



Triangle Residents' Group: Committee's Report

for AGM, 3rd March 2020 at Weybridge Cricket Club, Princes Road at 20.00 hrs.

1. Agenda

- 1.1 Receiving the Committee's report
- 1.2 Electing the committee
- 1.3 Any Other Business

2. Overview.

We were pleased to welcome Brian Cuell, Chair of the Barrington Lodge Residents' Association to the TRG Committee since the last AGM. Sadly, Brian has not offered himself for re-election because of family health issues. We thank him for his contribution.

This has been another busy year, with progress made in the implementation of the outcome of the petition we conducted 4 years ago, and a number of planning applications where we have represented concerns residents in writing and sometimes in person at Planning Committees.

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

During the last few weeks the work to introduce a 20mph speed limit, impose HGV restrictions and make changes to road layout has been completed bar the erection of the posts and signs in York Road, and the signs at the junction of Queens Road and Princes Road. We have 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.

TRG is currently supporting a Princes Road resident in pressing Surrey County Council (SCC) to address a drainage issue caused by the raised platform outside Manby Lodge.

There are two areas which, in the Committee's view, still need to be addressed when resources allow.

The first is the dangerous bend in Pine Grove. While it is hoped that the structural changes to the road layout at the junctions between Queens Road and Princes Road, and Princes Road and Pine Grove will help reduce the road speeds of vehicles entering Pine Grove, the Committee believes that road calming measures either side of the bend are still necessary reduce the risks of a head-on collision.

The second is where York Road South feeds into Princes Road. This is a heavily used short-cut for drivers seeking to avoid Temple Market. This leads to a number of potential dangers including drivers swinging right towards Hanger Hill at speed or turning left too fast into what is often effectively one lane in Princes Road because of parked cars. In respect of the former, we are of the view that a traffic island could guide and slow traffic as well as providing a refuge for pedestrians wishing to cross the road at that point. Perhaps, in respect of the latter, some build out of the north east corner [outside No 48] pavement would also be effective in slowing traffic.

We will continue to endeavour to persuade SCC to address these issues.

The Committee will be assessing whether the road calming measures so far implemented have been effective and would welcome residents' feedback and suggestions for future improvements

4. Major developments affecting the Triangle.

This is an update of TRG's activities in responding to major applications which are likely to affect the Triangle.

Development & Reference number	Application Summary	TRG action	Status
Clive House, 12 Queens Road, Weybridge,	4 storey building of 31 apartments.	Written submission made to the Inspector.	Appeal will be heard by Inspector 24 th March 2020 at

KT13 9XE (2018/2252, appeal reference APP/3605/W/19/3233523)			the Civic Centre, Committee rooms 4 & 5, starting at 10am. TRG will represent residents at the hearing.
Clive House, 12 Queens Road, Weybridge, KT13 9XE (2019/2286)	4 storey building of 30 apartments.	Objection lodged. Planning Committee apprised of TRG's concerns.	Refused by EBC
85 Queens Road, Weybridge, Surrey, KT13 9UQ (Formerly Café Rouge) (2020/0265)	Change of use of part ground floor and first and second floors, including a single-storey rear extension, to provide 5 flats. No off street parking provision	Objection lodged. Ward councillors and Riverside ward councillors made aware of TRG's concerns	EBC's closing date for comments: 13th March 2020
Salisbury House, 20 York Road, Weybridge KT13 9XE (2020/0088)	Change in use from offices to a health clinic (dental practice) with ancillary offices with no additional off street parking provision.	Objection lodged. Ward Councillors apprised of TRG's concerns regarding additional on-street parking	Under consideration by EBC
Wessex House South Road, Weybridge, Surrey, KT13 9DZ (2019/3140)	Replacement of a medium sized house in an already parking saturated road with 9 apartments with no parking provision.	Written objection. Ward Councillors apprised of TRG's views	Refused by EBC
Campbell House, 24 Queens Road, Weybridge, Surrey, KT13 9UX (2019/2860)	Replacement of 3 healthy, mature trees with a single, immature Hornbeam	Written objection.	Refused by EBC

5. Local Plan

The Committee has responded 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).

TRG has also provided feedback on the draft Supplementary Planning Documents on Parking and Development Contributions as well as giving our input on EBC's 'Creating our vision, objectives and the direction for development management policies 2020.'

4 TRG Committee Members also attended meetings with EBC for further discussions on the last of these.

6. Changes to Elmbridge BC's Planning Process

TRG, along with a host of other Elmbridge residents' groups, objected to a raft of changes in the Planning Process both on matters of substance and process (there was no consultation). Regrettably our objections went unheeded.

7. Communications.

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

8. Finances.

At and shortly after the March 2019 AGM donations of £100 were made to TRG. £40 has been spent on the Website domain. The remainder is held on the Committee's behalf by Ferdi Fischer.

9. The Committee.

The following Committee Members have agreed to stand for re-election: Nick Thripp, Dave Arnold, Ferdi Fischer, Greg Popper and, Alan Wright.

The Committee would welcome new members who are willing to contribute to its work. Duties are not onerous and can be tailored to the individual. Please email us at trgweybridge@gmail.com speak to a

committee member or phone Nick Thrupp on 01932 855579 if you are interested.

NJT
2nd March 2020