

The Golf Club

We have been asked to publicise the following (which we have also put on Facebook):

We would like to take this opportunity to remind you that Woking Golf Club is a welcoming part of our community. Residents and their families — including four-legged friends — are very welcome to enjoy the beautiful natural surroundings via the designated public footpaths that run around the course.

The heathland environment at the golf club is a rare and valuable local ecosystem. In recent years, the club has worked hard to restore and protect the area's natural beauty, including the reinstatement of heather and the reintroduction of beehives to support local pollination.

However, we are seeing increasing pressure on the heather, particularly from off-path foot traffic. While some areas of heather naturally grow within the playing areas of the course — forming part of its historic charm — areas off the course are suffering due to people and dogs straying from the designated footpaths.

We kindly ask all residents to help protect this special habitat by remaining on the marked public footpaths. Your cooperation will support the efforts of Woking Golf Club, in partnership with the Surrey Wildlife Trust, to maintain and restore this unique landscape for future generations.

Thank you for your understanding and continued support.
Warm regards,
Scott Clark
Managing Director

If the increasing pressure is due to people using the new bridge to access the Golf Club from St. Johns, then publicity in Hook Heath is unlikely to be of much benefit.

Woking Core Strategy

The next stage in the preparation of a new Core Strategy is a consultation known as a Regulation 18 consultation. This involves the Council asking a range of questions (possibly about 50) to gather guidance on what residents want to see in a new local plan.

The Executive Committee approved the process and the consultation was expected to start on June 27th. Clearly the start date has been missed and we wait to see what happens next.

While the Forum will publicise the consultation when it starts, you can expect publicity from the Council to be significant. This consultation is much more important than Local Government Reorganisation and if you still care about planning in Hook Heath then you should reply to it.

Local Government reorganisation

A formal consultation has started on whether to split Surrey into two or three areas.

Option 1

1. East Surrey (Elmbridge, Epsom and Ewell, Mole Valley, Reigate and Banstead, Tandridge)
2. West Surrey (Guildford, Runnymede, Spelthorne, Surrey Heath, Waverley, Woking)

Option 2

1. East Surrey (Epsom and Ewell, Mole Valley, Reigate and Banstead, and Tandridge)
2. North Surrey (Elmbridge, Runnymede, and Spelthorne)
3. West Surrey (Guildford, Surrey Heath, Waverley, and Woking).

For us the only difference is whether we are included with Runnymede and Spelthorne.

If you want to make your view known the consultation is at <https://consult.communities.gov.uk/local-government-reorganisation/surrey/>

Put simply, a split into two areas might save more money (or cost less) whereas a split into three will mean the new administrations are closer to the people they represent. The consultation closes on August 5th.

The effects of the changes (whichever version is chosen) have not been made public, probably because it is not known. An example is the impact on the new Woking Core Strategy – will it have to be combined with other areas or will it remain separate?

Neighbourhood Forum redesignation

We sent the Planning Policy Manager papers for redesignation of the Forum. Eventually we received a reply requesting that we used a different format. We modified the submission into the new format to the extent that we could

and in the absence of feedback we have now formally submitted the documents.

Local Planning Applications in the Hook Heath Neighbourhood Area

New appeal

PLAN/2024/0653 Erection of a part two-storey, part single-storey side and rear extension, rear balcony, alterations to external materials and changes to fenestration at Oak Trees, Comeragh Close.

Appeals are relatively uncommon in Hook Heath, especially recently. This application was rejected for two reasons:

- 1.) The proposed design, scale, proportions, and materials of the extensions proposed would result in a building which fails to respect the character of the existing dwellinghouse and would not make a positive contribution to, and would visually detract from, the street scene and character of the surrounding area within which it would be situated.
- 2.) The proposed development fails to demonstrate how nearby trees will be protected during the build process.

The applicant is also annoyed that the planning officer failed to engage to discuss or clarify the issues, especially as it took five months to get a decision.

Design is a subjective issue but Oak Trees is at the end of a quiet cul-de-sac and if this design is refused it is not obvious why some of the other recent buildings in Hook Heath were allowed – such as the houses in Derrydown or Mount Road. The applicant also maintains that information as to how trees would be protected was supplied and believes that if the planning officer found it inadequate it was up to her to ask for details.

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

PLAN/2024/0764 Erection of a detached garage with accommodation above and external staircase following demolition of existing garage at Danescross, Pond Road.

Approved after discussion at Planning Committee.

PLAN/2024/0934 Erection of a single storey side and rear extension following demolition of existing garage. Formation of new vehicular access and creation of hardstanding at Tanahkita, Ridge Close.

PLAN/2025/0036 Erection of a single storey and part first floor side and rear extension. Alterations to external materials and fenestration at 8 Fernhill Close.

PLAN/2025/0051 Erection of a single storey front and first floor side and rear extension with rooms in the roofspace, formation of front and rear dormer windows and conversion of garage into habitable accommodation. Erection of a front porch canopy and mono pitched roof to front elevation. Alterations to fenestration and external materials at 2, Hurst Close.

PLAN/2025/0097 Erection of a single storey front and side extension, conversion of garage into habitable accommodation and alterations to fenestration at 9, Orchard Mains.

PLAN/2025/0111 Erection of a two-storey front and side extension with increased ridge height and portico. Erection of a single storey rear extension and creation of pitched roof over existing garage at Paget House, The Drive.

PLAN/2025/0153 New side facing Velux window, internal alterations and alterations to fenestration at Brittoncot, Holly Bank Road.

PLAN/2025/0214 Erection of a single storey side (north-east elevation) extension, fenestration alterations and porch canopy at Home Green, Golf Club Road.

Two applications reported in the last Update continue to be pending.

PLAN/2024/0632 Retrospective application for a single storey side extension. (Amended plans) at Gainford, Hook Heath Road.

This proposal would have required arboricultural information so it is not clear what WBC will do.

PLAN/2024/0935 Erection of a part two storey and part single storey side and rear extension following demolition of existing garage at Tanahkita, Ridge Close.

The alternative proposal (PLAN/2024/0934) has been approved.

Three new planning applications have been approved.

PLAN/2025/0241 Addition of 1No front dormer window, 1No dormer window to either side and replacement of existing roof finishes at Bernisdale, Hook Heath Road.

PLAN/2025/0281 Conversion of garage into habitable accommodation. Alterations to front porch at 1, High Gardens.

PLAN/2025/0319 Erection of a ground floor front infill extension. Alterations to fenestration at Keel Cottage, Hook Heath Road.

There are nine new planning applications which are currently undecided.

PLAN/2025/0264 Proposed alterations to existing side rooflights and insertion of additional 1No side rooflight at Dahlia House, Hook Hill Lane.

PLAN/2025/0352 Erection of a two storey side and single storey and first floor rear extensions. Erection of a detached double garage following demolition of existing side and rear extensions and attached garage. Alterations to external materials and fenestration. Insertion of front rooflights at Brittons, Mile Path.

One objection on the grounds of failing to preserve privacy.

PLAN/2025/0411 Erection of a single storey rear extension following demolition of the existing conservatory at Padua, Hook Heath Road.

One objection on the grounds that the plans are inaccurate.

PLAN/2025/0423 Erection of a detached garage at Woodlands, St Catherines.

PLAN/2025/0499 Erection of new front boundary treatment consisting of 2no. pairs of entrance gates with maximum height of 1.74m and railed boundary fence with maximum height of 1.5m at Oakwood, Mile Path.

PLAN/2025/0522 Erection of single storey rear extension and side extensions with new flat roof to garage at Oak Trees, Comeragh Close.
Revised version of PLAN/2024/0653 (which was rejected and as noted above has gone to appeal).

Certificate of Proposed Lawful Development reported in the last Update that has been rejected.

PLAN/2025/0098 Certificate of Proposed Lawful Development for a single storey rear extension and covered side car port. Alterations to fenestration at Trees, Hook Heath Avenue.

Changes in windows are not covered by a Certificate of Proposed Lawful Development.

Certificates of Proposed Lawful Development reported in the last Update that have been approved.

PLAN/2025/0177 Certificate of Proposed Lawful Development for replacement windows at Manydown, Holly Bank Road.

In this instance the replacement windows match the existing.

PLAN/2025/0198 Certificate of Proposed Lawful Development for a single storey rear extension following demolition of existing conservatory. Addition of 2No side dormer windows and changes to fenestration. Amendments to fenestration under Class A. Roof extensions under Class B Replacement of roof finishes under Class C at Bernisdale, Hook Heath Road.

New Certificates of Proposed Lawful Development

PLAN/2025/0447 Certificate of Proposed Lawful Development for single storey rear extension and covered side car port at Trees, Hook Heath Avenue

Resubmission of PLAN/2025/0098 without the changes to windows.

Many thanks for your interest and support

Sincerely,

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