



Newsletter No.65 – 16th October 2022

1. Queensgate House, South Road, KT13 9DZ: Planning application number: Conversion to a day nursery [2022/2846](#)

A previous application, [2021/1879](#), to convert this site to a day nursery was refused for the following reasons:

- *The proposal by reason of the increased vehicle movements would result traffic nuisance that would be a highways concern and a nuisance to local residents. The proposal is therefore contrary to Policies DM7 a) and DM9 of the Elmbridge Development Management Plan 2015.*
- *The proposed development would lead to a harmful impact on the amenities of the adjoining residential properties by virtue of noise disturbance from the proposed nursery use. The proposal would therefore be contrary to Policies DM2 and DM5 of the Elmbridge Development Management Plan 2015.*

The applicant appealed. The appeal was [dismissed](#).

A very similar application has now been submitted. According to the applicant's [Transport Statement](#),

'the Nursery will ultimately cater for up to 70 pre-school children aged up to 5 years, and ... the maximum staff complement will be 21,' while there will be off-street parking for 14 cars for staff and parent use.

The applicant maintains that: *'Most parents and staff are expected to come on foot or other non-car means, but the on-site parking available would comfortably accommodate all staff and parent parking requirements with no need for any parking on-street.'*

South Road is extremely narrow with difficult access and egress. In our view, it is likely that this application, if agreed, would lead to congestion in both South Road and Queens Road, additional parking pressure on already saturated neighbouring roads, in particular those in the Triangle, and would create an added incentive for Queens Road traffic to avoid congestion by using roads in the Triangle as rat-runs.

Residents can object by email to tplan@elmbridge.gov.uk, remembering to include the application details and number and their own name and address, or via the EBC portal at [2022/2846](#)

The closing date for applications is 28th October 2022.

- 2. 85 Queens Road Weybridge Surrey KT13 9UQ Planning application number: [2022/2729](#)**

Prior Approval is sought for a change of use from Commercial, Business and Service (E) to Residential (C3) in order to provide 2 residential units comprising ground floor kitchen-diner and 1 bedroom and bathroom with storage to the first floor.

No off-street parking is proposed in an area of parking saturation, with the inevitable overspill seeking parking spaces in the Triangle.

Some South Road residents are challenging the statement that the building in question has been in use as E category premises for the required period of 2 years. They say that while the whole building has, this extension, built only recently, has not.

There appears to be a suspicion that the developer obtained approval under class E with the intention of subsequently seeking prior approval for change of use to residential, thus avoiding the requirement to provide off-street parking.

There are 19 objections.

The application is currently under consideration.

The closing date for applications was 7th October 2022.

3. 85 Queens Road Weybridge Surrey KT13 9UQ, Planning Application [2020/3289](#), Appeal Reference [APP/K3605/W/22/3290400](#)

An appeal was lodged in response to the refusal of planning application [2020/3289](#), which was for a roof extension involving an increase in roof ridge height of 2.1m to create 1 additional dwelling incorporating front balcony, bin and cycle stores and

alterations to fenestration following removal of existing external staircase.

TRG submitted a third-party representation in respect of this application to alter the size and appearance of this building which has been nominated for local listing.

This appeal has not yet been decided.

4. 34 Queens Road, Weybridge, KT13 0AU 2022/0944

The application was to demolish a 4-bedroom detached house and replace it with a four-storey building (described as 3 storeys with a flat in the roof space!) providing 10 apartments with parking for 11 cars.

The application was [refused](#).

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-mail list.

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

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

