



Newsletter No.37 - 15th March 2020

Dear Resident,

1. The Cricket Green, Princes Road: Proposed Changes to Car Park

The car park on the green is owned by Elmbridge Borough Council. It is intended for users of the green or of Weybridge Cricket Club.

The Committee has received the following advice and request from Cllr Peter Harman. He has also sought views from Weybridge Cricket Club:

'As a Council we are looking at reviewing the use of this car park. It is clear from my observations it is clearly not used for the intended purpose. In the past 3 weeks there have been 6 untaxed vehicles and numerous vehicles parked for the whole day.

This is clearly an unsatisfactory situation and needs to be addressed. We accept that parking is at a premium in the surrounding roads but misuse of this facility is unfair to bona fide users. No decisions have been made which is why I would like to hear views from local residents and the users of the green and Cricket Club.

There are a couple of options open including a limited maximum stay and Pay and Display Mon to Fri daytime. We are open to any suggestions and look forward to your response.'

Please advise us soonest of your views on the options suggested by EBC and any other ideas you have regarding this carpark via trgweybridge@gmail.com

2. Two Planning applications for Queens Road, Weybridge KT13 9UQ

Please note that there are now two planning applications in respect of 85 Queens Road, Weybridge (Formerly Café Rouge).

These 2 applications should be linked but aren't. This may be an attempt by the developer to game the system and confuse objectors.
Thank you to all those Triangle residents who have already submitted their views to EBC on both.

Application 2020/0265 had a closing date for comments of 13th March 2020 though, after that date, the number of objections and their contents will still be communicated to the Planning Committee and may influence its thinking, so it's still worth submitting your views.

Application 2020/0473 has a closing date of 3rd April 2020.

If both are approved, there could be **six apartments with no off street parking** whose occupants will, no doubt, attempt to squeeze their vehicles into the **already saturated nearby roads**.

This site is in a **local centre** not a town centre as the developer tries to make out. The distinction is important because in a local centre suffering from high parking stress, such as Queens Road and environs, each apartment should have a minimum of one-off street parking space.

If you take exception to developers trying to get away with this without making **any** parking provision in this area of high parking stress, please object.

If you do object, please note that you must object to both separately!

It only takes 5 minutes using the EBC portal and not much longer if you send an email.

The two applications are as follows:

Planning Application 2020/0265 - 85 Queens Road, Weybridge, Surrey, KT13 9UQ

This application seeks a partial change in the ground floor and first and second floors to provide 5 flats, a single storey rear extension, amended bin and cycle stores and rear pedestrian access from South Road with a 1.8m high fence and gate.

TRG's principal concerns are:

1. No off-street parking is proposed. The applicant fails to address adequately the additional pressures that would be imposed on an area already subject to acute and increasing traffic and parking stress to the detriment of residents.
2. Serious safety concerns about design and access

This application should therefore be rejected as contrary to policies DM2, 3, 5, 7 and 8 of the Management Development Plan 2015.

Planning Application 2020/0473 - 85 Queens Road, Weybridge, Surrey, KT13 9UQ

This application seeks approval for a mansard roof extension with dormer windows and a front balcony creating a 2-bedroom 3-person apartment.

TRG's principal concerns are:

1. Mass, height and siting in relation to the other properties in the Queens Road local centre would result in a detrimental impact upon the street scene and character of the area
2. Serious design and access safety concerns
3. Fails to address adequately the parking requirements in an area already subject to acute and increasing on-street parking stress to the detriment of residents.

It should therefore be rejected as contrary to policies DM 2, 3, 5, 7 and 8 of the Management Development Plan 2015.

You can object by email to tplan@elmbridge.gov.uk , remembering to include the application details and number and your own name and address or via the EBC portal at <https://www.elmbridge.gov.uk/planning/comment-on-a-planning-application/>

3. **Clive House Appeal (In respect of planning application 2018/2252, appeal reference APP/3605/W/19/3233523)**

Previously scheduled for Tuesday, 24 March 2020, this informal hearing has now been *postponed* indefinitely. We understand that the developer has also appealed against EBC's refusal of another very similar but subsequent application (2019/2286), and that the two appeals may be heard together.

4. **Planning Application 2020/0088 - Salisbury House, 20 Queens Rd, Weybridge, KT13 9XEF: Change in use from offices (B1) to a health clinic (D1) with ancillary offices.**

This application was refused. The reason given, for ease of reference was:

The proposed change of use would result in the loss of B1 office space. It has not been demonstrated the Council's satisfaction that there is an identified need for the proposed use which would outweigh the harm caused by the loss of B1 office space, and it has further not been demonstrated to the Council's satisfaction that the site has been marketed unsuccessfully for an appropriate period of time to justify the loss of employment use. The proposal would therefore be contrary policy DM9 and DM11 of the Elmbridge Development Management Plan 2015, Policy CS23 of the Elmbridge Core Strategy 2011 and the National Planning Policy Framework 2019.

It seems extraordinary and unsatisfactory to TRG that the decision did not refer to DM7. Nor does the Officer's Report deal with the question of parking stress other than in the most oblique manner: *'The proposed change of use is not*

considered to adversely harm the amenities of neighbouring properties due to the nature of the intended use and future operating hours. The proposal therefore complies with Policy DM2.' (paragraph 18 of the officer's report).

We are therefore in a situation in which the developer paid scant attention to and offered no data on parking issues in an area of high parking stress (despite TRG's early request to him to provide data), and the officer also did not regard it as a relevant consideration. In our view, unless officers take account of parking stress and unless Councillors have the courage to challenge officers and explicitly use and cite DM7 in refusing applications, developers will continue to brush the problem aside and the parking issues in the Triangle and in nearby areas will only worsen.

TRG believes that when inadequate parking provision is proposed in the Triangle or nearby areas of saturated parking, DM7 should be included explicitly among the reasons for refusal. We maintain that it is only by doing this that the culture amongst developers and officers that parking provision in applications doesn't matter will change.

It has been argued that the inclusion of DM7 might weaken our defence in the case of an appeal because no reduction is proposed to the current number of parking spaces on the site. TRG believes that this view is one-sided as it only looks at the supply side of the supply/demand equation. To assess whether there's a problem, you have to look at the demand side too.

We have made this point to the ward councillors and will continue to press the issue when objecting to future applications.

5. TRG Committee & Communications

The existing committee, with the exception of Brian Cuell who did not offer himself for re-election, were re-elected unanimously at the TRG AGM on 3rd March 2020.

Any other 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-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

