



Newsletter No.71– 17th July 2023

- 1. Land North West of Campbell Cottage & 1 Beacon Mews South Road Weybridge Surrey KT13 9DZ Planning Application [2022/0461](#), Planning Inspectorate Appeal Reference: [APP/K3605/W23/3315453](#)**

An appeal was lodged on 9th June 2023 for this outline application for a detached two-storey building to provide offices for class E(g)(i) with associated parking, bin and cycle stores.

The appeal will be determined on the basis of the exchange of written representations.

The outline planning application was granted in July 2022 but the applicant has appealed against one of the conditions imposed by EBC ([Condition 12](#)).

TRG did not object to the original application, although 9 residents from South Road and 1 from York Road did, largely based on the suspicion that the developer was using this application for offices as a ruse to subsequently seek change of use to residential through permitted development, thereby circumventing the planning system.

The amendment to Condition 12 proposed by the appellant is designed to give licence for any development built to be converted to residential use “if the opportunity arose” and “without the need for planning permission”. No indication is

given as to what the “opportunity” might be and it would appear to leave the appellant complete freedom to adjust the design of the building (e.g. dividing it into two, adjusting external features) constrained only by the commitment to provide two parking spaces. It would also open up a potential future route to conversion using permitted development channel.

EBC officials were explicit that approval of 2022/0461 was for Class E use only and that meant that occupiers would not be eligible to participate in the local parking scheme. Condition 12 was specifically included “to ensure that any impacts on parking in the area resulting from a future change of use can be assessed by the Council”.

Condition 12 remains an important safeguard for ensuring that the local community (residents, officials, and elected representatives) are not denied the opportunity to express their views on any change of use or to reflect upon any changes in local circumstances that might have occurred in the interim.

This appeal would appear to be an attempt to sidestep detailed public scrutiny through the planning system in the uncertain circumstances that might prevail in a couple of years or so. TRG therefore believes that Condition 12 is still both necessary and reasonable and that this appeal should therefore be rejected.

Residents wishing to make a submission to the Inspectorate must do so **within 5 weeks of 29th June 2023**. This can be done online at <https://acp.planninginspectorate.gov.uk>

2. [2023/1127](#) & [2023/1128](#) - Rear of 85 Queens Road Weybridge Surrey KT13 9UQ

These applications sought a change of use of what is claimed to be an existing commercial building to 2 residential units.

The developers asserted that, *"The existing class E use generates traffic. It is considered on balance that the conversion to 2 class C3 units will reduce the overall level of vehicular movement and parking demand in the area."*

Our understanding, however, was that these buildings have never operated as offices, but have remained empty throughout this period.

[TRG objected to both applications](#), as did 20 residents, which meant that they were heard at the Planning Committee, where they were refused on 10th July for seven reasons, [including zero off-street parking provision](#).

3. 6 Pine Grove Weybridge, Surrey KT13 9AX. [2023/1043](#)

This application is for the demolition of the existing Victorian house and its replacement by a pair of semi-detached houses, one of two-storeys, the other of three, and a terrace of three houses, one of two-storeys, two of three storeys.

There were 18 submissions in support and 17 objections. TRG submitted an [observation](#) highlighting issues of concern that need to be addressed.

This application will be heard at the Planning Committee.

The closing date for representations was 9th June 2023.

4. Annual General Meeting 2023

The TRG AGM was held by videoconference on Tuesday 13th June 2023 at 20.00 hours during which the committee's report was received and the committee re-elected.

5. 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)

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