



In accordance with LGA 1972, Sch.12, Councillors are hereby summoned to a Meeting of Winkfield Parish Council to consider Planning & Highways Matters and for the purpose of transacting the business on the following Agenda: to be held on 1st September 2026, 7:30pm at Carnation Hall, Chavey Down Road, RG42 7PA.

Christina Lindsey – Proper Officer, 27/08/2026

Members of the Public: You are welcome to attend

Appendices:

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

AGENDA

1. WELCOME FROM THE CHAIR

2. PUBLIC PARTICIPATION

In accordance with the Standing Orders, S3, 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 and consider for acceptance apologies for absence in accordance with LGA 1972, s85. 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, pecuniary 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 date, circulated with this agenda at [appendix 1](#).

6. PLANNING APPLICATIONS

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

- i. **PA/2026/0690**, Squirrels, North Street, Winkfield, Windsor, SL4 4TP
Winkfield & Cranbourne, Full planning permission, Sarah Fryer
Change of use from Public House (Sui Generis) to 2no. self-contained units, minor external alterations to the existing buildings, associated parking, landscaping and storage.

- ii. **PA/2026/0704**, THE MILL, CROUCH LANE, WINKFIELD, WINDSOR, SL4 4RZ
Winkfield & Cranbourne, Full planning permission, Kevin Lloyd Jones
Proposed erection of a single storey extension to the side of the building, following removal of 2 storage containers, and retention of outdoor recycling area.
- iii. **PA/2026/0720**, 10 Westwood Grove, Ascot, SL5 8GB
MH&tWwSF, Householder planning permission, Carly Cozens
Proposed conversion of the existing roof space to provide additional habitable accommodation, including the construction of a rear dormer extension and installation of rooflights to the front and rear roof slopes.
- iv. **PA/2026/0730**, DEERSWOOD HOUSE, HATCHET LANE, WINKFIELD, WINDSOR, SL4 2EG
Winkfield & Cranbourne, Householder planning permission, Dexter Matthews
Ground floor rear extension, two storey side and rear extension and garage conversion.
- v. **PA/2026/0741**, KINGSWOOD MANOR, CHURCH ROAD, WINKFIELD, WINDSOR, SL4 4SF
Winkfield & Cranbourne, Consent under Tree Preservation Orders, Phil Gritten
The tree is a Populus Nigra and half of the tree has failed and has left a massive wound, so it needs pollarding/coppicing due to it being very unsafe
- vi. **PA/2026/0743**, 1 CRANBOURNE TOWERS, FERNBANK ROAD, ASCOT, SL5 8JE
Ascot Priory, Consent under Tree Preservation Orders, Phil Gritten
Trim or shave the branches overshadowing the property
- vii. **PA/2026/0744**, 8 WENTWORTH AVENUE, ASCOT, SL5 8HQ
Ascot Priory, Householder planning permission, Andy Spracklen
Proposed single storey side and rear extensions, hip to gable roof extension with rear dormer, front porch and 3 new front rooflights., following demolition of existing conservatory and garage. Additional car parking in the front garden.
- viii. **PA/2026/0754**, 71 LOCKS RIDE, ASCOT, SL5 8QZ
Winkfield & Cranbourne, Householder planning permission, Dexter Matthews
Proposed erection of front, side and rear extensions and first floor extensions
- ix. **PA/2026/0761**, 3 LAVENDER COTTAGES, FOREST ROAD, WINKFIELD ROW, RG42 7NP
Winkfield & Cranbourne, Householder planning permission, Andy Spracklen
Proposed demolition of the existing single storey rear extension and the construction of a single storey rear extension with hipped roof.

7. APPEALS

- i. To note that no new appeals have been received.

- ii. To note that no updates or outcomes have been received.

8. BRACKNELL FOREST COUNCIL

To note the date of the next meeting of the BFC Planning Committee: 10th September 2026 6.30pm.

9. TREE PRESERVATION ORDERS

To note the following and to consider making comment on provisional orders:
TPO 1452 - Orchard House, Woodside Road (provisional): 2 Oaks. (Appendix 2)

10. HIGHWAYS MATTERS

To note that no highways matters are arising.

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
4th August 2026
MINUTES

Councillors:

Ascot Priory Ward: Cllr S Banks, Cllr E Blyth, Cllr G Paxton (vice-chair);

Forest Park Ward: Cllr O Barreto, Cllr K Buchler, Cllr L Campling, Cllr C Dudley (chair), Cllr O Lake;

Martins Heron & The Warren with Swinley Forest Ward: Cllr R Warren;

Winkfield & Cranbourne Ward:, Cllr T Blakemore, Cllr C Ehinger, Cllr M Gaw, Cllr D Wall.

Also: Christina Lindsey, Business Operations & Planning Assistant
Seven members of public

WELCOME FROM THE CHAIR

The Chair opened the meeting and welcomed members and members of the public.

PUBLIC PARTICIPATION

(This item was taken after item 5) A time not exceeding 10 minutes was 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. A local resident spoke on item 6x (PA/2026/0736) voicing concern regarding the disparity between the expert report and the application work.

APOLOGIES FOR ABSENCE

Apologies were received from Cllr D Hayes MBE, Cllr G Barber, Cllr N Atkinson.

The following Councillors were absent: Cllr C Debbinney-Wright, Cllr O Lazar, Cllr P Adams.

DECLARATION OF INTEREST

No interests were declared.

MINUTES OF THE PREVIOUS MEETINGS

It was proposed by Cllr Warren, seconded by Cllr Banks and with three abstentions
RESOLVED that: the minutes of the meeting of Winkfield Parish Council to consider Planning & Highways matters on 7th July 2026 were an accurate record of that meeting and would be duly signed by the Chair.

PLANNING APPLICATIONS

The following applications were considered and comments agreed as follow:

- i. PA/2026/0603: SHOOTERS OAK, NORTH STREET, WINKFIELD, WINDSOR, SL4 4SY:

Proposed detached outbuilding

Recommended refusal

It was proposed by Cllr Dudley, seconded by Cllr Wall, and with 0 abstention(s)
RESOLVED that: The proposals are an inappropriate overdevelopment which harms the openness of the Green Belt with no Very Special Circumstances presenting. If minded to approve, WPC would ask the officer to ensure that:

1. The proposals are compliant with all applicable Green Belt legislation, with particular regard to volumetric increase and openness of the Green Belt and
2. A condition be applied preventing future alienation of the outbuilding from the main dwelling.

- ii. PA/2026/0651:2 CARNATION DRIVE, WINKFIELD ROW, BRACKNELL, RG42 7QT:
Proposed conversion of attached garage to habitable accommodation

Observation

It was proposed by Cllr Dudley, seconded by Cllr Ehinger, and with 0 abstention(s)
RESOLVED that: WPC does not support the loss of garage space.

- iii. PA/2026/0652:15 LOCKS RIDE, ASCOT, SL5 8RA: Proposed construction of detached carport and garage outbuilding with ancillary home office above

Considered: no objection

- iv. PA/2026/0658:94 NEW ROAD, ASCOT, SL5 8QQ: T1 - Application to prune one tree (Pine)

Observation

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

- v. PA/2026/0672:17 & 19 GOATERS ROAD, ASCOT, SL5 8HZ: Proposed single storey rear extension

Considered: no objection

- vi. PA/2026/0687:FERNHILL COTTAGE, HATCHET LANE, WINKFIELD, WINDSOR, SL4 2DZ:
Proposed infill extension below existing first floor overhang to rear, replacement of first floor walls on overhang and the addition of porch to rear.

No comment

It was proposed by Cllr Dudley, seconded by Cllr Paxton, and with 0 abstention(s)
RESOLVED that: No volumetric calculations have been provided in relation to this application for an extension in the Green Belt. WPC is therefore unable to make an informed comment.

- vii. PA/2026/0693:9 MONTAGUE PARK, WINKFIELD, WINDSOR, SL4 4BD: Proposed installation of an aluminium pergola

Observation

It was proposed by Cllr Wall, seconded by Cllr Banks, and with 0 abstention(s) RESOLVED that: WPC would ask the officer to ensure that the proposals are compliant with all applicable Green Belt regulation and legislation.

- viii. PA/2026/0703:THE POND HOUSE, WINKFIELD LANE, WINKFIELD, WINDSOR, SL4 4QU: Proposed construction of outdoor swimming pool.

Observation

It was proposed by Cllr Blakemore, seconded by Cllr Warren, and with 0 abstention(s) RESOLVED that: WPC would ask the officer to ensure that the proposals are compliant with all applicable Green Belt regulation and legislation.

- ix. PA/2026/0711:5 SETLEY WAY, BRACKNELL, RG12 9FF: Retrospective application for a garage conversion

Observation

It was proposed by Cllr Dudley, seconded by Cllr Blyth, and with 0 abstention(s) RESOLVED that: 1. WPC does not support the loss of garage space.

2. WPC would ask the officer to ensure that the parking plan as shown is achievable and that the application complies with BFC's Parking SPD

- x. PA/2026/0736: Land adjacent to 86 Locks Ride Winkfield Ascot: Cedar tree - fell

Recommended Refusal

It was proposed by Cllr Buchler, seconded by Cllr Campling, and with 0 abstention(s) RESOLVED that: WPC strongly objects to this application.

1. The tree which is subject of this application provides significant public amenity and contributes strongly to the character of the area.

2. Felling of this tree is neither proportionate nor supported by the arboricultural report provided, which recommends a 5-6m reduction in the crown supported by the detaching leader and does not recommend felling of the tree.

3. Any work carried out to the tree should be strictly limited to that which is necessary to mitigate the risk; felling of the tree has not been demonstrated to be necessary.

4. Should the officer be minded to approve the application, WPC asks that a further independent professional opinion be sought prior to determination.

APPEALS

It was noted that no new appeals had been received.

It was noted that no updates on appeals had been received

BRACKNELL FOREST COUNCIL

Noted: the date of the next meeting of the BFC Planning Committee: 13th August 2026.

TREE PRESERVATION ORDERS

The following TPOs were noted:

- i. TPO 1448: it was resolved by Cllr Paxton, seconded by Cllr Buchler and unanimously RESOLVED that the proposal is supported.
- ii. TPO 1450: it was resolved by Cllr Paxton, seconded by Cllr Buchler and unanimously RESOLVED that the proposal is supported.

HIGHWAYS MATTERS

It was noted that no highways matters are arising.

CORRESPONDENCE

It was noted that no correspondence requiring the full attention of Council has been received.

The meeting closed at 20:03

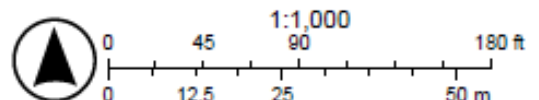
Chairman

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Appendix 2: Item 9: Tree Preservation Orders



DATE: 10/6/2026



TREE PRESERVATION ORDER 1452/2026

ORCHARD HOUSE, WOODSIDE, WINKFIELD SL4 2DP

Appendix 2: Item 9: Tree Preservation Orders