

Mrs Ruth Lyes
Clerk of the Council



25th February 2026

Dear Councillor

You are hereby summoned to a Special Meeting of Winkfield Parish Council to discuss **Planning & Highways Matters** to be held at 7.30pm on **3rd March 2026** at **Carnation Hall, Chavey Down Road, RG42 7PA**, when it is proposed to transact the business specified in the agenda hereto.

This meeting will be conducted strictly in accordance with Standing Orders as adopted by Council in May 2025. All Councillors are reminded to acquaint themselves with paragraph 2 (Disorderly Conduct at Meetings).

To avoid interruptions to the business of the Council, Councillors, officers, and members of the public are required to ensure that mobile phones are switched off before the commencement of the meeting.

Members should note that in the event of the fire alarm going off, they should make their way quickly to the fire exits, either via the rear or front doors and make their way to the fire assembly point in the car park.

Prior to the commencement of discussion, a time not exceeding 10 minutes is available to the public to address the Members of the Council on any matter relevant and within the Council's responsibility or which affects its area.

Appendices:

1. Item 5: Minutes of the Previous Meeting – page 5

AGENDA

1. WELCOME FROM THE CHAIR

2. PUBLIC PARTICIPATION

A time not exceeding 10 minutes is available to Members of the public to make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

3. APOLOGIES FOR ABSENCE

To Receive apologies for absence. Councillors should personally notify the Clerk of the Council by midday of the meeting day of any intended absence along with the reason.

4. DECLARATIONS OF INTEREST

Members are required to declare any personal or prejudicial interests in relation to any items on the agenda.

5. MINUTES OF THE PREVIOUS MEETINGS

To sign as a correct record the Minutes of the Council Meeting held on 3rd February 2026, circulated with this agenda at appendix A.

6. PLANNING APPLICATIONS

To consider and agree comments to the Deciding Authority on the following planning applications:

- i. **25/00777/FUL**, Swinley Forest Golf Club Bodens Ride Ascot Berkshire SL5 9LE
MH&tWwSF, Green Belt, Shelley Clark
Construction of a water storage reservoir to service the existing Golf Courses, shed to store pump system, filtration system and level controls.
- ii. **25/00804/FUL**, Land To R/O Furzeffield Locks Ride Ascot Berkshire
Winkfield & Cranbourne, Not Green Belt, Paul Corbett
Construction of 5no. dwellings, with associated garages, parking, access and landscaping.
- iii. **25/00808/FUL**, Field End Farm Winkfield Lane Winkfield Windsor Berkshire SL4 4QU
Winkfield & Cranbourne, Green Belt, Kevin Lloyd-Jones
Proposed erection of single storey ground floor extension connecting two existing outbuildings.
- iv. **26/00009/FUL**, The Royal Foresters Hotel London Road Ascot Bracknell Forest SL5 8DR
Ascot Priory, Green Belt, Will Rendall
Removal of the existing stretch tent and pergola, replaced with an external pergola.
- v. **PA/2026/0151**, 66 PRINCE ANDREW WAY, ASCOT, SL5 8NJ
Ascot Priory, Not Green Belt, Dexter Matthews
Proposed erection of two storey and single storey side extensions, following demolition of existing garage.
- vi. **PA/2026/0152**, 42 SLAIDBURN GREEN, BRACKNELL, RG12 0GG

Forest Park, Not Green Belt, Carly Cozens

Proposed conservatory

- vii. **PA/2026/0154**, CHESTNUT HOUSE, BRACKNELL ROAD, WARFIELD, BRACKNELL, RG42 6LD
Winkfield & Cranbourne, Green Belt, Dexter Matthews
Add a garage door to existing car port
- viii. **PA/2026/0179**, ROYAL BERKSHIRE POLO CLUB, NORTH STREET, WINKFIELD, WINDSOR, SL4 4TH
Winkfield & Cranbourne, Green Belt, Paul Corbett
Retention and modification of works to land, to retain one polo practice pitch and provide additional practice pitch, with biodiversity improvements
- ix. **PA/2026/0201**, White House Farm, North Street, Winkfield, Windsor, SL4 4TE
Winkfield & Cranbourne, Green Belt, Paul Corbett
Application for Permission in Principle for residential Development for a minimum of two dwellings and a maximum of two dwellings with associated access.
- x. **PA/2026/0208**, 1 CARNATION DRIVE, WINKFIELD ROW, BRACKNELL, RG42 7QT
Winkfield & Cranbourne, Not Green Belt, Phil Gritten
TPO230 - Application to fell 2 trees
- xi. **PA/2026/0226**, Agricultural barn to the rear of The Elms, Winkfield Lane, Winkfield, SL4 4SA
Winkfield & Cranbourne, Green Belt, Paul Corbett
Prior Approval for change of use, conversion of one agricultural barn to class C residential use
- xii. **PA/2026/0229**, 1 MILL RIDE, ASCOT, SL5 8LD
Ascot Priory, Not Green Belt, Phil Gritten
TPO1346 - Application to prune 1 oak tree

7. APPEALS

- i. To note that no new appeals have been received.
- ii. To note updates on existing appeals and outcomes of decided appeals: To note that no updates or outcomes have been received.
 - a) 23/00235/FUL, 23/00921, Milcote, Kings Ride, Ascot SL5 8AB: proposed redevelopment of the site to provide 10 residential apartments with basement parking, refuse storage, reuse of existing access and landscaping following demolition of existing buildings.
Dismissed

8. BRACKNELL FOREST COUNCIL

- i. To note the date of the next meeting of the BFC Planning Committee: 19th March 2026
6.30pm.

9. TREE PRESERVATION ORDERS

To note the following confirmed order:

TPO 1440 – Land at Claybourne, 5 Wentworth Avenue (Sycamore tree property)

10. HIGHWAYS MATTERS

To note that no new highways matters have arisen in this month.

11. CORRESPONDENCE

To note that no correspondence requiring the full attention of the Council has been received.

Appendix 1: Item 5: Minutes of previous meeting



Special Meeting of Winkfield Parish Council to consider Planning
& Highways Matters
held at Carnation Hall
on 3rd February 2026
MINUTES

Councillors:

Ascot Priory Ward: Cllr D Hayes MBE, Cllr G Paxton (vice-chair);

Forest Park Ward: Cllr O Barreto, Cllr L Campling, Cllr C Dudley (chair),

Martins Heron & The Warren with Swinley Forest Ward:

Winkfield & Cranbourne Ward: Cllr N Atkinson, Cllr T Blakemore, Cllr M Gaw,

Also: Christina Lindsey, Business Operations & Planning Assistant

1. **WELCOME FROM THE CHAIR**

The Chair opened the meeting and welcomed members.

2. **PUBLIC PARTICIPATION**

A time not exceeding 10 minutes is available to the public to address the Members of the Council on any matter relevant and within the Council's responsibility or which affects its area. It was noted that no members of public were in attendance.

3. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllr S Banks, Cllr E Blyth, Cllr C Debbinney-Wright, Cllr C Ehinger, Cllr R Warren.

Cllr O Lazar, Cllr K Buchler, Cllr P Frewer, Cllr P Adams, Cllr G Barber, Cllr D Wall were absent.

4. **DECLARATION OF INTEREST**

Cllr Hayes MBE noted that as Borough Councillor and member of the Planning Committee, they could be present when any of the applications presented to Winkfield Parish Council are considered by BFC. It was therefore noted that they would reconsider any application at the Borough Planning Committee with an open mind, taking account of any additional information and that any view expressed today may therefore change.

5. **MINUTES OF THE PREVIOUS MEETING**

It was proposed by Cllr Blakemore seconded by Cllr Paxton and unanimously RESOLVED that: the minutes of the meeting of Winkfield Parish Council to consider Planning & Highways matters on 6th January 2026 were an accurate record of that meeting and would be duly signed by the Chair.

6. **PLANNING APPLICATIONS**

The following applications were considered and comments agreed as follow:

- i. 25/00231/TRTPO: Ascot Priory, Priory Road, Ascot, SL5 8RT.

TPO 1214 - Application to fell 7 trees

Observation

It was proposed by Cllr Dudley, seconded by Cllr Paxton, and with 0 abstention(s) RESOLVED that: No documents or details are available to support this application and WPC would therefore request that an extension to the deadline for comments be granted to allow

consultation. In the event that this is not possible, WPC will leave determination of the application to the informed expertise of the officer.

- ii. 25/00763/FUL: Oaklea 73, Locks Ride, Ascot, SL5 8QZ.
Erection of side and rear extensions and first floor extensions
Considered: no objection
- iii. 25/00767/FUL: 190, Fernbank Road, Ascot, SL5 8LA.
Proposed single storey front, side and rear extensions, following demolition of conservatory.
Addition of front entrance gate, boundary fence and side entrance gate to proposed detached garage, following demolition of existing garage.
Recommended refusal
It was proposed by Cllr Atkinson, seconded by Cllr Blakemore, and with 1 abstention(s) RESOLVED that: The proposals are contrary to WNDP policy W2 (s13) (North Ascot (south) area character assessment) which states that:- "Boundary treatment on road frontages should maintain or enhance the contribution of trees and hedges to the street scene"..
- iv. 25/00773/FUL: Knightswood Cottage, Prince Albert Drive, Ascot, SL5 8AQ.
Proposed erection of single storey infill extension with roof lantern and skylight. Installation of 3 no. roof lights to existing single storey roof and installation of front facing dormer window to existing dwelling and installation of side facing dormer window to existing garage.
Observation
It was proposed by Cllr Dudley, seconded by Cllr Paxton, and with 1 abstention(s) RESOLVED that: WPC has no objection to the application provided the proposals are compliant with Green Belt legislation.
- v. 25/00774/FUL: 146, New Road, Ascot, SL5 8QH.
Proposed erection of two storey front/side extension.
Recommended refusal
It was proposed by Cllr Dudley, seconded by Cllr Paxton, and with 0 abstention(s) RESOLVED that: The application is not compliant with BFC's Parking Standards SPD.
- vi. 25/00775/FUL: 32, Micheldever Way, Bracknell, RG12 0XX.
Proposed erection of first floor front extension above existing garage, internal alterations to ground and first floors; enlargement of driveway to provide additional car parking space.
Observation
It was proposed by Cllr Dudley, seconded by Cllr Blakemore, and with 0 abstention(s) RESOLVED that: WPC does not support the loss of garage space but notes that adequate off-street parking is provided.
- vii. 25/00778/FUL: Loch Fyne, Windsor Road, Windsor, SL4 2DE.
Erection of three detached dwellings with associated parking and landscaping following demolition of existing building in Class E(b) use.

Recommended refusal

It was proposed by Cllr Gaw, seconded by Cllr Atkinson, and with 0 abstention(s) RESOLVED

that: 1. WPC objects to the loss of a community facility

2. The proposed development harms the openness of the Green Belt;

3. The proposed development is an overdevelopment leading to urbanisation of the Green Belt;

4. The proposed development is an overdevelopment which is not supported by access to infrastructure (e.g public transport or schools);

5. The proposed access arrangements result in a dangerous highways situation.

- viii. 25/00779/FUL: 3, Yew Tree Cottages, Winkfield, SL4 4SL.

Proposed erection of timber framed garage to replace derelict outbuildings.

Recommended refusal

It was proposed by Cllr Dudley, seconded by Cllr Atkinson, and with 1 abstention(s) RESOLVED

that: 1. The proposal is an inappropriate development in the Green Belt;

2. The proposal will create an unacceptable impact on highway safety;

3. The proposal removes off-street parking and does not accord with the BFC Parking Standards SPD.

- ix. 25/00780/FUL: 10, Barkers Meadow, Ascot, SL5 8SD.

Retrospective application for outbuilding to rear garden and front porch.

Considered: no objection

- x. 25/00789/FUL: The Pond House, Winkfield Lane, Winkfield, SL4 4QU.

Proposed construction of outdoor swimming pool and timber pergola.

Observation

It was proposed by Cllr Dudley, seconded by Cllr Paxton, and with 1 abstention(s) RESOLVED

that: WPC would ask the officer to ensure that the proposals are compliant with all applicable Green Belt regulation and legislation.

- xi. 25/00793/FUL: Oaktree House, Crouch Lane, Winkfield, SL4 4TL.

Proposed single storey rear extension, alterations to porch, internal reconfiguration, replacement windows and 1.3m high wall to front

Observation

It was proposed by Cllr Atkinson, seconded by Cllr Dudley, and with 1 abstention(s) RESOLVED

that: WPC would ask the officer to include a condition requiring green screening in front of the proposed brick wall to maintain the visual character of the area.

- xii. 25/00794/FUL: Palm Hills Estate, London Road, Bracknell, .

Proposed erection of 2 no. 3 bed detached residential dwellings (Use Class C3) together with access arrangements, car parking, and landscaping, with associated works.

Considered: no objection

- xiii. 25/00795/FUL: Cedar Barn, Winkfield Lane, Winkfield, SL4 4QU.

Erection of an agricultural outbuilding to provide welfare facilities for workers associated with the agricultural use.

Observation

It was proposed by Cllr Barreto, seconded by Cllr Blakemore, and with 1 abstention(s) RESOLVED that: WPC has no objection to the application provided the proposals are compliant with all applicable Green Belt regulation and legislation.

- xiv. 25/00807/FUL: 3, Ballin Gardens, Ascot, SL5 8FU.

Partial conversion of integral garage to form habitable accommodation, with retention of front storage area.

Recommended refusal

It was proposed by Cllr Paxton, seconded by Cllr Blakemore, and with 1 abstention(s) RESOLVED that: 1. WPC does not support the loss of garage space;

2. The proposals are not compliant with BFC's parking SPD.

- xv. 26/00004/TRTPO: Trinity House 16, Seymour Drive, Ascot, SL5 8FX.

TPO1171 - Application to prune 1 tree

Observation

It was proposed by Cllr Dudley, seconded by Cllr Baretto, and with 0 abstention(s) RESOLVED that: WPC would leave determination of the application to the informed expertise of the officer.

7. APPEALS

- i. It was noted that no new appeals have been received.
- ii. Updates on existing appeals and outcomes of decided appeals were noted:
 - a) 23/00047/FUL – Land adjoining Pine Acres: erection of 1 no. self-build 4 bed detached house and detached double garage with associated vehicular access, bin and cycle stores and landscaping: appeal against conditions
APPEAL ALLOWED (Conditions removed)
 - b) 23/00843/OUT - Land South of Lambrook, Chavey Down Road: Outline planning application (all matters reserved other than access, layout and scale), for the erection of 2 no. self/custom build dwelling houses with associated access onto Chavey Down Road, tree works, landscaping and parking
APPEAL ALLOWED

8. BRACKNELL FOREST COUNCIL

- i. It was noted that the date of the next meeting of the BFC Planning Committee is 12th February 2025 6.30pm.
- ii. Parking Standards SPD Consultation response: The new Parking Standards SPC was discussed. WPC had no comment.
- iii. It was noted that BFC has moved the planning register to a new system (2nd February). The system appears to present some limitations leading to concerns about accessibility of plans to members of the public, staff and Councillors. It was requested that correspondence be addressed to BFC (Andrew Hunter, Jo Male, Susan Halliwell, Patricia Brown and Guy Gillbe) from WPC raising concerns at any issues which prevail.

9. TREE PRESERVATION ORDERS

The following TPOs were noted:

- i. TPO 1440 - Land at Claybourne 5 Wentworth Avenue, Ascot (provisional)
- ii. TPO 1436 – Land at Paddock Gate, North Street, Winkfield (confirmed)

10. HIGHWAYS MATTERS

The following Highways matters which have been raised by the office this month were noted:

- i. Mill Ride Parking: Cars parked legally at the Fernbank Road end of Mill Ride cause road safety concerns reported by multiple residents. The office has been unable to ascertain why parking has increased there. BFC have been asked to advise.
- ii. Mill Ride potholes: Potholes at the Fernbank Road end of Mill Ride are, in places, in excess of 10cm deep. Resultant damage to vehicles reported by residents. BFC has been asked to prioritise these repairs.
- iii. St Marys School traffic lights: persistently faulty traffic lights at St Marys have caused delays of up to 25 minutes, and BFC has been asked to attend to these as a matter of priority.
- iv. Fernbank Crescent parking: residents of Fernbank Road, Gold Cup and Cranbourne Towers have been using Fernbank Crescent as overflow parking, causing issues for the residents of Fernbank Crescent. Cllr Mrs Hayes MBE has raised the issues with BFC.

WPC requested that a letter be prepared from the Chair to Nick Rose and Neil Mathews of BFC asking for comment on these issues.

11. CORRESPONDENCE

Resident concerns regarding 15 Darwall Drive were noted, and it was noted that Ascot Priors Councillors continue to attend to this matter.

The meeting closed at 20:19

Chairman