



Newsletter No.63 – 11th August 2022

**1. Beacon Mews South Road Weybridge Surrey KT13 9DZ,
Planning application number: [2022/2167](#)**

This application seeks Prior Approval for a change in use from Commercial, Business & Service (E) to Mixed Use (Including C3) including up to 2 flats.

The intention is clearly to convert a commercial business by this circuitous route into two flats with no off-street parking provision in a road which is saturated with parking, in an area which is saturated with parking.

Given the precedents (See the Inspector's comments on [2020/0265](#), Appeal Ref: [APP/K3605/W/20/3259759](#)), an initial application to construct 2 flats would probably have been refused.

There are currently only 3 objections, well below the 15 necessary to take the decision out of the Officer's hands and place it those of the Planning Committee.

Residents can 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 [2022/2167](#)

The closing date for applications is 19th August 2022.

2. Car park adjacent to the Cricket Green in Princes Road

Following an incident in the car park adjacent to the Cricket Green in Princes Road, Elmbridge requested Manby Lodge School to inform all its parents that they could no longer park there, on the basis that the car park is only for the use of visitors to the Green and members of the Cricket Club.

Manby Lodge declined to do so, making the following arguments:

- 1. Its staff car park only has capacity for 20 cars, but the school has 40 members of staff; in addition to which there are many peripatetic staff and agencies who visit on a daily basis.*
- 2. The size of the school was increased by Surrey County Council. As far as can be ascertained, no thought was given to where parents would be able to park for drop off and/or pick up when this increase took place.*
- 3. It is not only parents who are inconsiderate and rude – there are also members of the public who are obstructive and on occasions, aggressive.*
- 4. Surrey County Council Admissions allocate all the school's available places and as a result many of its children travel from Walton on Thames, Addlestone, Hersham and Byfleet. Their parents/carers have little option but to drive to school given the distance that the children live from it. Manby Lodge also has a large proportion of parents/carers who*

have to travel between the school and Cleves so need to be able to park nearby.

- 5. If the Manby Lodge parents are no longer able to use the Cricket Ground Car Park, where would Elmbridge Borough Council recommend that they park without impacting negatively on the neighbouring streets and therefore the lives of other local residents?*

In the light of Manby Lodge's arguments, Elmbridge has agreed to work with the school and other interested parties, including TRG, to try to find a mutually acceptable solution.

It is TRG's view that one possible solution could be a shuttle bus running from Weybridge station car park to the school during peak drop-off and pick-up hours.

TRG has also suggested to Surrey CC that another way forward would be to include Manby Lodge and its parking requirements as a specific element in the holistic study which Surrey is carrying out/about to carry out into parking and traffic issues in the Triangle

It is Manby Lodge's intention to convene a meeting of interested parties in September.

If you have views on Elmbridge's initial request and its rationale, or suggestions as to possible solutions, please email Cllr Peter Harman PHarman@elmbridge.gov.uk , copying trgweybridge@gmail.com

- 3. Land North West of Campbell Cottage and 1 Beacon Mews South Road Weybridge Surrey KT13 9DZ.
Planning application number: [2022/0461](#)**

This was an outline application for a detached two-storey building to provide Offices with associated parking.

There were 10 objections.

The decision was to grant outline permission.

4. 85 Queens Road Weybridge Surrey KT13 9UQ, Planning Application [2020/3289](#), Appeal Reference [APP/K3605/W/22/3290400](#)

An appeal was lodged in response to the refusal of planning application [2020/3289](#), which was for a roof extension involving an increase in roof ridge height of 2.1m to create 1 additional dwelling incorporating front balcony, bin and cycle stores and alterations to fenestration following removal of existing external staircase.

TRG submitted a third-party representation in respect of this application to alter the size and appearance of this building which has been nominated for local listing.

This appeal has not yet been decided.

5. 34 Queens Road, Weybridge, KT13 0AU [2022/0944](#)

The application is to demolish a 4-bedroom detached house and replace it with a four-storey building (described as 3 storeys with a flat in the roof space!) providing 10 apartments with parking for 11 cars.

TRG did not make a submission on this application as it is outside and a little away from the Triangle.

Residents have expressed concerns that the height, bulk and mass of the proposed 4 storey building will have a detrimental impact on the amenity currently enjoyed by residents of the

single storey building at 32 Queens Road as well as those living in Brackenhurst, the neighbouring property in St George's Avenue.

The developers claim that the proposal is not sufficiently viable to allow affordable housing.

20 objections were lodged, including one from the Weybridge Society.

The application has not yet been decided.

**6. Land North West Of Campbell Cottage And 1 Beacon Mews South Road Weybridge Surrey KT13 9DX
(Application, [2020/3213](#) Appeal Reference [APP/K3605/W/22/3291046](#))**

TRG submitted a third-party representation in respect of this appeal against refusal by Elmbridge of an outline application for a detached two-storey building to provide 4 flats with no off-street parking.

The appeal was dismissed the Inspector on 5th August 2022 with lack of off-street parking provision a major factor cited. For the Inspector's report, click [here](#).

7. Application [2021/4385](#), 3 Beacon Mews, South Road, Weybridge, KT13 9DZ

This application for a first-floor extension with roof terrace to create an additional flat (without off-street parking) was refused, principally on the following grounds:

- The proposed development would, by reason of its design and appearance, result in a dominant form of development that would not respect the form and design of the surrounding built form, resulting in the creation of an incongruous form of development, which would cause harm to the character of the area and the streetscene.
- The proposed development, by virtue of the lack of on site parking provision, would result in an increase to on street parking stress contrary to Policy DM7 of the Elmbridge Development Management Plan 2015.

8. Land North West Of Campbell Cottage And 1 Beacon Mews South Road Weybridge Surrey KT13 9DX (Application [2020/3188](#), Appeal Reference [APP/K3605/W/21/3286858](#))

The application was for outline permission for a detached two-storey building to provide offices for use by the visually impaired. No off-street parking was proposed.

Following refusal at the Planning Committee on 1st October 2021, an appeal was lodged to which TRG made a submission.

No decision has yet been announced.

9. Queensgate House South Road Weybridge Surrey KT13 9JX Planning application number: [2021/1879](#)

This was an appeal against Elmbridge's refusal of planning permission to allow alternative use of the site as a Day Nursery (Class E).

The appeal was dismissed on 5th August 2022. The Inspector's report can be read [here](#).

10. 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
