



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 3 November 2026, 7:30pm at Carnation Hall, Chavey Down Road, RG42 7PA.

Helen Wallace – Clerk, 27/10/2026

Members of the Public: You are welcome to attend

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 6 October 2026, 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. Week 1 w/c 5 Oct

[PA/2026/0862](#) 28 KING EDWARDS ROAD, ASCOT

Removal/variation of conditions

Section 73 application for variation of condition 02 (approved plans) and condition 04 (windows) of PP 25/00537/FUL for the proposed erection of first floor extension following removal of the existing roof, single storey side extension, addition of porch

PA/2026/0781 Land at The Royal County of Berkshire Polo Club, North Street

Full planning permission

Proposed construction of 6 no. outdoor padel courts and seating area to replace 2 existing tennis courts.

ii. Week 2 w/c 12 Oct

PA/2026/0898, WINKFIELD WORKING MENS CLUB, CHAVEY DOWN ROAD

Full planning permission

Demolition of the existing building and erection of a community hub to accommodate a Post Office, pharmacy and local convenience shop

PA/2026/0934, SANTA CATALINA, 21 PRINCE CONSORT DRIVE

Consent under Tree Preservation Orders

T2 - 1 x Oak Tree on corner of Garage - Cut back to give 2m clearance to building

and **PA/2026/0936**

G1 - 2 x Dead Silver Birch Trees at front - reduce to ground level

T1 - 1 x Dead Pine Tree at rear - reduce to near ground level

PA/2026/0935: THE HERNES OAK, NORTH STREET

Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses

Change of use of existing Class E office accommodation to 3 no. self-contained dwellinghouses (Use Class C3) pursuant to Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

iii. Week 3 w/c 19 Oct

PA/2026/0888, CHERRY TREE COTTAGE, LOVEL LANE

Full planning permission

Proposed erection of dwelling following demolition of existing bungalow and outbuildings.

PA/2026/0918, 5A KINGSWOOD, ASCOT

Householder planning permission

Proposed single-storey infill extension including a new flat roof, skylight and an external air-conditioning unit

iv. Week 4 w/c 26 Oct

PA/2026/0947, 127 FERNBANK ROAD

Full planning permission

Retention of existing residential house with access from Fernbank Road. Retrospective application to demolish a single storey building uses for the storage of hobby vehicles and building materials, and its replacement with a single storey garage

PA/2026/0927 ORCHARD HOUSE, NORTH STREET

Full planning permission

Two storey front and side extensions. Single storey rear extension. Addition of porch, bay windows and front and rear facing dormers. Gate and Wall to front boundary.

PA/2026/0932 Milcote, Kings Ride

Full planning permission

Proposed redevelopment of the site to provide 10 residential apartments with basement parking, refuse storage, new access and landscaping following demolition of existing buildings. (Cross boundary application).

7. APPEALS

- i. To note the following new appeals, and to consider making comment where the opportunity exists.

Appeal reference: 6017173

[24/00724/FUL](#) Land Adjacent To Silver Trees Birch Lane Ascot

Shelley Clark

Proposed erection of 1no. self-build dwelling with associated parking.

(Emailed to BFC Cllrs 20.10.26)

- ii. To note updates on existing appeals and outcomes of decided appeals: To note that no updates or outcomes have been received.

8. BRACKNELL FOREST COUNCIL

To note that the BFC Planning Committee meeting of 8 November has been cancelled and the next scheduled meeting is 10 December 2026 6.30pm.

9. TREE PRESERVATION ORDERS

To note the following and to consider making comment on provisional orders:

TPO 1457: Hollington House, Grove Lane, Winkfield Row [Appendix 2](#)

10. HIGHWAYS MATTERS

- i. A concept for a road island on Forest Road is shown at [Appendix 3](#). Cllr Gaw to provide a verbal update and for Council **to consider** funding £6,500 towards this speed reducing proposal.
- ii. To note the follow 2 dwelling name changes.

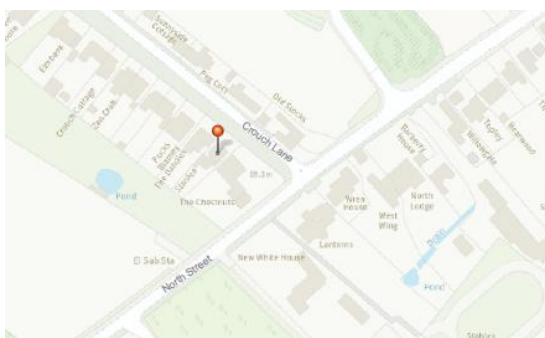


Figure 1 Stanlea, Crouch Lane changed to Piacere



Figure 2 The Hawthorns, 2 Earlywood Pines changed to Senang

11. CORRESPONDENCE

- i. Cllr Adams to provide a verbal update regarding The Duchy and Council consideration regarding its merits as a potential Asset of Community Value.
- ii. The Proper Officer to provide a verbal update regarding an email received on behalf of NSG Developments regarding land between North Street and Hatchet Lane.

12. NOTICE OF DECISIONS

(excepting withdrawn)

[PA/2026/0754](#)

Recommended decision: **Approve with Conditions**

[PA/2026/0761](#)

Recommended decision: **Approve with Conditions**

[PA/2026/0723](#)

Recommended decision: **Approve with Conditions**

[PA/2026/0787](#)

Recommended decision: **Approve**

[PA/2026/0513](#)

Recommended decision: **Approve**

[PA/2026/0736](#)

Recommended decision: **Approve with Conditions**

[PA/2026/0543](#)

Recommended decision: **Refuse**



Special Meeting of Winkfield Parish Council to consider
Planning & Highways Matters
held at Carnation Hall
6th October 2026
DRAFT MINUTES

Councillors:

Ascot Priory Ward: Cllr S Banks, Cllr E Blyth, Cllr C Debbinney-Wright, Cllr D Hayes ^{MBE},
Cllr G Paxton (vice-chair);

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

Martins Heron & The Warren with Swinley Forest Ward: Cllr P Adams, Cllr G Barber, Cllr
R Warren;

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

Also: Christina Lindsey, Business Operations & Planning Assistant
Helen Wallace, Clerk to the Council
One member of public

1. WELCOME FROM THE CHAIR

The Chair opened the meeting and welcomed members and one member of the public, who was in attendance to observe.

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.

3. APOLOGIES FOR ABSENCE

Apologies were received from Cllr K Buchler.

Cllr O Lazar was absent without apology.

4. DECLARATION OF INTEREST

The following Interests were declared:

- i. 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.
- ii. Cllr Banks declared a personal interest at agenda items 6.ii and 6.iii and would therefore abstain from voting
- iii. Cllr Campling declared a professional interest at agenda item 6x and would therefore abstain from voting

5. MINUTES OF THE PREVIOUS MEETINGS

It was proposed by Cllr Banks, seconded by Cllr Warren and with three abstentions
RESOLVED that: the minutes of the meeting of Winkfield Parish Council to consider Planning & Highways matters on 1st September 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. 25/00767/FUL: 190 Fernbank Road, Ascot, Berkshire, SL5 8LA: Amended application: 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 Dudley, seconded by Cllr Barber, and with 1 abstention(s)
RESOLVED that:

1. 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".
2. If minded to approve, WPC would ask the officer to prevent future alienation of the outbuilding from the main dwelling.
3. WPC shares the concerns of the Tree Officer. Having seen recent losses of valuable mature trees resulting from development, WPC would ask that all of the points raised in the Tree Officer's report dated 18.03.26 be addressed and ameliorated comprehensively.

- i. PA/2026/0513: 2 Wood End Close, Ascot, SL5 8LB: Proposed part two storey and first floor side extension.

Observation

It was proposed by Cllr Dudley, seconded by Cllr Barber, and with 2 abstention(s)
RESOLVED that: WPC would leave determination of the application to the informed expertise of the officer.

- ii. PA/2026/0774: 11 KING EDWARDS ROAD, ASCOT, SL5 8PD: Proposed first floor extension over existing flat roof, new fenestration, addition of render and solar panels, together with internal and external alterations.

Considered: no objection

- iii. PA/2026/0780: NEWLANDS, 29 PRINCE CONSORT DRIVE, ASCOT, SL5 8AW: Proposed construction of a roof doemer with 2no. conservation roof lights to the front slope and associated internal alterations following the removal of a detached outbuilding.

Observation

It was proposed by Cllr Dudley, seconded by Cllr Banks, and with 1 abstention(s)
RESOLVED that: No overlooking

WPC has no objection to the application provided the proposals are compliant with all applicable Green Belt regulation and legislation.

- iv. PA/2026/0787: MILLSIDE, 108B LOCKS RIDE, ASCOT, SL5 8QX: Proposed roof extension to allow for 2 flat roof dormers, with 1 including an inset balcony.

No Comment

No Comment: application approved prior to WPC consultation response

- v. PA/2026/0817:STILWELL, FOREST ROAD, ASCOT, SL5 8QF: T1 Turkey Oak - application to fell due to decay

Observation

It was proposed by Cllr Dudley, seconded by Cllr Campling, and with 1 abstention(s) RESOLVED that: WPC would leave determination of the application to the informed expertise of the tree officer, and would ask that any tree felled be replaced with a tree of the same genus and of suitable maturity at a suitable and sustainable location within the application site.

- vi. PA/2026/0823: 1 SEYMOUR DRIVE, ASCOT, SL5 8FX: T1 - Norway Maple - Reduce canopy height and lateral spread 3-4m back towards previous reduction points.

Observation

It was proposed by Cllr Wall, seconded by Cllr Blakemore, and with 1 abstention(s) RESOLVED that: WPC would leave determination of the application to the informed expertise of the tree officer

- vii. PA/2026/0828: 7 DIANTHUS PLACE, WINKFIELD ROW, BRACKNELL, RG42 7PQ: Prune one Silver Birch

Observation

It was proposed by Cllr Blyth, seconded by Cllr Barreto, and with 1 abstention(s) RESOLVED that: WPC would leave determination of the application to the informed expertise of the tree officer

- viii. PA/2026/0835: TAMBORA, LONG HILL ROAD, ASCOT, SL5 8RE: Prune one Oak tree

Observation

It was proposed by Cllr Ehinger, seconded by Cllr Debbinney-Wright, and with 1 abstention(s) RESOLVED that: WPC would leave determination of the application to the informed expertise of the tree officer

- ix. PA/2026/0847: FLAT C, KINGS RIDE HOUSE, PRINCE ALBERT DRIVE, ASCOT, SL5 8AQ: Proposed addition of rooms in the roof space with two rear facing dormers, side facing roof lights and alterations to orangery to include a new roof.

Observation

It was proposed by Cllr Dudley, seconded by Cllr Warren, and with 2 abstention(s)
RESOLVED that: WPC has no objection to the application provided the proposals are compliant with all applicable Green Belt regulation and legislation.

- x. PA/2026/0887: NEWLANDS, 29 PRINCE CONSORT DRIVE, ASCOT, SL5 8AW: Prior approval application for construction of a single additional storey above the existing two-storey dwellinghouse.

Recommended Refusal

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

1. The proposals add two bedrooms (taking the property from a 3bed to a 5bed) and no parking plan has been provided. The application is therefore not compliant with BFC's Parking SPD
2. No volumetric increase calculations have been provided, and it is therefore not possible to determine the extent to which the proposals are compliant with Green Belt regulation and legislation.

- xi. PA/2026/0896: 6 ELLIOTT RISE, ASCOT, SL5 8NN: T1

One Beech tree needing pruning due to overhanging on the south west side of the property cut back canopy 9m to 6m

Observation

It was proposed by Cllr Barreto, seconded by Cllr Gaw, and with 1 abstention(s)
RESOLVED that: WPC would leave determination of the application to the informed expertise of the tree officer

7. APPEALS

- i. The following new appeals were noted:
 - a) No new appeals had been received.
- ii. Updates on existing appeals and outcomes of decided appeals were noted:
 - a) 25/00773/FUL Knightswood Cottage: 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
 - ** Appeal DISMISSED** Green Belt application – no very special circumstances.

8. BRACKNELL FOREST COUNCIL

- i. The date of the next meeting of the BFC Planning Committee was noted: 8th October 2026 6.30pm.
- ii. The invitation to briefing on National Scheme of Delegation (10am 13th October 2026) was noted. All Parish Councillors present expressed an interest in attendance and requested that the officer circulate details.

9. TREE PRESERVATION ORDERS

- i. The following provisional TPOs were noted:
 - a) TPO 1453: Land at Lambrook School, Winkfield Row, Bracknell - RG42 6LU
 - b) TPO 1454: Land at / adjacent to Cherry Blossom, Rhododendron Walk, Ascot, SL5 8PN
 - c) TPO 1455: Woodland adjacent to 15 & 16 Prince Consort Drive, Ascot
- ii. The following confirmed TPOs were noted:
 - a) TPO 1448: Land at/ adjacent to Chavey Well, 68 Locks Ride SL5 8QX
 - b) TPO 1450: Land at Newell House, Newell House Annexe and Brook Farm, Church Rd, Winkfield SL4 4SE

10. HIGHWAYS MATTERS

The following changes to street addresses were noted:

Beechcroft, Forest Road → Shimmer Lodge, Forest Road
The Annexe, Mount Apollo, Mounts Hill, → Rose Cottage, Mount Apollo, Mounts Hill

11. CORRESPONDENCE

- a) A report on Assets of Community Value was noted
- b) It was noted that an approach has been received from a prospective buyer, of The Duchy. It was noted that the previous ACV nomination determined that the property failed to meet the criteria. The matter was discussed and WPC agreed that Cllr Paul Adams would undertake the preliminary research, including seeking further information from the prospective buyer, and bring a further report to the soonest next Council meeting possible.

12. CLERK'S REPORT ON CARNATION HALL PROJECT

** Cllr Debbinney-Wright left the meeting at 20:11

The report of the Clerk was noted.

** Cllr Debbinney-Wright returned to the meeting at 20:14

13. EXCLUSION OF PRESS & PUBLIC

It was proposed by Cllr Dudley, seconded by Cllr Ehinger and unanimously RESOLVED that: pursuant to Section 100 of the Local Government Act 1972, members of the press and public be excluded from the meeting during consideration of the following item listed as agenda items **14 (CARNATION HALL PROJECT)** due to commercial sensitivity.

14. CARNATION HALL PROJECT

****Cllr Blyth left the meeting at 20:18**

WPC considered and discussed the confidential reports from Stockton Bradley, Chartered Surveyor in conjunction with the Clerk's report.

**** Cllr Blyth returned to the meeting at 20:20**

- i It was proposed by Cllr Dudley, seconded by Cllr Barber and with two abstentions
RESOLVED: To approve the appointment of Stockton Bradley Chartered Surveyor to work on the project as above described (Heating/Cooling, Main Works, Subsidiary Items) and give delegated authority to the Clerk to sign on the Council's behalf
- ii It was proposed by Cllr Banks, seconded by Cllr Barreto and with one abstention and one against RESOLVED: To approve the process of scoping the heating and cooling project and subsequent two rather than three quotes
- iii It was proposed by Cllr Paxton, seconded by Cllr Campling and with two abstentions
RESOLVED: To approve the transfer the car park resurface ear-marked reserve into the general Carnation Hall ear-marked reserve.

The meeting closed at 20:24

Chairman

TOWN AND COUNTRY PLANNING ACT 1990**TREE PRESERVATION ORDER 1457**

**Land on the East side of Grove Lane and land at / adjacent to
Hollington House, Grove Lane, Winkfield Row,
Bracknell RG42 6ND - 2026**



Bracknell Forest Borough Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 make the following Order

Citation

1.0 This Order may be cited as

Land on the East side of Grove Lane and land at/ adjacent to Hollington House, Grove Lane, Winkfield Row, Bracknell RG42 6ND - 2026

Interpretation

- 2.** (1) In this Order “the authority” means Bracknell Forest Borough Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

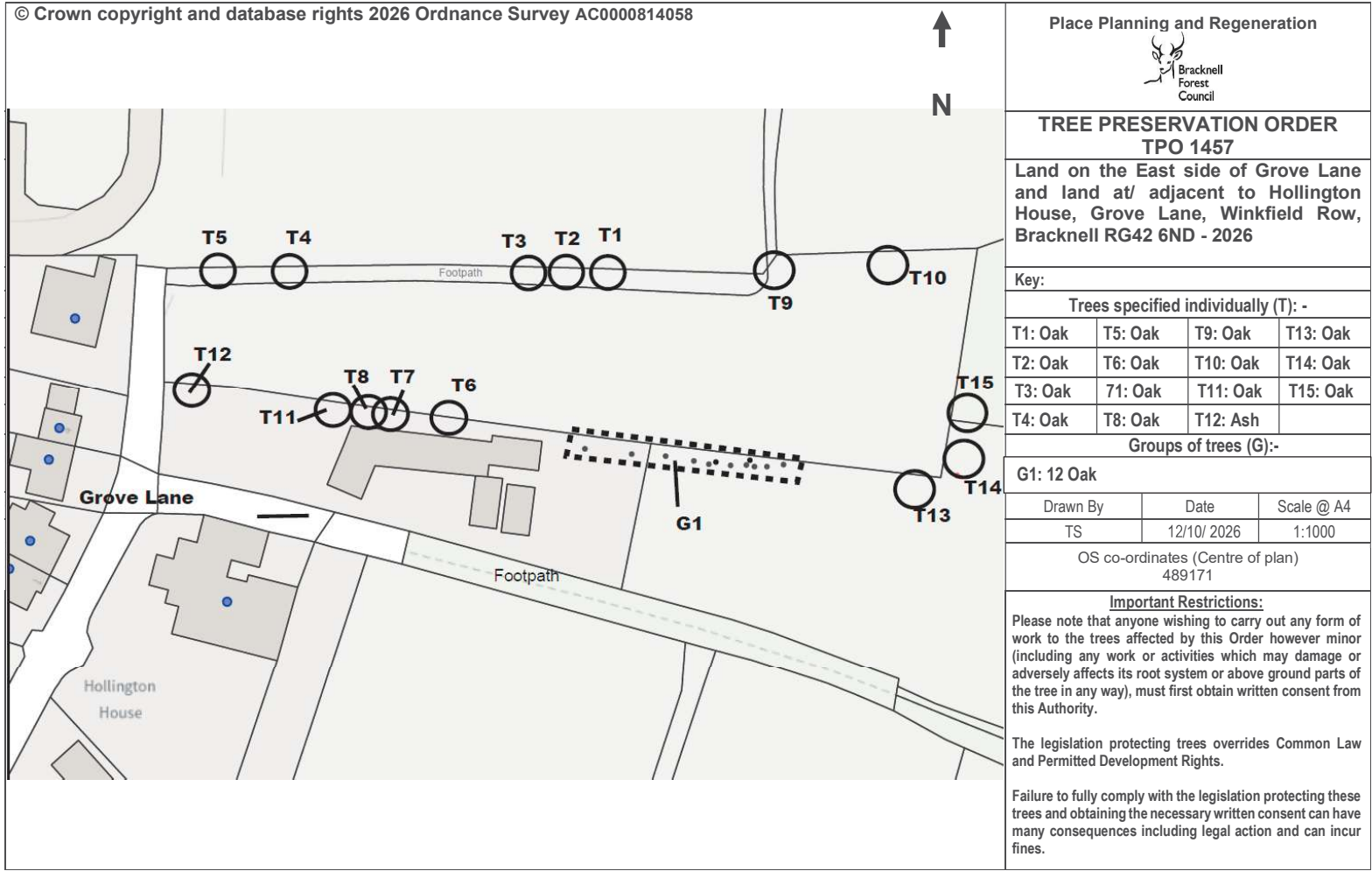
Effect

- 3.** (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall -
(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

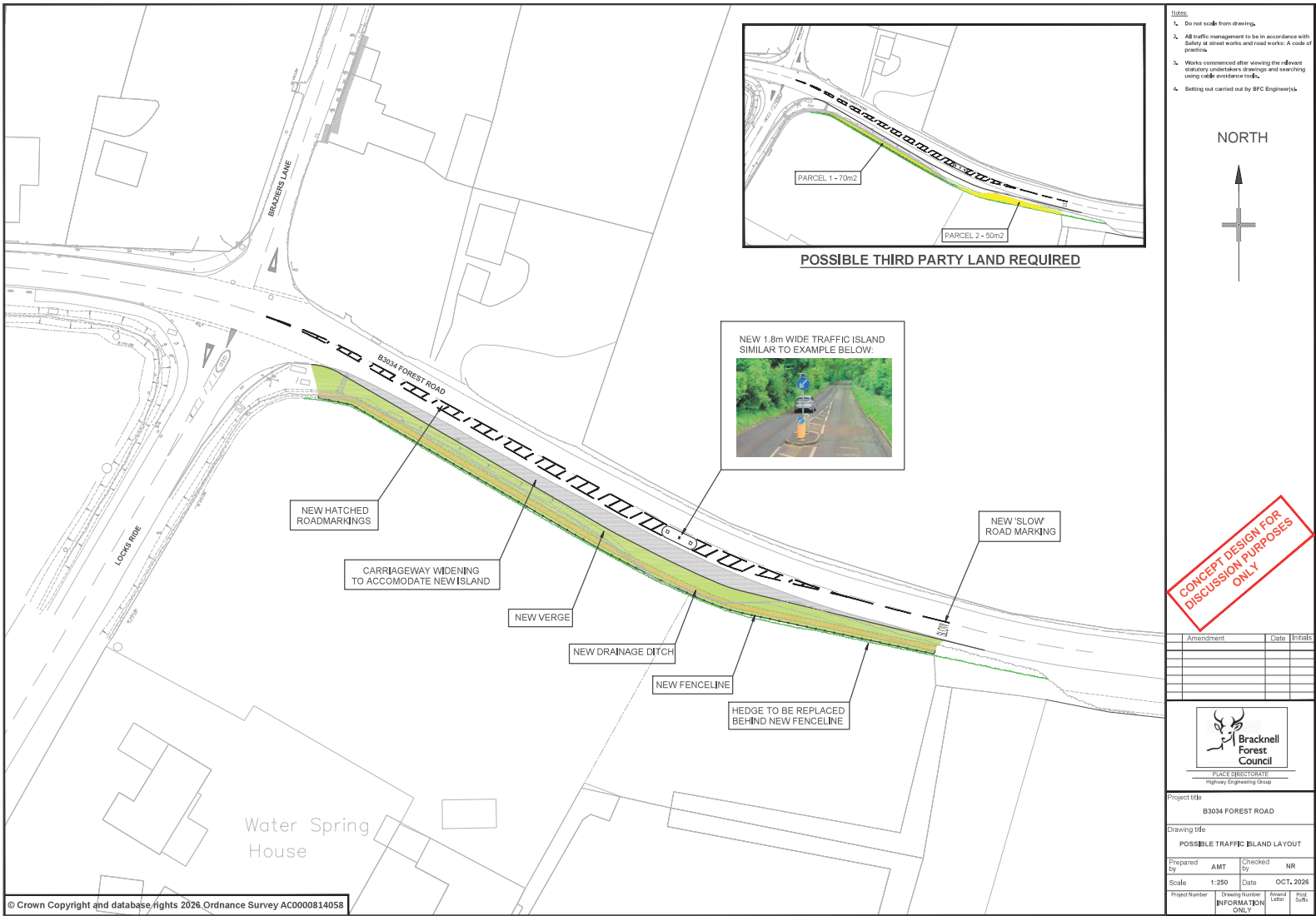
Application to trees to be planted pursuant to a condition

- 4.** In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

BFC - CONFIDENTIAL



BFC - CONFIDENTIAL



Notes:

1. Do not scale from drawings.
2. All traffic management to be in accordance with Safety at street works and road works: A code of practice.
3. Works commenced after viewing the relevant statutory undertakers drawings and searching using utility avoidance tools.
4. Setting out carried out by BFC Engineer(s).

Amendment	Date	Initials

Bracknell Forest Council

PLCCE DIRECTORATE
Highway Engineering Group

Project title
B3034 FOREST ROAD

Drawing title
POSSIBLE TRAFFIC ISLAND LAYOUT

Prepared by	AMT	Checked by	NR
Scale	1:250	Date	OCT, 2026
Project Number		Drawing Number	
		Amend Letter	