominations for local listing were sought from the public towards the end of last year, but this process has now closed. Surrey is not able to take any new nominations at this stage.

Triangle Residents' Group AGM 2022

This means that if, as is likely, a planning application is submitted for its demolition and redevelopment, the case for the building's heritage value would have to be made to the planning officer at that stage in the hope that it would be factored into the decision.

5. Newsletters

7 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 an account balance of £80, which is held on our behalf by Ferdi Fischer.

Residents wishing to donate may do so direct to Ferdi or via any Committee member.

On behalf of the TRG Committee,

Nick Thripp

Chair



[HOME | trgweybridge](http://trgweybridge.com)

c/o 27 Princes Road,

Weybridge. KT13 9BH

Tel: 01932 855579

20th June 2022