

Neighbourhood Forum redesignation

We sent the Planning Policy Manager papers for redesignation of the Forum and the next step is for the Council to seek feedback from residents. Please support the Forum on the Woking Borough Council website. You can find a link to the (very short) survey here:

<https://wokingsays.woking.gov.uk/en-GB/projects/hook-heath-neighbourhood-forum-redesignation-application>

Woking Core Strategy

The consultation on what residents want to see in the Core Strategy closed on October 15th. There were 10 sections and between 91 and 170 people responded to the different sections.

Local Government reorganisation

The formal consultation on whether to split Surrey into two or three areas finished on August 5th and a decision was taken to split Surrey into two, although the feedback from those who did the survey was in favour of three.

West Surrey will have about 650,000 people compared to 100,000 in Woking. We currently have 30 Borough Councillors and 7 County Councillors; West Surrey will have 90 Councillors in total, of which 14 will represent Woking.

Elections will take place in May next year with the new organisation coming into effect on 31 March 2027.

Footpath FP 104

We succeeded in securing Community Infrastructure Funds to pay for resurfacing that part of Mile Path between Pond Road and the Golf Course. By the time you read this the work might be finished.

Local Planning Applications adjoining the Hook Heath Neighbourhood Area

PLAN/2025/0831 Outline planning application (all matters reserved except access) for erection of up to 162 dwellings (including 50% affordable housing) together with associated access, parking, pedestrian and cycle routes, green

infrastructure (including public open space, play space and landscaping) and drainage on Land North East of Saunders Lane.

PLAN/2025/0832 Outline planning application (all matters reserved except access) for erection of up to 147 dwellings (including 50% affordable housing) together with associated access, parking, pedestrian and cycle routes, green infrastructure (including public open space, play space and landscaping) and drainage on Land North West of Saunders Lane.

These are outline applications to establish the principle of development on this land before detailed design is done.

Local Planning Applications in the Hook Heath Neighbourhood Area

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.

This application was originally 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 was 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.

The inspector disagreed with point 1 but agreed with point 2 and the appeal was therefore rejected. The Council's handling of the application was deemed to be outside the scope of the appeal.

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

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

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.

PLAN/2025/0264 Proposed alterations to existing side rooflights and insertion of additional 1 No 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.

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

PLAN/2025/0499 Erection of new front boundary treatment consisting of 2 no. 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.

One application reported in the last Update continues to be undecided.

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

Three new planning applications have been approved.

PLAN/2025/0558 Erection of a single storey rear extension and covered side car port. Proposed replacement of all existing windows with new double-glazed windows (amended plans) at Trees, Hook Heath Avenue.

PLAN/2025/0630 Retrospective planning permission for the installation of solar panels to flat roof at 4 Hook Heath Farm, Pond Road.

PLAN/2025/0702 Erection of a single storey rear extension at 23 Allen House Park.

There are three new planning applications which are currently undecided.

PLAN/2025/0729 Section 73 application for variation of condition 02 (approved plans) of planning permission ref: PLAN/2025/0214 dated 21.05.2025 (Erection of a single storey side (north-east elevation) extension,

fenestration alterations and porch canopy.) to include matching render to existing south, west and east elevations, flint panels, clear mullion glazing and glazed canopy to north elevation, window amendment to south elevation and reduction in rooflights to extension at Home Green, Golf Club Road.

PLAN/2025/0757 Installation of replacement windows at Well Cottage, Hook Heath Road.

PLAN/2025/0789 Variation of conditions 2 (Approved Plans) and 6 (foundation design) of planning permission PLAN/2024/0868 dated 13/02/2025 (Erection of a detached garage and rear outbuilding) to reduce the size of the outbuilding and provide details of the proposed foundation design of the outbuilding in line with the broad principles of the Arboricultural Information provided by SouthOaks Arboricultural Consultancy received on 30 January 2025 (Revision 2) at Vermont, Holly Bank Road.

Certificate of Proposed Lawful Development currently undecided

PLAN/2025/0818 Certificate of Proposed Lawful Development for addition of turret to outbuilding at Keighley Lodge, Pond Road.

Many thanks for your interest and support

Sincerely,

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