



Newsletter No.46 – 23th October 2020

Dear Resident,

1. 2020/2340 – Clive House, 12-18 Queens Road, Weybridge, KT13 9XE

We alerted residents to this application in Newsletter 45, saying that TRG had made representations to Elmbridge Planning Department and local councillors that this application for an additional floor to be built on top of the existing building should not be accepted by Elmbridge for consideration as it does not constitute permitted development as set out in the Government's orders.

These state that, in order to qualify for this category, the existing building must be three storeys above the ground. Clive House is only two. The developer has filled in the necessary documentation in a misleading way, claiming that it is three storeys above the ground. This should have been picked up by Elmbridge when it was lodged, but wasn't.

Despite our pointing this out, we have received no indication that Elmbridge has heeded our views and it would appear that the application will go ahead.

To date, there are only 17 objections, including those from TRG and the Weybridge Society, with the risk that the conclusion will drawn that there is little opposition locally.

It is essential, therefore, that residents express their views.

In addition to the foregoing issue, this application is also inconsistent with the Government's latest requirements regarding national space standards for new homes, announced on 30th September 2020, which specify a minimum of 37m² of floor space for a new one bed flat with a shower room and 39m² for one with a bathroom.

This application seeks to create 20 flats of 30m² each, well short of the minimum standards. 10 off-street parking spaces would be provided, half the ratio specified by Elmbridge for a local centre.

Nor is the relationship between applications 2020/2340 and 2020/2173, which proposes 44 apartments of 30m² within the existing two floors of Clive House, clear. These two applications have been submitted by Silverline Architects on behalf of, apparently, two separate companies.

TRG's advice to Elmbridge contends that both applications must be considered together to clarify the situation and to enable Councillors, officials, and residents to consider the full implications.

The closing date is 30th October 2020.

Residents 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 [2020/2340](#)

2. Clive House: Clive House, 12-18 Queens Road, Weybridge, KT13 9XF (2020/2173) – Prior Approval Schedule 2, Part 3 Class). Change of use from Offices (B1a) to Residential (C3)

This proposal is for a development of 44 flats, each of 30m² with only 22 off-street parking spaces.

The only dimension given is that each flat will be 30m². This falls well short of the national standard for one-bedroom apartments which begin at 37m² of floor space for a new one bed flat with a shower room and 39m² for one with a bathroom.

34 objections to this application have been lodged, including ones from TRG and the Weybridge Society.

Residents can still object to this application (though as soon as possible) 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 [2020/2173](#)

- 3. 2020/2174 - Land to the North West of Campbell Cottage and No.1 Beacon Mews South Road Weybridge Surrey KT13 9DZ**
- 4. 2020/2179 - Land to the North West of Campbell Cottage and No.1 Beacon Mews South Road Weybridge Surrey KT13 9DZ**

These two very similar applications are under consideration by the Planning Officer.

Elmbridge has received rebuttal letters from Halo of objections lodged for these 2 applications:

<http://edocs.elmbridge.gov.uk/IAM/IAMCache/3726275/3726275.pdf>

<http://edocs.elmbridge.gov.uk/IAM/IAMCache/3726271/3726271.pdf>

These simply repeat assertions made in the original submission without any supporting evidence or argument that stands up to proper scrutiny. TRG has responded to Elmbridge along these lines.

5. Government's White Paper on Planning for the Future

TRG was invited to submit its views on this White Paper to our MP, Dr Ben Spencer. Our response is attached at https://23b75bdf-6b8e-4326-9a43-07aea7c67393.filesusr.com/ugd/5f3cf7_f6107454cd51421bb51b94abd4d10de5.pdf

Residents can submit their own views direct to the Government, using this link:<https://www.smartsurvey.co.uk/s/MHCLG-Planning-for-the-Future/> or by email to:planningforthefuture@communities.gov.uk

6. 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-mailing list.

The TRG Committee (Nick Thripp, Dave Arnold, Ferdi Fischer, Greg Popper and Alan Wright)

trgweybridge@gmail.com Website: www.trgweybridge.com
