

Welcome to the regular Update on planning issues.

Site Allocations

The consultation by Woking Borough Council on the Site Allocations Development Plan Document closed a couple of months ago. The next stage is for the Council to submit the documents and comments to the Secretary of State for independent examination.

Information is still available at:

<http://www.woking2027.info/allocations>

If you submitted a comment you will be advised of the date of the formal examination. Both the Neighbourhood Forum and the Residents' Association submitted comments, the latter supported by a planning consultant.

In Byfleet and West Byfleet, a petition with 1,250 signatories has been submitted to the Council:

"We the undersigned petition Woking Borough Council to Protect Byfleet and West Byfleet's Remaining Green Belt.

We believe that no land should be removed from the Green Belt for development unless there are very special circumstances and all other options including brown field sites have been exhausted.

It is also imperative that no major developments are implemented in Byfleet until the proposed Flood Alleviation Plan is implemented.

The Office for National Statistics has recently revised its household projections to show that less new housing is needed than previously thought.

This petition refers to the Site Allocations Development Plan Document, approved by Woking Borough Council on 18th October 2018, which has questionable long term forecasts and does not include recent developments.

It is important that people signing this petition should also visit <http://www.woking2027.info/allocations> and respond formally to the public consultation."

The current plan is for Woking Borough Council to submit the Site Allocations Development Plan Document (together with all the comments received) for examination at the end of July.

Community Infrastructure Levy (CIL)

We are in the process of drawing up a provisional short list of items on which to spend CIL money; thank you for your suggestions. However, as yet there is no way to gain access to the funds. This is the responsibility of Woking Joint Committee who discussed the issue informally last October but is yet to approve a process.

The sums involved are currently not enormous (around £20,000) but will be enhanced once work starts on the two new houses in Hook Heath Road (PLAN/2018/0907, see below).

West Byfleet Neighbourhood Forum (WBNF)

WBNF continues to fight against Marston's attempts to build a pub on the West Byfleet recreation ground. The site is a Local Green Space which in any case would make it difficult for Marston's to obtain planning permission.

Local Planning Applications in the Hook Heath Neighbourhood Area

Woodbank

Work on the new home is proceeding quickly.

The company submitted a proposal (PLAN/2018/1141) incorporating minor changes including landscaping and adding small balconies to a number of rooms. A public notice on this was issued earlier in February.

Consent for advertisement hoarding boards was granted in January.

Five applications reported in the last Update have been approved by the Council.

PLAN/2018/0714

First floor extension above garage at 4 Fernhill Close.

PLAN/2018/0907

Erection of 2x two storey detached dwellings (1x5 and 1x6 bed). Closure of existing access to Bernisdale and retention of both existing dwellings, Bernisdale and Oakwood, Hook Heath Road

PLAN/2018/0916

Proposed two storey side extension, rear infill extension and rear canopy with amendments to existing fenestration at Vanya Villa (previously Wyngate), Mile Path.

PLAN/2018/0959

New gates to access private drive at High Gardens.

PLAN/2018/1003

Erection of a part two storey, part single storey side extension including side conservatory. Erection of a front porch and new detached double garage to frontage following demolition of the existing at Rolvenden, Hook Heath Road.

One planning application listed in the last Update was rejected

PLAN/2018/0801

Erection of a two storey detached house following demolition of existing garage on land at South Hurstgate, Hook Heath Road.

We wrote to object on the grounds that the plot size would be too small and that the ratio of house footprint to plot size too large. The planning officer agreed with our observations on plot size. The applicant has submitted an appeal.

Five planning applications listed in the last Update are still undecided.

PLAN/2018/0798

Erection of a two storey, three bedroom detached building on land south of Little Ponds, Mount Road and associated vehicular access, parking and landscaping.

We wrote to object on the grounds that the plot sizes did not comply with the policies in the Neighbourhood Plan.

PLAN/2018/0829

Erection of a detached garage at South Hurstgate, Hook Heath Road.

PLAN/2018/0855

Proposed two storey front extension and removal of two existing front dormers at Pembroke Lodge, Holly Bank Road.

PLAN/2018/0952

Erection of two detached two storey dwellings (1x four bed & 1x three bed) following demolition of existing dwelling and garage, and erection of replacement detached garage to frontage at Ridge End, Hook Hill Lane.

There have been several objections to this proposal which have been based on a range of issues.

PLAN/2018/1056

Erection of a detached outbuilding following the demolition of existing garage at Hurstgate Cottage, Hook Heath Road.

Two planning applications have been submitted and approved since the last Update.

PLAN/2018/1235

Erection of a replacement two-storey garage/outbuilding structure with a rear patio and extension of additional hardstanding with the erection of an associated retaining wall at Brackenbrae, Hook Heath Road.

PLAN/2018/1323

Erection of two decorative non-opening demarcation white gates to the road verges, one either side of Mile Path West, adjacent to the junction with Holly Bank Road.

In addition to the changes to Woodbank, there are ten new planning applications which are currently undecided.

PLAN/2018/1222

Proposed outbuilding following demolition of existing pre-fabricated garage at Danesbrook, Pond Road.

PLAN/2018/1280

Proposed loft conversion with two front dormers and two front rooflights, two rear dormers, two rear rooflights and one side rooflight to NE elevation. Erection of a single storey rear canopy and alterations to finishing materials at Winding Wood, Mile Path.

PLAN/2018/1321

Proposed single storey side and rear extension at Green Ginger, Hook Heath Road.

PLAN/2018/1366

Creation of hardstanding at Oriel Lodge, Hook Heath Road.

PLAN/2018/1367

Construction of an open air in-ground swimming pool at Helford House, Hook Heath Road.

PLAN/2019/0013

Minor alterations to previously approved PLAN/2018/0916 for a proposed two storey side extension, rear infill extension, single storey side and rear extensions and rear canopy with amendments to existing fenestration and terrace at Vanya Villa, Mile Path.

PLAN/2019/0022

Variation of conditions 2 (approved plans) and 7 (drainage) of PLAN/2018/0121, part single/part two storey front/side/rear extension, part single/part first floor rear extension, front porch and attached carport to vary size/area of driveway. To suit new driveway layout at The Little White House, Golf Club Road,

PLAN/2019/0062

Proposed single storey rear extension and rear dormer at 10 Hook Hill Park.

PLAN/2019/0109

Proposed single storey rear extension, conversion of garage into habitable accommodation and erection of a double garage at Pine Lodge, Hook Heath Road.

PLAN/2019/0128

Proposed two storey front and side extension and single storey side extension at Woodlands, Cedar Road.

One planning application has been submitted and withdrawn since the last Update.

PLAN/2018/1225

Conversion of existing bungalow into 1 x 4-bedroom dwelling and 1 x 2-bedroom dwelling at Oriel Lodge, Hook Heath Road.

This has been replaced by PLAN/2018/1366 (see above).

Certificates of Proposed Lawful Development

One application for a Certificate of Lawful Development has been approved.

PLAN/2018/1089

Certificate of proposed lawful development for a single storey rear extension at Merrywood, Hook Heath Avenue.

While the rate at which applications are being submitted remains steady, the number of applications outstanding for longer than three months is greater than normal, in some cases possibly due to the complexity of the issues involved.

Many thanks for your interest and support.

Sincerely,

Mike Cooke, Chairman

On behalf of the Hook Heath Neighbourhood Forum Management Committee