

Welcome to the regular Update on planning issues.

Site Allocations

On 31 July 2019 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. They also attached a separate list of amendments that will be made if the Inspector agrees.

The modification most likely to be of concern to Hook Heath residents relates to the appendix to the November 2018 document in which the site GB9 north of Hook Hill Lane was allocated for green infrastructure and the adjacent site 020g for urban land. GB9 is the area of land on the left as you drive down Hook Hill Lane from the junction with Mount Road in the direction of the railway bridge. 020g is the area of land to the north that extends as far as Allen House Park. Both sites are bordered by the railway line in the east and by housing to the west. One of the amendments proposes that both sites be combined into one, removed from the green belt and allocated for green infrastructure, while noting that part of the site is already developed.

Our issue with this is that we can't see why there is any advantage in removing the site from the green belt where it will have more protection. The only benefit we can see is that it will be easier for the owners of the houses on site 020g to obtain planning permission for extensions. If that is the desired outcome, it would make more sense to just remove the developed part of 020g from the green belt by itself (though this could be difficult to justify).

The Secretary of State has appointed an independent Inspector, GJ Fort, to conduct the examination. An independent Programme Officer, Chris Banks, working under the Inspector's direction, has been appointed to be responsible for organising the programming and all procedural matters. Hearings are scheduled to start on Tuesday 3rd December 2019 and are currently expected to last for around 6 days over 2 weeks. They will be held at the Council Chamber at Woking Civic Offices. The Inspector has already queried whether removal of GB9 from the green belt is justified.

The hearing on allocations and safeguarded land that deals with GB9 is expected to be held on Thursday December 5th and anyone interested is welcome to attend.

The Residents' Association has engaged a planning consultant, the same one who has helped us on a number of occasions, to make representations to the Inspector on our behalf.

Community Infrastructure Levy (CIL)

Following a meeting with the Hook Heath Councillors and a lively debate at the AGM we propose to proceed to use current CIL funds for three of the items in the table presented earlier.

Where	Aim	Action
Bridge to St. Johns by golf club	Make walking easier/safer	<i>Install handrail on the northern slope</i>
General	Improve rest points	<i>Refurbish existing benches and install more</i>
General	Improve ambience	<i>Plant shrubs in open spaces</i>

We have spoken to SCC about the width of the bollards on Hook Hill Lane bridge, and the possibility of installing another narrow bridge sign on Hook Hill Lane.

We have also requested a parking review for next year with the intention of adding white lines across driveways in Hook Heath Road between the garage and Cedar Road.

The benches project is expected to include renovations to the notice board and the 'Hook Heath' signs.

Our next steps are to fully define the projects, firm up the estimates and then apply to Joint Committee for the money.

There is thought to be more than enough money to carry out the current programme so ideas for what to do next will soon be required as a couple more CIL payments are expected soon.

Redesignation of Hook Heath Neighbourhood Forum

Neighbourhood forum designations only last for five years and we plan to submit the paperwork for redesignation in order to retain our legal status. The amended constitution was approved at the Extraordinary General Meeting last month and we now need to complete the application and send it to the Council.

Hook Heath Community Facebook page

One of our residents has recently created a Facebook page for Hook Heath residents. If you want to see what sort of things it can be used for then you could have a look at the St. John's page which is open (unlike Hook Heath or Knaphill which you have to join to see). Community Facebook pages are only useful if people contribute but the first thing is for residents to sign up. 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/>

Car parking

Building extensions and new houses results in more parking and has an effect on traffic. Woodbank has obviously had an impact at the end of Holly Bank Road and the people who live at that end of the road have had problems getting their cars out safely, though possibly no worse than for those who live at the north east end of Hook Heath Road with the cars parked for the garage (and intermittently, the tennis and croquet club). In addition there is currently a lot of building work on properties in Hook Heath Road, most of which will result in one or more vehicles parked outside.

South Hurstgate: Work has recently started on a new house in the front garden.

Brackenbrae: The garage is suffering from subsidence and has to be replaced.

Land next to Gorse Hill: While progress has apparently been good there is apparently still nowhere to park vehicles on-plot.

So be careful when driving through Hook Heath; by the time of the next Update another three houses could be being built with the Mount Road/Hook Hill Lane junction being a possible hazard.

Local Planning Applications in the Hook Heath Neighbourhood Area

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

PLAN/2019/0548

Proposed conversion of garage into habitable accommodation at Saketha, Golf Club Road.

PLAN/2019/0673

Proposed two storey side extension and single storey front infill extension following demolition of the existing garage and store. Internal and external alterations at Heath Cottage, The Drive.

PLAN/2019/0694

Proposed two velux windows in roof at Cumballa, Holly Bank Road.

PLAN/2019/0713

Proposed extension to the existing maintenance yard with new single water tank and pump house following removal of two existing water storage tanks at Woking Golf Club, Pond Road.

Two planning applications that were rejected by the Council have now gone to 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.

Replacing bungalows with two storey houses rarely contributes positively to the street scene.

Two 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.

This application has seen no movement for over a year.

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.

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

PLAN/2019/0791

Variation of Condition 2 (Approved Plans) of PLAN/2018/0801 (Erection of a two storey detached house following demolition of existing garage) to add a single storey rear extension, rear bay windows, sloping roof over the approved single storey rear projection with dormer window on land adjacent to South Hurstgate, Hook Heath Road.

PLAN/2019/0850

Erection of a front porch at Woodlands, 18 Ridge Close.

PLAN/2019/0860

Single storey extension of garage into a games room with shower room and store, following the conversion of existing garage to carports and storage at Key Lodge, Hook Heath Road.

There are seven new planning applications which are currently undecided.

PLAN/2019/0834

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

To be decided by the Planning Committee on 12 November.

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.

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 proposal seeks 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.

PLAN/2019/1045

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

Certificates of Proposed Lawful Development

One application for a Certificate of Lawful Development listed in the last update has been approved.

PLAN/2019/0810

Certificate of proposed lawful development for a single storey rear extension at Langford Lodge, Hook Hill Lane.

Hook Heath Residents' Association Committee

Can I remind you again that the HHRA Committee has vacancies for anyone interested in joining. If you are interested in learning 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