



Newsletter No.50 – 21st December 2020

Dear Resident,

Seasonal Greetings and best wishes for a happy and healthy New Year from the TRG Committee to all residents!

Unfortunately, developers often choose this time of the year to submit applications when they know residents will be distracted.

Some important applications have been lodged and it is important that if residents hold strong views on them, as we believe is the case, they express them before the various deadlines, some of which are imminent.

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

Thanks to the 10 residents who have objected to this application, [2020/2438](#), which, as you will recall proposes a new 3rd storey of 9 apartments (reduced from 20 in the previous application). All of these appear to conform to space standard requirements.

If we are to demonstrate to our elected representatives and EBC officers that appropriate development of this site is important to us, it is essential that more residents express their views.

Grounds for objecting to this proposal include concerns that its mass, height, density, overlooking and parking and traffic implications would be detrimental to the local character and appearance of the area and to the amenity of local residents.

This application fails to meet the requirements of DM2, DM7, DM10 and DM12 of the Development Management Plan 2015.

In addition, it is concerning that this application lacks any detail as to its fit with the potential development of the lower floors (Applications [2020/3280](#) and [2020/3256](#).) – see items 2 and 3 below. If the applicants were also to secure permission to convert the lower floors, the building would accommodate 48-51, the vast majority below national space standards and well in excess of previous applications rejected over the last four years.

The closing date is 1st January 2021.

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 [2020/2438](#)

**2. [2020/3280](#) Clive House, 12-18 Queens Road, Weybridge, KT13 9XE
(Conversion of the existing two storeys of Clive House into 39
apartments, each of 30m²)**

Thanks to the 5 residents who have objected to the application to cram 42 pokey apartments (each of 30m²), including three in a poorly lit basement area, into the existing building.

This proposal, falling well short of national space standards, would frustrate the clear intent of Government and the policy of Elmbridge Borough Council to ensure that future development accords with those standards.

By reason of the density, sub-standard provision, and the parking and traffic implications, these applications would be detrimental to the local character of the area and to the amenity of local residents. The applicant has also failed to demonstrate that the basement proposals would provide for adequate natural light in all habitable rooms.

DM7 of the EBC Development Management Plan is quite clear that where on-street parking stress is a particular problem “the Council will require

one parking space per residential unit for new development in order to ensure that the existing pressure on nearby roads is not exacerbated". The 0.5 spaces per dwelling allowed for in these plans falls well short of the one space per one-bedroom flat standard set out in DM7. The applications as they stand would fail to meet the requirements of DM2, DM7 and DM10 of the Development Management Plan 2015 and should be rejected by officials or submitted for consideration by the Planning Committee alongside [2020/2438](#).

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 [2020/3280](#)

As the developer is seeking to use the Permitted Development route, there is no closing date for objections. These should be submitted without delay.

3. [2020/3256](#)- Clive House, 12-18 Queens Road, Weybridge, KT13 9XE (Conversion of the existing two storeys of Clive House into 39 apartments, each of 30m²)

Comments in respect of Application [2020/3280](#) (which has been objected to by 6 residents) apply here, the only difference being that no apartments in the basement are proposed in this application. 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 [2020/3256](#)

As the developer is seeking to use the Permitted Development route, there is no closing date for objections. These should be submitted without delay.

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

Following previous refusals of planning applications by EBC on grounds of lack of off-street parking provision, three new applications have been lodged in respect of this site:

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

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

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

The scattergun approach would suggest the developer will use any pretext to build on this site, presumably with the intention, in the case of the first two, of subsequently seeking change of use to residential.

What is most notable about all three applications is:

- The continuing lack of off-street parking provision in each of the proposals. Even in the case of offices for the visually impaired some parking provision would be required, both because not everyone who works in offices in this area of activity suffers from the affliction and those who do may need picking up.
- The slipshod supporting documents which indicate disrespect both for the planning process and for local residents.

If any of these applications were to be approved, the parking burden would fall on local roads, principally Princes Road, York Road and Oatlands Avenue.

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 [2020/3188](#) [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.

The closing date for submissions for all 3 applications is 15th January, 2021.

5. 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
