

Welcome to the regular Update on planning issues.

### **Neighbourhood Planning**

In February 2019 the 750th successful neighbourhood planning referendum took place.

#### Key statistics:

The average 'yes' vote is 89%.

The average turnout is 32%.

Over 800,000 votes have been cast.

### **Site Allocations**

The consultation by Woking Borough Council on the Site Allocations Development Plan Document is closed. The next stage is for the Council to submit the documents and comments to the Secretary of State for independent examination (the expectation is the end of July).

Information is still available at:

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

All of the representations received have been loaded onto the Council web-site and can be viewed. There is also a list of the organisations that have submitted comments.

### **Community Infrastructure Levy (CIL)**

Woking Joint Committee has agreed a process for distributing CIL funds; the following is taken from their agreed document.

"Given that CIL income is intended for addressing the impacts of development in local communities, it is appropriate that local Ward Borough Councillors in conjunction with County Divisional Councillors take the lead role in deciding how the CIL money should be used and on what community infrastructure projects. In making these decisions, Councillors should work in partnership with designated Neighbourhood Forums and other relevant stakeholders in the community. This will

be necessary to ensure that the priority infrastructure projects that would be identified and submitted to the Joint Committee for CIL funding would have broad local community support. Where there is a list of projects already identified in an adopted Neighbourhood Plan, the Joint Committee would consider such schemes as having broad local support given that they would have been through the statutory plan making process and the required public consultation requirements associated with that.

CIL receipts can only be used for:

- a) The provision, improvement, replacement, operation or maintenance of infrastructure;
- b) Anything else that is concerned with addressing the demands that development places on an area.

Councillors should submit their list of projects to benefit from CIL income to the Deputy Chief Executive, who will prepare a report to the Joint Committee to consider.

Councillors should include the following details when submitting the list of projects:

- a) Name of the infrastructure/project that the CIL income will deliver;
- b) A brief description of the project and what it seeks to achieve;
- c) Evidence of broad community support for the project.

Once the lists of projects have been approved by the Joint Committee, Councillors can work with the relevant providers and stakeholders such as Neighbourhood Forums to procure the contract for delivering the projects. Invoices for the payment of the works should be sent to the Deputy Chief Executive who will process and authorise them for payment. For audit trail and accountability purposes, the Council will only make payment when invoices for the works have been provided. Various Wards or Neighbourhood Areas can pool resources together to deliver common projects that have cross-area significance. The management of the delivery of the projects/contracts to timescales and costs will be the responsibility of the local communities and not the Council. Officers can provide advice when necessary."

There are clearly some procedural and project management issues to be resolved. However these may become clearer when some progress has been made. With that in mind the next step is to produce an agreed list of projects.

There was a list of CIL projects in the Neighbourhood Plan and this has been developed and modified following feedback after AGMs and previous update documents. The current proposal is as follows:

*Proposed actions are in italics*

	<b>Where</b>	<b>Aim</b>	<b>Action</b>
1	Hook Hill Lane	Improve pedestrian safety	<i>Move posts by the bridge closer together to prevent lorries and large vans driving over the kerbs and thus reduce number of inappropriate vehicles using the road</i>
2	Hook Hill Lane	Change Sat-Nav directions	Not within our control
3	Hook Hill Lane	Address problems with drainage and flooding	SCC has done this and should presumably keep the ditches clear
4	Hook Hill Lane	Address inappropriate signage	<i>Install two new narrow bridge signs for traffic approaching from the North</i>
5	Mile Path	Make walking easier/safer	Private land
6	Hook Hill Lane	Make walking easier/safer	Hard to see what could be done other than in item 1
7	Fishers Hill	Make walking easier/safer	Private land
8	Saunders Lane	Make walking easier/safer	Hard to see what could be done
9	General	Improve cycle safety	<i>Repair roads adjacent to kerbs where appropriate</i>
10	Bridge to St. Johns by golf club	Make walking easier/safer	<i>Install handrail on the northern slope</i>
11	General	Improve rest points	<i>Refurbish existing benches and install more</i>
12	General	Reduce speeding	<i>Install more electronic 30 mph signs</i>
13	General	Improve ambience	<i>Plant shrubs in open spaces</i>
14	General	Provide location for car share club to encourage parking	Unable to find appropriate location
15	General	Charging point for electric cars to encourage their use	Unable to find appropriate location
16	Hook Heath Road as far as Cedar Road	Make it easier to leave drives	<i>Extend white lines across exits</i>
17	Allen House Park	Change colour of street lamps to white LEDs	Private land? To be done by SCC?

If anyone has an opinion on what the money should be spent on (for or against the items on the list, or on something else entirely), please let us know. The intention is to discuss the final list of projects with the Heathlands Councillors with a view to gaining their support to carry them out, either using CIL funds or as part of normal Council budgets.

## **Local Planning Applications in the Hook Heath Neighbourhood Area**

### Woodbank

Work on the new home continues to proceed 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 but the application is still pending.

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

#### **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.

#### **PLAN/2018/1056**

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

#### **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/2019/0062**

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

**PLAN/2019/0128**

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

One planning application listed in the last Update was rejected

**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.

The applicant has submitted a revised application (see below) which appears to deal with the planning officer's objections.

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

The first three have been outstanding for a while.

**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/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,

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

**PLAN/2019/0185**

Proposed demolition of the existing detached garage and annexe and erection of a single storey side and part two storey rear extensions. Proposed two storey front porch extension at September Lodge, Mile Path.

**PLAN/2019/0250**

Proposed erection of a timber garage with woodstore at Fermo, Blackbridge Road.

There are four new planning applications which are currently undecided.

**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.

We have written to object as the proposal does not comply with policy BE1 of the Neighbourhood Plan with respect to plot size.

**PLAN/2019/0293**

Proposed single storey rear extension and new detached garage at Agnes House, Pond Road.

**PLAN/2019/0343**

Erect three single storey extensions at Greys Residential Home, Hook Heath Road.

**PLAN/2019/0400**

Proposed single storey rear extension at Pine Lodge, Hook Heath Road.

**Certificates of Proposed Lawful Development**

One application for a Certificate of Lawful Development is undecided.

**PLAN/2019/0258**

Certificate of proposed lawful development for a loft conversion with side and rear dormers at The Rosery, Mile Path

The last quarter has seen only six new planning applications, the lowest figure I can recall for a while.

## **Hook Heath Residents' Association**

Finally I have to add some sad news; Jean Dare, Chairman of the Residents' Association, has died in hospital after a short illness.

Many thanks for your interest and support.  
Sincerely,

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