



Newsletter No.56 – 25th June 2021

1. Traffic in the Triangle

At a very constructive meeting between the Leader of Surrey CC, senior members of the County Highways Authority and TRG representatives on 17th June 2021, the following were addressed:

1.1 Making what has been implemented work better

Signage

Reposition signs at entry junctions to make them more conspicuous, especially on the Hanger Hill side. The height of sign is prescribed to provide sufficient headroom. It may appear excessive because three signs have to be attached to one pole.

Additional 20mph repeaters and road markings will be implemented to reinforce the message for drivers entering the Triangle.

Monitoring traffic speeds and volumes.

Post-scheme surveys will be undertaken to measure speeds/volumes and indicate the impact of the scheme. These are likely to be after the school summer holidays to provide best representation of 'normal' traffic conditions, and also to allow for the scheme to have settled in post the removal of all Covid19 restrictions.

Signs advising drivers what speed they are doing

The SCC view is that these are unlikely to have significant impact on behaviour of regular users. It is worth noting that the line of sight required would limit the potential locations for any such VAS.

Temporary 20mph signs, e.g. advising of a new speed limit

SCC says these could be progressed if necessary. However they would be temporary whereas additional repeaters will be permanent so SCC suggests awaiting the outcome of the post-scheme surveys before deciding on these temporary signs.

1.2 Potential future works

Pine Grove blind bend

TRG reported that potentially dangerous conflict is occurring between through-traffic.

Additional traffic calming, e.g. tables, was discussed as a possible remedy. In SCC's view there are limited locations where such calming could be deployed in Pine Grove due to junctions and private driveways. They would probably lead to lower speeds but may raise concerns from residents due to noise/vibration. They would not prevent through-traffic (many modern cars are largely uninhibited by traffic calming). They would not remove conflict at the Pine Grove bend, but could reduce approach speeds. They are very expensive, circa £25k per table, £40k for a junction table.

Pedestrian Refuge Islands

Pedestrian refuge islands in the wide bellmouths of York Road and Princes Road and Princes Road and Queens Road would provide greater safety for pedestrians and assist in controlling traffic speed at those junctions. The SCC view is that these could be investigated individually or as part of a wider scheme.

Closure of Princes Road and Pine Grove/modal filters

One idea which originated with SCC in a meeting some couple of years ago was the closure of Princes Road at a point to the east of York Road and of Pine Grove at a point between Dresden Way and Daneswood Close.

At the time the Committee did not pursue the idea because it had the potential disadvantage for residents of closing off of some available access routes, and would require a high level of consultation.

On reflection, the Committee considers that it may be worth exploring further as this solution would solve most traffic problems, is relatively inexpensive and could be implemented relatively quickly on a trial basis. In addition, it is encouraged that feedback from residents of Baker Street is largely in favour of a similar closure which has now been implemented there following a trial:

<https://mycouncil.surreycc.gov.uk/ieListDocuments.aspx?CId=156&MIId=7640&Ver=4> (Elmbridge Local Committee, March 2021; Item 8/21)

Such a scheme, if implemented, would prevent motor vehicles passing through the Triangle, thereby creating a low traffic neighbourhood which would be much safer for pedestrians, cyclists and domestic pets.

1.3 Parking

With the Landmark building still only half occupied, approvals for intensive development of the existing 2 storeys of Clive House granted, a further application or appeal expected in respect of a 3rd storey, applications outstanding in respect of the old Café Rouge site (85 Queens Road) and a request by residents for York Road North to become a CPZ, pressures on parking in the Triangle will only increase.

Once the findings of the Atkins study, which has been commissioned by SCC to investigate options for traffic calming and parking in Weybridge, are available TRG will discuss its findings and possible next steps with the Leader of SCC and the Parking Department.

2. Market & Entertainment at Monument Green: Saturday, 26th June 2021

The Market & Entertainment at Monument Green will take place as scheduled on 26th June, with market stalls, live acts and DJ music from Brooklands Radio.

[Ruth Langsford](#) will be on hand for the official opening of the festivities and shopping. All activity in this area will be socially distanced and resourced in accordance with current regulations.

All the details are at www.allaboutweybridge.co.uk/weybridge-market

3. 85 Queens Road Weybridge Surrey KT13 9UQ [2021/1552](#)

The developer has sought confirmation from the Planning Department that specific planning permission is not required to convert the first floor accommodation above the existing shop into 2 flats.

While the matter will most likely be subject to a technical/legal discussion between Elmbridge and the applicant, residents can express their own views or object by email tplan@elmbridge.gov.uk, remembering to include the application details and number and their own name and address, or via the EBC portal at [2021/1552](#)

4. Clive House, 12-18 Queens Road Weybridge Surrey KT12 9XE [2021/1133](#)

The developers had sought approval to convert the basement of Clive House into 3 flats. (Application [2020/3280](#))

This was refused. They subsequently were granted approval to convert part of the basement into 2 flats. This was granted. (Application [2021/0411](#))

They then sought prior approval for one further flat in the basement. This was granted. They have therefore achieved what they set out to do with their original refused application!

5. 85 Queens Road, Weybridge, Surrey, KT13 9UQ – Application [2020/3289](#)

The application for a roof extension creating a fourth floor on top of the former Café Rouge building, incorporating a roof ridge height of 2.4m to create a 2-bedroom 3-person apartment with a front balcony is still under consideration. This is a variant on the already refused application (2020/0473).

**6. Land North West Of Campbell Cottage And 1 Beacon Mews
South Road Weybridge Surrey KT13 9DX (Applications
[2020/3188](#) [2020/3190](#) and [2020/3213](#))**

Amendments have been received for all 3 applications for what used to be Café Rouge's rear car park. The closing date for objections has been extended to 6th July 2021. The applications are as follows:

[2020/3188](#) Outline application for a detached two-storey building to provide offices for use by the visually impaired (19 objections to date)

[2020/3190](#) Outline application for a detached two-storey building to display works of art (not for sale) (18 objections to date)

[2020/3213](#) Outline application for a detached two-storey building to provide 4 flats (21 objections to date)

The amendments are to the elevations of all three applications. In addition, in application [2020/3213](#), eligibility of the four proposed apartments to membership of a car club is proposed (though this would be shared with 33 other apartments in total from St Martins Court, 37 Queens Road, St James Court, York Road, and Monument View, 99 Baker St.)

No off-street parking is proposed in any of these three applications. If any were to be approved, the parking burden would fall on already saturated local roads, principally Princes Road, York Road and Oatlands Avenue.

Having consulted the amended plans, residents who objected to the original applications may wish to confirm to Elmbridge that as the changes are marginal, their original objection stands.

They can do this 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 [2020/3188](#), [2020/3190](#) and [2020/3213](#).

7. 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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