



Newsletter No.53 – 24<sup>th</sup> March 2021

Dear Resident,

1. **2020/2438– Clive House, 12-18 Queens Road, Weybridge, KT13 9XE (Additional storey comprising 9 apartments, with 7 off-street car parking spaces)**

This application will be decided by the South Area Planning Committee on 31<sup>st</sup> March 2021.

To date, 84 objections have been registered, including those from TRG and the Weybridge Society.

This is a key site in Queens Road which sets the tone for the surrounding area and has a potential impact on the adjacent locally-listed building, Salisbury House. As residents will recall, numerous previous applications have been refused both by Elmbridge and, on appeal, by the Planning Inspectorate.

This application shares many of the characteristics deemed unacceptable in previous applications, and should, logically, be refused.

However, we are aware that many residents have been unnerved by the granting of prior approval for the two existing storeys of this building, cramming in 39 tiny 30m<sup>2</sup> apartments (see application [2020/3256](#).)

In order to demonstrate to the South Area Planning Committee the importance in which this site is held by the community, and remind them why this application should not be permitted, residents may want to email or telephone Councillors Peter Harman

[PHarman@elmbridge.gov.uk](mailto:PHarman@elmbridge.gov.uk) ( Mob: 07719 503122) and Charu Sood, [CSood@elmbridge.gov.uk](mailto:CSood@elmbridge.gov.uk), (Mob: 07964 166345).

both of whom are members of the South Area Planning Committee, to express their concerns.

In TRG's view, this application remains unacceptable on grounds of mass, height, density, intrusion on the privacy of neighbouring properties, and parking and traffic implications. It would be detrimental to the local character and appearance of the area and to the amenity of local residents. It would fail to meet the requirements of DM2, DM7, DM10 and DM12 of the Development Management Plan 2015.

TRG has lodged with EBC officials a request for Dr Alan Wright to speak against this application on behalf of residents at the South Area Planning Committee meeting.

If you have not objected and wish to do so, you can still email [tplan@elmbridge.gov.uk](mailto:tplan@elmbridge.gov.uk), remembering to include the application details and number and your own name and address, or via the EBC portal at [2020/2438](#)

Residents can view the South Area Planning Committee's proceedings on 31<sup>st</sup> March 2021 on via Elmbridge's webcast portal: <https://elmbridge.public-i.tv/core/portal/home>

**2. 2-18 Clive House Queens Road Weybridge Surrey KT12 9XE**  
[2021/0904](#)

Prior Approval is sought by the Pegasus Group for a change of use to allow 29 apartments in the existing 2 floors.

These would be made up of:

Studios (30m <sup>2</sup> )	8
1-bed apartments(32-34m <sup>2</sup> )	3
2 bed apartments (from 43m <sup>2</sup> )	18

*In its submission, Pegasus says that 'Whilst the ground and first floors benefit from Prior Approval for 39 units ( application [2020/3256](#) )the proposed mix subject of this application is the preferred arrangement of this building.'*

26 car parking spaces are proposed for the 29 apartments with no provision for visitors.

TRG will be objecting to this application.

The application is currently 'under consideration' by Elmbridge. Residents can still object by email [tplan@elmbridge.gov.uk](mailto:tplan@elmbridge.gov.uk), remembering to include the application details and number and your own name and address, or via the EBC portal at [2021/0904](#)

**3. 12-18 Clive House Queens Road Weybridge Surrey KT12 9XE**  
**[2021/0411](#)**

Prior Approval is sought for a change of use in the basement of Clive House to allow 2 self-contained dwellings.

No additional provision is made for off street parking

So far 6 objections have been lodged.

TRG will be objecting to this application.

The application is currently 'under consideration' by Elmbridge. Residents can still object by email [tplan@elmbridge.gov.uk](mailto:tplan@elmbridge.gov.uk), remembering to include the application details and number and your own name and address, or via the EBC portal at [2021/0411](#)

**4. 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.

Our thanks to the 35 residents who, in addition to TRG and the Weybridge Society, objected to this application.

While it is still under consideration, residents can continue to submit their views. They can do this by email to [tplan@elmbridge.gov.uk](mailto:tplan@elmbridge.gov.uk), remembering to include the application details and number and your own name and address, or via the EBC portal at [2020/3289](#)

5. **85 Queens Road Weybridge Surrey KT13 9UQ - Application**  
**[2020/3366](#)**

This application to sub-divide the existing flat to create two flats, bin and cycle stores, entrance gate and fencing to a height of 1.8m, pedestrian access and alterations to fenestration following removal of existing external staircase, **was refused** for the reasons set out below:

*In the absence of a completed legal agreement, the proposed development fails to secure the necessary affordable housing contribution and Strategic Access Management and Monitoring contribution in relation to mitigation towards impacts upon the Thames Basin Heath Special Protection Area, contrary to the requirements of Policies CS13 and CS21 of the Elmbridge Core Strategy 2011 and the Development Contributions SPD 2020.*

6. **[2021/0008](#) 85 Queens Road Weybridge Surrey KT13 9UQ**

Permission was **granted** on 5<sup>th</sup> March 2021 for the application for a single-storey rear extension for Use Class E (c) (ii) Professional Services (62.8m<sup>2</sup>) with rear access gate, following demolition of existing rear projection.

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

Applications for what used to be Café Rouge's rear car park are still under consideration:

**[2020/3188](#)** Outline application for a detached two-storey building to provide offices for use by the visually impaired (16 objections to date)

**[2020/3190](#)** Outline application for a detached two-storey building to display works of art (not for sale) (16 objections to date)

**[2020/3213](#)** Outline application for a detached two-storey building to provide 4 flats (18 objections to date)

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

TRG has objected to all three applications. More objections are required in order to demonstrate residents' concerns to the Planning Committee

Residents can still object by email to [tplan@elmbridge.gov.uk](mailto: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](#)

Residents can formulate one response but would need to submit it against each separate application to ensure that it is considered in respect of all of them.

#### **8. TRG Committee & Communications**

Triangle residents who would like to join the Committee or participate in TRG activities should email [trgweybridge@gmail.com](mailto: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](mailto: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)

[trgweybridge@gmail.com](mailto:trgweybridge@gmail.com) Website: [www.trgweybridge.com](http://www.trgweybridge.com)

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