



Newsletter No.45 – 9th October 2020

Dear Resident,

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

Further to application 2020/2173, which we alerted residents to in Newsletter 44, a further application has been lodged with Elmbridge to build an additional residential storey on top of the Clive House offices. TRG has made representations that this application should not even be accepted by Elmbridge for consideration as it does not constitute permitted development as set out in the Town and Country (General Permitted Development) (Amendment) (England) Order 2015.

Application 2020/2340 seeks prior approval under the terms of Schedule 2, Part 20, Class AA of the 2015 Order (as amended) made on 21 July 2020 which came into effect on 31 August.

That Order states explicitly that development is not permitted by Class AA if it is "*a) above ground level, the building is less than three storeys in height*". Clive House is a two-storey building.

It would also be 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.

Nor is the relationship between applications 2020/2340 and 2020/2173 clear. These two applications have been submitted by Silverline Architects on behalf of, apparently, two separate companies. The relationship between the two companies and their applications is not clear. This raises questions of how the proposals will operate in practice. Are they alternative proposals or put forward in the hope that both will be approved, raising the prospect of a 64 sub-standard dwellings? TRG contends that both applications must be considered together to clarify the situation and to enable Councillors, officials, and residents to consider the full implications.

We do not, at this stage, know whether this application will be disqualified by Elmbridge. As a precaution, TRG will object and would encourage residents to make their views known too. It is important that Councillors understand how strongly residents feel about proposed developments of this nature.

If the application is allowed to stand, 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.

TRG, along with over 20 residents, 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.

- 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 applications are very similar. The only real difference is cosmetic and relates to the external appearance of the unit (there is a small window on the façade on one and not the other and one is finished in brick and the other partially covered in render).

Running two near-identical applications alongside each other is not an unusual tactic employed by developers and known as *twin-tracking*. It allows an appeal to be lodged for non-determination more quickly, if the Council is minded to refuse the scheme. It also splits the opposition.

TRG has requested Elmbridge that the two be considered together. Elmbridge has confirmed they will but has warned that: *'applications are dealt with on their own merits and any representation must be made on each application.'*

It is therefore necessary to express views on **both** separately

Both outline applications are to erect a two-storey building to provide Offices (B1 206m²) with bin and cycle stores on an area of hard standing previously used as a rear car park for Café Rouge 85 Queens Road.

No provision is made for parking. The Design and Access Statement (DAS) claims that CS25 would allow for zero parking in a town centre.

This location is not in a town centre. It is in a quiet side street in the centre of the Queens Road village.

The Transport Assessment (TA) argues that the provision of parking facilities is contrary to sustainability policies because it encourages employees to drive to the office and that accessibility to public transport justifies zero parking in town developments.

EBC parking standards based on gross business floor space recommend one space per 30m² to one space per 100m², in this case requiring between 2.5 and 8 on-site spaces depending on the floor area chosen (there are differences between the three figures quoted by the developer for floor area. See paragraph below). Given the high level of parking stress in the surrounding area and its local centre location, it would not be unreasonable to argue that off street-parking places should be set towards the higher end of that scale.

These applications constitute yet another clear case of overdevelopment which impacts on safety and amenity. The footprint of the new building will occupy most of the site, with the area given in different supporting documents as 248m² (DAS), 206m² (CIL documentation) and 193m² (Transport Assessment (TA)). The DAS is misleading on its presentation of the separation distances from surrounding properties, understating the distance from neighbouring properties and overstating the width of the passageway, potentially creating access difficulties for the fire and other supporting services in the case of an emergency.

The Triangle Residents' Group has objected to these applications. Residents can object to these applications, separately, by email to tplan@elmsbridge.gov.uk, remembering to include the application details and number and your own name and address, or via the EBC portal at **2020/2174** and at http://emaps.elmsbridge.gov.uk/ebc_planning.aspx?requesttype=parsetemplate&template=PlanningDetailsTab.tmplt&basepage=ebc_planning.aspx&Filter=^APPLICATION_NUMBER^=%272020/2179%27&history=9a9d55953b5c4ed58f43dcb71a5af149&appno:PARAM=2020/2179&address:PARA

[M=Land%20North%20West%20of%20Campbell%20Cottage%20and%20No.1%20Beacon%20MewsSouth%20Road%20Weybridge%20Surrey%20KT13%209DZ&easting:PARAM=508340&northing:PARAM=164386](https://www.gov.uk/land-search?query=M=Land%20North%20West%20of%20Campbell%20Cottage%20and%20No.1%20Beacon%20MewsSouth%20Road%20Weybridge%20Surrey%20KT13%209DZ&easting:PARAM=508340&northing:PARAM=164386)

The closing date is 16th October 2020.

5. 2020/1007 - 91 Queens Road, Weybridge, KT13 9UQ

Following objections from TRG, the Weybridge Society and 36 residents, this application for a detached two-storey building containing 6 flats was refused by the Planning Committee on 23rd September 2020. One of the 6 reasons cited was as follows:

The proposed development, by reason of its zero parking provision for the building as a whole, would result in an increase in on-street parking stress, detrimental to the amenities of local residents. The proposal is therefore contrary to Policy DM7 b) of the Development Management Plan 2015

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
