

Welcome to the regular Update on planning issues.

Site Allocations

On 31 July 2019 Woking Borough Council (WBC) submitted to the Planning Inspectorate for examination a "Site Allocations Development Planning Document" that identifies land on which development will be needed in the current planning period up to 2027, or subsequently up to 2040. The Inspector held hearings into the proposals at the beginning of December.

For Hook Heath residents, the proposal most likely to be of concern relates to the land north of Hook Hill Lane adjacent to the railway line and extending as far north as Allen House Park. This land is currently in the green belt but Woking Borough Council wish to remove it from the green belt without saying what they plan to do with it. If the proposal goes ahead in its current form then our assumption is that some or all of it will be released for housing. More details on this issue will be included in the forthcoming Residents' Association Newsletter.

For the time being all we can do is await the Inspector's report.

Community Infrastructure Levy (CIL) Projects

There's little to report on the projects at the moment. We have defined where we would like to see new benches (or existing benches moved) and are waiting for WBC to confirm that there are no planning issues. If the land is owned by the Council then there would be no need for planning permission.

Funds are slowly increasing, with the development of Ridge End on Hook Hill Lane being the latest contributor. Details of the CIL funds will be included in the Residents' Association Newsletter. Work on a number of other significant new projects is yet to start.

Redesignation of Hook Heath Neighbourhood Forum

Neighbourhood forum designations only last for five years and we have submitted the paperwork for redesignation in order to retain our legal status. The Council officer involved has been very helpful in providing advice; the consultation period has commenced (all residents should have received a letter from WBC) and we hope that the submission will be approved at the WBC meeting in April.

Hook Heath Community Facebook page

This currently has 95 members. If you're already a Facebook member then you can search for 'Hook Heath Residents' and apply to join - or go to:

<https://www.facebook.com/groups/HookHeath/>

Postings so far have been about crime, bin collection and babysitting.

Car Parking

A couple of people have commented that the situation at the north-east end of Hook Heath Road has become worse during the last few months. There is some construction work going on in Hook Heath Road (though work on the new house at South Hurstgate has not yet started), but that doesn't appear to be the issue. The complaint seems to be that people are parking on both sides of the road making it very difficult for residents to leave their drives – or for anyone to drive out of Pine Road. On the plus side, the increased level of parking does force motorists to comply with the speed limit in this area.

Parking is also dire at the southern end of Holly Bank Road because of the work on the new care home. The only good thing is that this will get better when the home is finished.

Crime

Hook Heath is not normally a high crime area but there were three burglaries in each of November and December. A crime map for Mount Hermon, St. Johns, Hook Heath, Mayford and Sutton Green is available on the police website at:

<https://www.police.uk/surrey/WKMH/crime/+Zz2ZVa/>

The category "violence and sexual offences" comes top of the list, both for Woking as a whole, and for Hook Heath.

Local Planning Applications in the Hook Heath Neighbourhood Area

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

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.

This application was approved (subject to legal agreement) by the Planning Committee earlier this month. The size of the plot clearly falls outside the limits set by the Neighbourhood Plan. However in the light of comments by the Planning Inspector on the Belfairs plans that went to appeal (see below), it was agreed that the proposal would almost certainly be approved on appeal and there was no point in considering its rejection.

PLAN/2019/0834

Proposed demolition of existing dwelling and erection of two 5 bedroom detached houses with associated works at Tamarisk, Golf Club Road.

This was approved (subject to a legal agreement) by the Planning Committee in November.

PLAN/2019/0836

Retrospective application to vary approved plans for new dwelling following the demolition of the existing dwelling to allow alterations to dormer windows, alterations to front canopy, insert a side dormer and two rooflights, insert two doors to detached garage and erection of pergola to detached garage at Greenlea, Cedar Road.

In addition to changes to the property, this application obtained approval for two driveways instead of the single central driveway originally proposed.

PLAN/2019/0872

Erection of a two storey rear extension and single storey side extension at 1, Penwood End.

PLAN/2019/0979

Proposed single storey rear extension following demolition of existing conservatory at West Cottage, Hook Hill Lane.

PLAN/2019/0986

Proposed single storey front extension at Gainford, Hook Heath Road.

Two planning applications that were rejected by the Council have been dismissed by the Planning Inspector on appeal.

PLAN/2018/1335

Outline planning application for the demolition of the existing bungalow and the erection of 2x two-storey three bedroom dwellings with double garages

using existing accesses from Cedar Road with the access arrangements to be determined at the outline stage at Red Lodge, Cedar Road.

PLAN/2019/0292

Erection of a pair of semi-detached dwellings together with alterations to vehicular access and parking arrangements following demolition of existing bungalow at Belfairs, Pond Road.

The inspector dismissed both appeals because he could not be certain that the financial contributions that the applicants proposed to make under the Council's SANGS (Suitable Alternative Natural Green Space) scheme would be used to offset the impacts of the developments on the Thames Basin Heaths Special Protection Area.

At the same time, he claimed that despite the smaller plot sizes which do not comply with the Neighbourhood Plan policy BE1, there would have been no harm to the character of the areas. So, while the outcome of these two appeals may have preserved the neighbourhood, we are left with an Inspector whose interpretation of what constitutes harm to the area differs from that of the residents.

One planning application listed in the last Update is still undecided.

PLAN/2019/0756

Proposed two storey side and single storey rear extension and new highway access at Turaco House, Hook Heath Avenue.

We wrote to object, not to the extension itself, but to the proposed highway access which does not comply with policy OS2 of the Neighbourhood Plan. For consistency we suggested that the new crossover be constructed using a 'cellweb' mesh with grass planted in the cells, as this was the solution agreed for an earlier planning application at Merrywood in 2015.

Five planning applications have been submitted and approved since the last update.

PLAN/2019/1102

Replacement and raising of roof with two new rear dormers at second floor level. Erection of a single storey rear canopy and alterations to external materials at Winding Wood, Mile Path.

PLAN/2019/1129

Erection of single storey rear extension at 18 Fernhill Close.

PLAN/2019/1145

Part single, part two storey side extension and single storey front extension at Updown House, Hook Heath Road.

An earlier application for a larger extension was turned down as Updown House is in the green belt. WBC Development Management Policies generally limit proposals to a maximum of 40% above the original volume of the building.

PLAN/2019/1162

Erection of single storey rear extension at 10, Mount Close.

PLAN/2019/1194

Erection of a single storey rear extension and front porch at Penwood Lodge, Pond Road.

One planning application has been withdrawn

PLAN/2019/0835

Erection of two storey side and front extensions, first floor extensions and erection of replacement roof across whole dwelling including raising of the eaves and ridge height, front, side and rear dormer windows and rooflights to facilitate accommodation in the roof space, single storey front extensions, formation of front and rear balconies, alterations to external finishes and associated external alterations at Oaklea House, Comeragh Close.

One planning application has been turned down.

PLAN/2019/1045

Erection of a detached garage at Hill House, Hook Heath Road.

This was refused because Hill House is in the green belt and no very special circumstances were demonstrated. If the changes to the green belt boundary described in the introduction were to happen, then this would presumably become acceptable.

There are four new planning applications which are currently undecided.

PLAN/2019/1182

Erection of single storey rear extension, front porch canopy and alterations to main roof at Dunsland, Hook Hill Lane.

PLAN/2019/1204

Erection of a two storey side extension and single storey side extension. Replacement porch, new pitched roof above study and the construction of an extended terrace with steps down to garden at Well Cottage, Hook Heath Road.

PLAN/2019/1208

Erection of a two storey side extension following demolition of existing garage and erection of a rear conservatory following demolition of existing conservatory at The Hollies, Court Green Heights.

PLAN/2020/0062

Erection of a single storey extension to and conversion of existing garage. Proposed two front dormers at 1, Hurst Close.

Hook Heath Residents' Association Committee

Can I remind you again that the HHRA Committee has vacancies for anyone interested in helping us. If you would like to find out more then please get in touch with any member of the Committee. The current members are happy to carry on for the time being but we're all getting older!

Many thanks for your interest and support.
Sincerely,

Mike Cooke, Chairman
On behalf of the Hook Heath Neighbourhood Forum Management
Committee