



Newsletter No.29 – 22nd March 2019

AGM SPECIAL

Dear Resident,

1. TRG AGM, Tuesday, 26th March 2019, Weybridge Cricket Club at 20.00.

Do please join us, both for the formal meeting and an informal drink afterwards.

1.1 Agenda

- (1) Receiving the Committee's report (See 1.2 below)
- (2) Electing the Committee (Please see note under 6, below)
- (3) Parking in The Triangle
- (4) Deciding on any resolution submitted to the meeting.

1.2 Committee's Report

1.2.1 Overview.

During the last year The Committee has been very active in working with Cllr Tim Oliver (the Surrey County Councillor for Weybridge), the Surrey Elmbridge Local Committee, Ward Councillors and Officials from Surrey CC Highways department to progress the outcomes from the petition

(supported by 430 signatures) presented to the Surrey Elmbridge Local Committee on 27th February 2017.

The Committee also endeavoured to influence the Pegasus Life, the developers of Clive House, to moderate their plans and present an application more in keeping with the scale, street scene and character of the area. When that failed, we led a successful campaign to oppose the revised application.

Details, along with a summary of other activities, appear below.

1.2.2 Progress on petition to the Surrey Elmbridge Local Committee on 27th February 2017

1.2.2.1 20mph Zone, Restrictions on HGVs, junction realignments, and improved road safety provision outside Manby Lodge School

The proposals to introduce a 20mph speed limit, restrictions on HGVs, some significant junction realignments, and improved road safety provision outside Manby Lodge School have passed the various required stages of the Surrey CC and Elmbridge BC approval processes to date. They were endorsed unanimously by the Surrey Elmbridge Local Committee on 11th March 2019. The Elmbridge Borough Council Strategic Spending Board has already approved the funding. The proposals will be put to the Elmbridge Borough Council Cabinet for final approval next month.

Our understanding is that residents will be consulted on these proposals prior to implementation.

We are grateful to Cllr Tim Oliver, the Surrey County Councillor for Weybridge, and our ward councillors for their support and guidance. If formal approval is obtained in April, these changes will undoubtedly improve the quality of life within the Triangle.

1.2.2.2 Other Junction Realignments: Dangerous Bend in Pine Grove

There are various other improvements we would like to see in due course as resources allow, particularly with respect to other junction

realignments. In particular there is one area where a potential problem has only partly been addressed and that is the dangerous bend in Pine Grove. Certainly 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 road speeds of vehicles entering Pine Grove and are a marked improvement over the current state.

However, to ensure that the risks of a head-on collision and the consequential injuries to drivers and passengers and passing pedestrians are reduced, TRG believes that road calming measures either side of the bend are necessary.

TRG has been in discussion with elected representatives and has been assured that the works outlined in the first paragraph of this item should be seen as Phase 1, while the road tables in Pine Grove will form part of Phase 2. Phase 2 will require its own approval and funding processes. Cllr Tim Oliver and the Chairman of the Surrey Elmbridge Local Committee, Cllr John O'Reilly, remain supportive.

1.2.3 Other Major Developments

1.2.3.1 Clive House, 12 Queens Road, Weybridge, KT13 9XE

Following rejection of its initial application and its failure to persuade the Inspector of the merits of its case, Pegasus Life invited TRG Committee members to meet with it to share its outline thinking for a revised application. After various meetings in April/May 2018 it became clear that the developer had it in mind to apply for a replacement building which the TRG Committee considered did not respect the Inspector's report on height, scale, mass, building line, respect for the character of the area/street scene or impact on the locally listed Salisbury House. The developer persisted with its application. 143 objections were lodged and the application was turned down unanimously by the South Area Planning Sub-Committee on the grounds that:

The proposed development by reason of its scale, height, bulk, mass and siting in relation to the building line on this side of Queen's Road would result in a detrimental impact upon the street scene and character of the area and would adversely impact upon the setting of the adjacent Locally Listed Building No.20 Queens Road. This would be contrary to Policies CS4 and CS17 of the Core Strategy 2011, Policies DM2 and DM12 of the

Development Management Plan 2015 and the National Planning Policy Framework 2018.

The TRG Committee awaits the developer's next move, which could involve a further appeal to the Inspector, or a revised application.

1.2.3.2 Salisbury House, 20 York Road, Weybridge KT13 9XE

Following rejection of its previous application, the developer approached TRG and shared with the Committee plans for a significantly revised application comprising a two-storey rear infill extension including rear porch, ground floor bay window and rear roof extension (23.4sqm). The key changes were that:

- a) The 7 parking spaces should be retained, meeting one of TRG's principal concerns
- b) The proposed extension would be an infill contained largely within the footprint of the current building. This represents a substantial reduction in the earlier rejected proposal from 127m² to 23.4m²
- c) , The changes would be confined mainly to creating an upper and lower level bow window mirroring that of the turret in place of the box first floor window currently in place facing onto York Road. The impact on the design elements of the building that justified local listing should therefore be minimal.
- d) The appearance of the back of the building would be considerably enhanced compared with the present structure.

The Committee believe that the concerns it had raised over the previous application had very substantially been addressed and did not object to this application, which was subsequently approved by Elmbridge Planning Committee.

1.2.4 Parking

Surrey County Council plans to review the problem of saturation parking in The Triangle and the Committee has been asked to provide information on residents' views prior to the development of proposals.

The Committees is in the process of gathering residents' views. Some have already been submitted by email and further views will be canvassed at the AGM.

This is a complex issue in that:

- different solutions may be appropriate in different part of the Triangle;
- any action in one road could well have a knock-on effect elsewhere;
- any action taken on parking in the Triangle may also affect the businesses located there and on Queens Road ;
- views on what should be done will vary enormously depending on various factors including amount of off-street parking (if any) and number of cars owned by residents; and
- pressure on parking outside office hours is likely to increase significantly when the Landmark Building (the former Trident Honda site) is occupied (it is significantly underprovided with off-street parking) as well as whatever is finally approved for construction on the Clive House site (both applications submitted to date for this site did not provide adequate off-street parking).

1.2.5 Neighbourhood Plan

The Committee was represented along with other local residents' groups at two meetings convened to explore the possibility of developing a Neighbourhood Plan for Weybridge. These were initiated by four politicians – Cllrs Davies and Macleod from the Liberal Democrats and Cllr Freeman and Mr Wood from the Conservatives. The concept derives from the 2011 Localism Act designed to give more powers to local people to shape what development happens in their community.

Those attending the meeting generally welcomed the principle underlying the proposal but raised a number of concerns. These included the volume of work potentially involved, the practicalities of the timetable, the degree to which it would enable the problems concerning residents about the current planning process and how far any proposals made would be accepted and implemented in practice by politicians directly involved in that process and by Council officers.

It was concluded that the best way forward would be for the Weybridge Society to take the lead by building on its efforts to develop a strategic vision for the town and to establish a regular forum for communicating with senior Councillors and officials issues of concern about how the planning system was operating in practice and incremental practical steps

that might be taken to improve public perceptions of and confidence in the system. The TRG Committee has already flagged its willingness to engage with this approach by attending any meetings convened by the Society to collate views from across Weybridge, to collect views and data as required from within the Triangle and to keep our residents up to date with developments. Should any Triangle resident like to become involved in this activity, please email us trgweybridge@gmail.com or speak to a committee member.

2. Communications.

Eight email newsletters (including one hand-delivered to every home in the Triangle) Have been sent to residents in the period since the last AGM on 17th April 2018.

In addition TRG has kept residents informed of other key events, including Dr Alan Wright's presentation in September 2018 on the Gypsies in Victorian and Edwardian England based on his recently published book *Their Day Has Passed*, the *Your Voice Matters* Public Meetings in October 2018 with Councillors and Elmbridge Officers, Advice on flooding at the junction of Queens Road and Hanger Hill, and the *Weybridge in Bloom* initiative spearheaded by Charu Sood.

3. Finances.

At the April 2018 AGM a £20 donation was made to TRG. This was put towards the charges for maintaining the website, the rest of which were picked up by Committee members, as were the costs of printing March 15th Newsletter.

4. 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 Thripp on 01932 855579 if you are interested.

TRG Committee/Communications

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-mailing list.

If you would like to comment on any of the above or raise any other issues with the Committee, please email us at trgweybridge@gmail.com.
The TRG Committee (Nick Thripp, Dave Arnold, Ferdi Fischer, Greg Popper and Alan Wright) Website: www.trgweybridge.com
