



## Triangle Residents' Group

Committee's Report for AGM 16<sup>th</sup> May 2017

### **1. Overview.**

During the last year we have been very active in working with ward Councillors, the Surrey County Councillor for Elmbridge and the SCC Local Committee to progress the Proposed Strategic Priorities which were endorsed by the inaugural TRG AGM in May 2016, and are awaiting firm outcomes on the proposals made.

We have also endeavoured to influence the developers of major sites, whose development would have a significant impact on The Triangle

Details of the foregoing appear below.

### **2. Proposed Strategic Priorities.**

#### **2.1 20mph Zone and Restrictions on HGVs**

With the help of some very energetic residents, a petition supported by 430 signatures was collected and presented to SCC Local Committee on 27<sup>th</sup> February 2017 seeking the following:

- The introduction of a properly signposted 20mph limit and of restrictions on HGVs throughout the Triangle as an essential first step towards creating a 20mph Zone.
- The implementation of other traffic calming measures to make a 20mph limit effective and self-enforcing. This will require a systematic assessment of the most effective measures needed in this local context.

A response from SCC is awaited.

In addition, the TRG Committee has developed and communicated to residents for discussion and feedback a range of steps that might ultimately be needed to make self-enforcement effective, including where necessary the narrowing of and/or introduction of pedestrian refuges, redesigning junctions and introducing chicanes or other forms of deflections to slow traffic.

## **2.2 Blind Bend in Pine Grove.**

Following extended discussions with Councillor Ramon Gray, £5k has been allocated to study of the blind bend problem in Pine Grove. The Committee continues to press for its early completion so that its conclusions can be included in an overall traffic management plan which will contribute towards ensuring a holistic solution to the traffic problems across the Triangle.

We await advice as to what form the study will take and how it will be conducted.

Meanwhile, in case it is asked what its preferred solution would be, the Committee has considered a wide range of options for addressing the problem and has communicated these to residents, along with the Committee's recommended option, for feedback.

## **2.3 Discussions with prospective County Councillor candidates.**

The TRG Committee has met, separately, with rival County Council candidates Tim Oliver and Vicki MacLeod to:

- Acquaint them with The Triangle and the challenges residents face.
- Outline TRG's initiatives.
- Seek their support for our initiatives

Discussions with both have been constructive, and both have assured us of their support if elected.

## **2.4 Manby Lodge Poster Campaign- 'Pester Power.'**

Local children's help in the effort to address long-standing local traffic and parking problems was enlisted when TRG Committee Member, Bernadette Keane approached Manby Lodge School, to ask its youngsters to create posters urging drivers to be considerate when driving and parking.

Not only would the posters raise the consciousness of passers-by about these issues, hopefully the children's heightened awareness of them would also be transmitted to the adults who drive them around.

In July, accompanied by the Surrey Advertiser, who photographed and wrote up the event, members of the TRG committee, teachers from Manby Lodge and a crocodile of children affixed the posters along Pine Grove and Princes Road in prominent positions at houses where residents had volunteered to take them. Our thanks go to those obliging residents.

## **2.5 Surrey County Council Parking Review.**

Despite disappointment that the three year parking strategic parking review turned out to be anything but strategic, in July the TRG Committee submitted its response to Surrey County

Council's Parking Proposals affecting The Triangle. The main thrust was to try to remove proposed DYLS in a section of Pine Grove which would be likely to increase road speeds, and therefore the risk of accidents involving vehicles entering the blind bend.

### **3. Major developments affecting the Triangle.**

#### **3.1 Former Trident Honda Site, 30 Queens Road, Weybridge, KT13 9UZ**

Despite representations from TRG and local residents, the Inspector found in favour of Cleanslate Ltd and permitted the application for 46 apartments and 2 retail units to proceed.

The Committee was disappointed both with the outcome and the process, in the latter case because the Inspector did not appear to take into account TRG's and residents' arguments.

Subsequently TRG lobbied both elected members and planning officers in an attempt to ensure disruption to residents is kept to a minimum during demolition and construction phases.

#### **3.2 Clive House, 12 Queens Road, Weybridge, KT13 9XE**

TRG Committee members met with Pegasus Life in December 2016 and shared its concerns about the proposed development which would entail demolition of the existing building and the construction of a four storey building comprising 30 2-bedroom apartments (with 30 parking spaces) for sale to people where one of the couple is 60 or over.

Following the formal lodging of the application (2016/4126), the TRG Committee objected to the development and encouraged residents who had concerns to express them. 80 representations were made

Pegasus Life made minor, cosmetic changes to their plans and views were again sought by Elmbridge Borough Council. As nothing significant had changed, TRG has submitted a further objection and is encouraging residents to follow suit.

The application is likely to be heard by the Planning Sub Committee in late May or early June.

#### **3.3 St George's House, 24 Queens Road, Weybridge.**

On 18<sup>th</sup> April 2017, TRG Committee members met representatives from McCarthy and Stone's architects, The Planning Bureau, who outlined plans for the demolition of the existing building and its replacement by a 4 story flat topped building comprising 43 apartments designed for assisted care (ie with care staff permanently on site). The building line would remain as it is, but there would be a significant extension at the rear. There would be 34 parking spaces for residents and staff.

TRG Committee members advised the developer's representatives of its serious concerns concerning mass and height, its character, and the way in which it would overlook intrusively on neighbouring properties. In addition, concern was registered at the proliferation of accommodation for the elderly on Queens Road, thereby changing its buzzy, village-like character as well as its physical appearance.

Submission of the formal application by the developer is awaited.

### **3.4 Wessex House, South Road, Weybridge, KT13 9DZ (Planning Application 2016/3250)**

TRG submitted an objection on grounds of over-development and absence of any parking provision to the outline application for a detached two-storey building with rooms in the roof space comprising eight flats following demolition of an existing three bedroom house in South Road. The application was rejected.

## **4. Communications.**

Thanks to Bernadette Keane, a website was established and has been kept up to date.

Nine newsletters, to date, have been circulated by email to residents.

## **5. Finances.**

Following the last, AGM a £5 donation was made to TRG. This was put towards printing costs, the rest of which were picked up by Committee members, as were the costs of establishing and maintaining the website.

## **6. The Committee.**

The following Committee Members have agreed to stand for re-election: Dave Arnold, Lorraine Barnett, Ferdi Fischer, Alan Wright, Nick Thripp.

Bernadette Keane and Dave Chiu will stand down from the Committee. Bernadette has volunteered to continue to maintain the website and distribute our emails, Dave has offered to continue to help on an ad hoc basis. Our thanks go to Bernadette and Dave for their contributions to the TRG Committee since its creation.