

# TRG AGM 2021

## Attachment 2.

### TRG Committee's Report 2020/2021 (from 4<sup>th</sup> March 2020 to 25<sup>th</sup> May 2021)

#### 1. Planning Applications

The Pandemic does not appear to have stemmed the flow of planning applications to redevelop sites both in the Triangle, and sufficiently close to have a significant impact (eg: Queens Road, South Road).

The use by developers of Prior Approval/Permitted Development has proved a particular problem as the grounds for objection are extremely restricted. Transport, including parking, is one basis on which these applications can be refused. Elmbridge, while recognising that the Triangle is an area of high parking stress, has not chosen to deploy this reason despite several applications proposing fewer than the one parking space to one apartment that should apply in such areas.

Should the Government's proposals to overhaul the Planning process be enacted, as is its current intention, in future we may well experience a significant reduction in the influence can have on developers' actions.

During this period, TRG has responded with detailed objections to 20 planning applications, including those for Prior Approval/Permitted Development. Of these 4 were granted and 11 refused at the Elmbridge level. 1 was decided by an Elmbridge Compromise (on extension of working hours) and 4 remain under consideration.

TRG's record is very good at opposing 'traditional' applications. All 4 that were granted used the Prior Approval/Permitted Development route, and were decided by Officers without recourse to the Planning Committee.

Of the 7 Appeals to the Planning Inspectorate to which TRG submitted detailed arguments for dismissal, 1 was granted and 6 dismissed.

The major sites still 'in play' are Clive House, where Elmbridge refused the application to add a floor comprising an additional 9 apartments, and the former Café Rouge site where the Inspector refused three appeals to extend the building and intensify its occupation.

We can expect renewed efforts by the developers on both sites.

The following are the lists of applications and appeals to which TRG has submitted detailed responses since the last AGM.

# TRG AGM 2021

## Applications

Application Reference	Location	Decision
2020/0265	85 Queens Road	Refused
2020/0473	85 Queens Road	Refused
2020/1288	85 Queens Road	Refused
2020/0088	Salisbury House	Refused
2020/1890	St Georges House Queens Road	Compromise solution to request for extension to working hours
2020/1007	91 Queens Road	Refused
2020/2173 – Prior Approval	Clive House	Refused
2020/2340	Clive House	Refused
2020/2174 -	Land to the North West of Campbell Cottage and No.1 Beacon Mews South Road	Refused
2020/2179	Land to the North West of Campbell Cottage and No.1 Beacon Mews South Road	Refused
2020/2438	Clive House	Refused
2020/3280 Permitted development	Clive House	Refused
2020/3256 Permitted development	Clive House	Granted
2020/3188	Land North West Of Campbell Cottage And 1 Beacon Mews South Road	Under consideration
2020/3190	Land North West Of Campbell Cottage And 1 Beacon Mews South Road	Under consideration
2020/3213	Land North West Of Campbell Cottage And 1 Beacon Mews South Road	Under consideration
2020/3289	85 Queens Road,	Under consideration
2021/0904 Prior Approval	Clive House	Granted
2021/0411 Prior Approval	Clive House	Granted

# TRG AGM 2021

2021/1133 Prior Approval	Clive House	Granted
--------------------------	-------------	---------

## Appeals

Application & Appeal References	Location	Decision
2019/0657 Appeal Reference APP/K3605/W/19/3240173	Wessex House - South Road	Allowed
2018/2252, Appeal reference APP/3605/W/19/3233523	Clive House	Dismissed
2019/2286 Appeal reference APP/K3605/W20/3248497	Clive House	Dismissed
2020/0265 Appeal reference: APP/K3605/W/20/3259759	85 Queens Road	Dismissed
2020/1288 Appeal reference APP/K3605/W/20/3259762	85 Queens Road	Dismissed
2020/0473 Appeal reference: APP/K3605/W/20/3259760	85 Queens Road	Dismissed
2020/2174- APP/K3605/W/20/3262414.	Land to the North West of Campbell Cottage and No.1 Beacon Mews, South Road	Dismissed

## 2. Government's Housing Targets

Elmbridge is required to provide 633 new dwellings per annum (some 9,500 over the fifteen-year period), which could well destroy the character of its towns and villages. This number would result in an intensification of development on an unparalleled scale and/ or see the release of Green Belt land for development.

As the Government's target figures are based on out-of-date projections, TRG has joined other Elmbridge Residents' Associations in an attempt to influence Councillors to resist these targets in favour of updated ones, which would yield a lower requirement.

## 3. Government's White Paper on Planning for the Future

Our concerns were shared personally with our MP, Ben Spencer. These centred on the severe diminution of the democratic voice if the Government's proposals were

# TRG AGM 2021

to be enacted. TRG then followed up with a letter itemising those concerns in greater detail. Some of TRG's input was reflected in Ben Spencer's response to the Government's consultation.

## 4. Local Plan

TRG has submitted detailed responses at all stages of Elmbridge's consultation over the development of a Local Plan. Owing to Covid19 constraints, the plan has yet to be finalised.

## 5. Parking

### 5.1 Triangle Parking Survey

TRG submitted the results of the Triangle Parking Survey to Tim Oliver, Leader of Surrey CC and a senior member of the Parking Department and followed this up with a videoconference meeting in October 2020.

The Triangle is seen to represent a complex problem in parking terms for the following reasons:

- If it isn't viewed holistically, actions taken in one part may have repercussions in others.
- There is a requirement to meet to needs of the businesses within the Triangle as well as those of residents.
- Businesses close to the Triangle (e.g in Queens Road) often depend on parking availability in the Triangle both for their customers and staff.

As a result of this constructive meeting, the Committee accepted Surrey's suggestion that the issue of parking in the Triangle be included in a broader, consultant-led study of parking in Weybridge commissioned to support the WeyBetterWeybridge project which is seeking to create a community hub at the heart of the town.

The timing of the study will depend on approvals relating to the WeyBetterWeybridge project itself.

### 5.2 Car Park at the Cricket Green

TRG submitted residents' views to Cllr Harman, who is acting as Elmbridge's focal point.

Subsequently, an issue relating to the legal status of the Cricket Green was identified which could only be resolved by application to the Secretary of State. Elmbridge is still awaiting the response to that application.

Once obtained, it is likely that Elmbridge will impose some limitations on the length of time that cars can remain in the car park. Details have not yet been clarified.

# TRG AGM 2021

## 6. Newsletters

16 newsletters have been published since the last AGM on 3<sup>rd</sup> March 2020.

## 7. 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 £20, which is held on our behalf by Ferdi Fischer.

Residents wishing to make a donation may do so via any Committee member.

NJT 25<sup>th</sup> May 2021