



Newsletter No.44 – 17th September 2020

Dear Resident,

1. 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 is an application for prior approval for change of use, rather than a full planning application.

While the details of the full application may differ substantially from those contained in this change of use application, the ambitions and assumptions revealed by it are of considerable concern.

Though little specific detail is provided, this latest proposal offers a development of 44 flats with only 22 off-street parking spaces. In the application it is stated that “the area has existing parking places”. This betrays an assumption that there will in fact be additional on-street parking generated by the development.

The proposed density would constitute gross overdevelopment, creating unsustainable and non-viable living units. The applicant’s aim apparently is to contain the development within the current footprint of 1661m². The only dimension given is that each flat will be 30m². This falls well short of the national standard for one-bedroom apartments. No provision is made on the plans for outside amenity space and if the standard for toilet/washing and storage space is followed the apartments will provide

very confined living space. EBC should not give a green light to development that creates the tenements of the future.

TRG is very concerned that if an application along these lines is approved, residents would find it difficult to argue against a detailed application based on what has been approved under 2020/2173.

Nor can we rely on the fact the accommodation does not meet national standards. It is our understanding that Inspectors have accepted floor areas that fall short of these and this has been upheld by the Courts.

TRG has submitted an objection to this application and encourages residents to do so too.

Residents can object to this application 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](#)

No closing date has been posted on the EBC website. Objections should be made as soon as possible.

2. 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
