



Residents Association Meeting Report of 19th April 2008

The newsletter of 12th April 2008, which explained about the proposed planning application in Radnor Road, generated such a large response, it was decided to hold a Residents' Association meeting.

The meeting was held on Saturday 19th April 2008 at 11am. 22 residents attended the meeting, with a further 15 apologies.

Due to the short notice period, only residents who had registered on the contact page of the www.veybanks.co.uk web site were informed, by e-mail.

If you would like to be notified of events, please register on the web site. If you do not have internet and e-mail, please ask a neighbour to let you know of any news, as we may not always have the opportunity to write and deliver letters to every house in time.

The main topic of conversation was the **Planning Application 2008/0861** from the Rutland Group.

A summary of the points made were:-

Parking - A very contentious point. There is reference to minimum and maximum parking standards in the Elmbridge Local Plan. However, these apply as averages over the whole borough. A development of 20 or more dwellings is the magic number, with 1.5 parking spaces per property.

Although we all feel very concerned about traffic and parking in the street, it is important to note that averages make this more a sympathy issue for the Councillors rather than a main point of objection. We may feel that it is crazy not to include sufficient parking, but developments in the Queens Road are in a worse position than we are.

Density - Again, we all probably believe that there are enough properties in the

neighbourhood, however in terms of density, this is not a good argument in itself.

Change of Use - It may seem logical that change of use should be an obstacle, the simple fact is, changing a building from Industrial to Residential is considered to be an advantage.

This does not mean it should be forgotten as hurdles have to be jumped by the developer to get change of use. This should be considered a less significant objection.

Emotional Points - Objections based on my house value will fall or "NIMBY" Not in my back yard, are pointless. These are not planning considerations.



There have been laundries in Thames Street, Elmgrove Road and Radnor Road. Photo - Thames St - Circa 1910

So what are the important points we should be making?

Drainage - In the last 4 years, there have been run-off problems of surface water during heavy storms, causing localised flooding.

For this reason, it was agreed that a representative of the residents association would contact Thames Water, to discuss our concerns about putting extra strain on the sewage and drainage of the street, by the building of a further 11 properties.

Deadline:

Elmbridge Borough Council notified residents (If you did not get a letter, they are only obliged to publish it in the local papers, so no point complaining), on the 4th April 2008.

You are given 21 days to reply. That is delivered to the Planning Department

25th April 2008 is the deadline for objections

A summary of planning points are made on the web site as well as draft letters.

Go to www.veybanks.co.uk and don't forget to register on the Contact Us

Residents Meeting continued

If following a survey by Thames Water they object on the grounds of inadequate services, the application will be stopped.

Street Scene - This is considered to be a very important factor. The street scene covers issues around cleanliness, the quality of the local environment and safety. It is central to liveability, which is about creating pleasant places for people to live, work and visit.

Objections because the proposal is out of character with the Street Scene, are taken very seriously. For Example: Height; Volume; Size; Dormer Windows; Imposing Building and Materials Used are factors which are considered.

Amenity and Quality of Life - Again a very important factor and relates to this lovely planning word "Liveability". Here we are talking about quality of life. Rights of light, use of amenities such as your garden, being overlooked etc.

Design Statement - The design statement may be incomplete and or inaccurate therefore you should comment on any such points which are considered important. Of course all these points can be put right, except for comments such as "There will be no adverse affect on local traffic."

Other Actions - Newspapers It was agreed that we should approach the local newspapers with a newsworthy story. There

are interested residents with journalistic skills who have been asked to look in to this.

Planning Officers Report - The Planning Officer needs to produce a report for the Councillors to consider. A member of the Association, will approach the Planning Officer for a copy of the report as soon as possible. We can then query or contradict points in the form of "Late Letters".

Residents' Association - It was agreed that a letter of objection will be sent in to the Planning Department on behalf of the Radnor and Glencoe Roads Residents' Association.

It will list our objections in order of Priority.

Fees & Donations - As you can imagine there are some basic costs which have been incurred so far. The main one being registering and creating the website, as well as printing this newsletter. It was agreed to ask concerned residents who are financial able, to **contribute £5.00** towards the fighting fund. This should be given to Mrs Sian Cole - 32 Radnor Road, who was voted in as Treasurer.

Other Points and Actions - There are other things we need to do, such as going in force to the planning meeting. However, as this is a long process which is likely to be repeated, such additional actions will be covered in future Newsletter editions.

Events - Street Party - 5th July 2008

There have been many Street Parties over the years. We seem to have one about every 4 years. The events celebrated have been everything from "Victory Europe" VE Day in 1944 to the Queen Mother's Birthday.

The Residents Association agreed that a Street Party this year would be a great idea and is long overdue.

What is a Street Party ? - Anyone who has been in the Street for more than 3 years will be able to tell you.

Basically, we apply to the Council for a Street Closure Notice. We take out Public Liability Insurance for the day. On the day, we ask all Residents to remove all the cars from the Road.

In addition, we arrange for a band, children's entertainers, face painting. We decorate the street with bunting and flags and we all put tables in the street and invite all our friends to come.

Everyone is welcome, so we often get people from the local area coming to see what we are up to and they invariably join in on the drunken Karaoke etc.

There as always is a cost involved and we will be asking for a **£15 contribution** per household this year. This pays for the entertainment and the £500 insurance premium for the day.

**The date for the Street Party is
5th July 2008.**

Summary

- Objections should be in order of priority and should not include any emotional points.
 - Drainage, Sewage and Flooding
 - Street Scene
 - Amenity and Quality of Life
 - Design Statement
 - Traffic Issues & Parking
 - Any other points
- If you want to object post your letter to get to the Planning Department before the **25th April 2008**.
- **£5 fighting fund** to Sian Cole at 32 Radnor Road
- There will be a **Street Party on 5th July 2008**
- Web site www.veybanks.co.uk
- Please register via the website where possible.
- If you do not have the internet available you can drop a note in to Philip at 30 Radnor Road Tel 01932 829189.