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Royal Borough of Windsor & Maidenhead

Planning Schedule 2 Applications
Outcome of Gateway Meeting Dated: 22 October 2026

The applications listed below comprise Schedule 2 applications under the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026. Full details of the planning application can be found at: Find a planning application | Royal Borough of Windsor and Maidenhead

Reference: 25/00362
Application Type: Full
Proposal: Demolition/removal of all existing buildings, structures and hardstanding and the erection of three two-storey detached four/five-bedroom dwellings and a single building comprising of five two-bedroom apartments together with access, parking and garaging, bin and bike storage and amenity space.
Address: The Cookham Riverside Nursing Home Cookham House Berries Road Cookham Maidenhead
Main Issue:

Outcome of Decision:

The nominated officer and nominated member were in agreement that the application satisfied criteria A raising an environmental issue of significant to the local area ·(impact on the Conservation Area) and agreed that the application should be referred to committee.

Gateway Test A:

The proposed development is not considered to give rise to any economic, environmental or social impacts. The site comprises previously developed land and therefore there is a compelling baseline in assessing these impacts.

Gateway Test B:

This application comprises previously developed land. Following the publication of the August 2026 National Planning Policy Framework (August 2026), the considerations relating to the provision of intensification of use are made clear at national level. It is therefore considered that the proposals would not give rise to any significant issue in respect of this Test.

Reference: 25/03063
Application Type: Full
Proposal: New canopy to rear elevation with access stairs; new plant and enclosure with new fencing; enlargement of existing ramp to east elevation; new curtain wall; scissor lift and delivery point; alterations to fenestration and external finishes following demolition of existing elements.
Address: The Range Unit 4 Stafferton Way Retail Park Stafferton Way Maidenhead
Main Issue:

Outcome of Decision:

The nominated officer and nominated member were in agreement that the application did not satisfy criteria A or B; and agreed that the application should not be referred to committee.

Gateway Test A:

The application relates to physical alterations to the exterior of the building and associated land required to facilitate the new unit being considered under application 25/03248/FULL. Consultees have had no objection to the proposed changes.

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Gateway Test B:

The application is not considered to raise any planning matters which are considered to be significant, having regard to the Development Plan, given the limited nature of the proposed development.

Reference: 25/03248
Application Type: Full
Proposal: Sub-division of unit 4 and use of new unit for Class E(a) retail convenience goods and new mezzanine floor.
Address: The Range Unit 4 Stafferton Way Retail Park Stafferton Way Maidenhead
Main Issue:

Outcome of Decision:

The nominated officer and nominated member were in agreement that the application did not satisfy criteria A or B and agreed that the application should not be referred to committee.

Gateway Test A:

The application is not considered to give rise to any economic, social or environmental issues of significance to the local area, having regard to the scale of the development proposed.

Gateway Test B:

The application does not raise a significant planning matter having regard to the development plan and other material considerations.

Reference: 26/00502
Application Type: Full
Proposal: Demolition of existing buildings (Cowley House, Cowley Lodge and Cowley Cottage) and the construction of a new block of 13 no. flats with parking, cycle and bin stores.
Address: Cowley House And Cowley Cottage And Cowley Lodge Ray Park Road Maidenhead
Main Issue:

Gateway Test A:

The scheme is a small-scale major development and therefore does not raise an economic, social or environmental issue of significance to the local area.

Gateway Test B:

The scheme is a small-scale major development, therefore the planning matters arising are not significant having regard to the development plan and other material considerations.

Outcome of Decision:

The nominated officer and nominated member were in agreement that the application did not satisfy criteria A or B and agreed that the application should not be referred to committee. While the scheme gave rise to planning matters which would need to be considered by the decision they did not consider that these were significant enough to satisfy either criteria A or B having regard to the scale and context of the proposal.

Reference: 26/00676
Application Type: Discharge of Condition
Proposal: Details required by Condition 5 (Design Code Northern Neighbourhood) and Condition 6 (Design Code Northern Neighbourhood) of planning permission 24/00091/OUT for an outline application, with all matters reserved except accesses (Shoppenhangers Road Access, Harvest Hill Road principal access and Harvest Hill Road secondary access), for a residential led mixed use development comprising: Up to 1,500 homes: a range of community uses incuding primary and secondary schools, a local centre and small-scale cafe/retail.commercial uses; public open space including landscaping, associated infrastructure and amenities; together with all associated works, including demolition of existing buildings onsite (except for the existing property at 2 Rushington Avenue which is to be retained), and temporary meanwhile uses, as amended by 26/00885/VAR.

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Address: Maidenhead Golf Club Shoppenhangers Road Maidenhead SL6 2PZ
Main Issue:

Outcome of Decision:

The nominated officer and nominated member noted that the application related to an 'own interest application'. The application is for discharge of planning conditions related to an outline planning permission on a site allocated within the development plan. The nominated officer and nominated member were in agreement that the application did not warrant referral to committee simply for transparency or public accountability grounds given the nature of the application and the fact that the contentious issues had been dealt with through the allocation and outline consent. The nominated officer and nominated member agreed the application should not be referred to committee.

Gateway Test A:

The application comprises the condition discharge of the Design Code pursuant to the grant of an outline permission. The application relates to detailed matters comprising the detailed design of the Northern and Southern Neighbourhoods. Applications of this nature (CONDIT) would normally be delegated (Schedule 1) under the Regulations; however, this is referred to Gateway solely because the application comprises an owner-interest application. The economic, social and environmental issues being driven from the development were considered by Committee in the assessment of the outline application and would not be affected by the proposed details. The Design Codes have also been through pre-application discussions with the Council where it was subject to external review by the Council's independently appointed Design Consultant.

Gateway Test B:

This application relates solely to the Design Code of the Northern and Southern Neighbourhood. This application relates solely to matters of defined detailed design.

Reference: 26/00790
Application Type: Variation Under Reg 73
Proposal: Variation (under Section 73a) of planning permission 11/02183/FULL without complying with part Condition 3 (time limit to complete).
Address: Maidenhead Waterways From Blackamoor Lane To Green Lane Maidenhead
Main Issue:

Outcome of Decision:

The nominated officer and nominated member noted that issues relating to habitat, ecology etc. would be capable of being addressed through appropriate conditions and would not therefore be significant. The application was considered capable of satisfying criteria A due to positive social and environmental benefits of the project to the local area. Given the identified issues of local significance were positive the nominated officer and nominated member were in agreement that the application could be approved under delegated authority but should be referred to committee in the event officers be minded to refuse the application.

Gateway Test A:

The application raises economic, social and environmental issues of significance to the town of Maidenhead as it seeks to remove the time limit for completion of the Maidenhead Waterways project to allow this to proceed. The scheme is a key blue infrastructure project within Maidenhead town centre and important to the regeneration of the town.

Gateway Test B:

The scheme does not give rise to any planning matters which are considered significant in nature, in the context of the development plan policies. There is a compelling fall-back position in terms of the planning histories of the site which comprise an overriding material consideration.

Reference: 26/00801
Application Type: Full
Proposal: Construction of a new building comprising 16 apartments with associated parking and access following the demolition of the existing buildings.
Address: 5 - 5C St Marks Crescent Maidenhead

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Main Issue:

Gateway Test A:

The application proposes the demolition of existing buildings and creation of apartments and houses on previously developed land. The development would not give rise to impacts which are considered to comprise economic, social or environmental issues.

Gateway Test B:

This application is assessed in light of the National Planning Policy Framework published in August 2026 which supports the intensification of use on previously developed land, subject to compliance with the design policies. There is clear guidance provided in the form of the NPPF in terms of how the application should be assessed and therefore it is not considered the development would raise a planning matter of significance.

Outcome of Decision:

The nominated officer and nominated member were in agreement that the scheme gave rise to issues which were capable of having a significant impact on environmental issues of local significant in particular with regard to the impact on the character of the area. Given these issues were subjective ones where different decision makers may have different views both the nominated officer and nominated member agreed that the application should be referred to committee.

Reference: 26/00888
Application Type: Full
Proposal: Retention and rationalisation of existing hardstanding and internal access arrangements associated with the established use of the site, including surfacing improvements (retrospective).
Address: Kimbers Lane Farm Oakley Green Road Oakley Green Windsor SL4 4QF
Main Issue:

Outcome of Decision:

The nominated officer and nominated member were mindful that applications 26/00888 and 26/00889 were both retrospective applications for the same site, while the works had been separated into different applications it was considered that they should be considered together in terms of assessing significance. The nominated officer and member were in agreement that together the applications could be considered to have a significant local impact on the environment and agreed the applications should be referred to committee.

Gateway Test A:

The scheme is for the retention of hard standing. The application is major application due the site area but raises no significant economic, social or environmental issue of significance to the local area

Gateway Test B:

The proposal due to its nature does not raise any significant planning matters having regard to the development plan and other material considerations.

Reference: 26/00889
Application Type: Full
Proposal: Retention and rationalisation of existing equestrian facilities, including stables, menage and paddocks, together with removal of concrete hardstanding and associated environmental and site layout improvements. (Retrospective).
Address: Kimbers Lane Farm Oakley Green Road Oakley Green Windsor SL4 4QF
Main Issue:

Gateway Test A:

The application seeks permission for stables, menage and paddocks. It is a major application due to application site area, but the development raises no economic, social or environmental issues of significance to the local area.

Gateway Test B:

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Due to the limited scale and nature of the application, it raises no significant planning matter having regard to the development plan and other material considerations.

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Outcome of Decision:

The nominated officer and nominated member were mindful that applications 26/00888 and 26/00889 were both retrospective applications for the same site, while the works had been separated into different applications it was considered that they should be considered together in terms of assessing significance. The nominated officer and member were in agreement that together the applications could be considered to have a significant local impact on the environment and agreed the applications should be referred to committee.

Reference: 26/00931
Application Type: Full
Proposal: Redevelopment of the site to provide 77 new residential dwellings, together with associated parking and landscaped areas following the demolition of the existing office building.
Address: Land Adjacent To Horizon And Horizon Honey Lane Hurley Maidenhead SL6 6RJ
Main Issue:

Gateway Test A:

The application site contains an extant permission 24/02890/CLAMA for the change of use from office building to residential for 75 no. dwellings. However, unlikely the host case, this permission does not allow for contributions towards off or on-site highway improvements, affordable housing, biodiversity net gain, NHS contributions etc..

Economic Impacts - The site comprises previously developed land and likely forms a Grey Belt location. Given the planning histories on the site, it is considered suitable for housing development in line with the previously approved fall-back position.

Social Impacts - The development would contribute 77 dwellings to this total, 16 of which would be affordable dwellings. The development is considered to provide for opportunities for improvement in terms of design compared to the permitted fall-back position, including plentiful levels of public open space. The development also allows for financial contributions towards the NHS. Finally, being in close proximity to Hurley the development is considered to help support the village services within the area.

Environmental Impacts - Each dwelling would need to include solar panels and air source heat pumps given it comprises a planning application, and not a permitted development application.

Gateway Test B:

The proposed development is not considered to give rise to any planning matters of significance having regard to the development plan policies and other material planning considerations.

Outcome of Decision:

The nominated officer and nominated member were mindful of the lawful office building and use on the site, as well as the planning history in considering this referral. Having regard to the existing lawful use both the nominated officer and nominated member were of the view that the application would not satisfy either criteria A or B and that the application should not be referred to committee.

Reference: 26/00983
Application Type: Reserved Matters
Proposal: Reserved matters application (scale, layout, appearance and landscaping) of the Green Spine, pursuant to condition 4 of outline application 24/00091/OUT (as amended by 26/00885/VAR), including the provision of route for cyclists, pedestrians and buses with associated infrastructure included: SuDs, landscaping, bus infrastructure including bus gate drainage service corridors and pumping station.
Address: Maidenhead Golf Club Shoppenhangers Road Maidenhead SL6 2PZ
Main Issue:

Outcome of Decision:

The nominated officer and nominated member noted that the application related to an 'own interest application'. The application is for reserved matters relating to an outline planning permission on a site allocated within the development

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plan and they were mindful of the guidance on such applications.. The nominated officer and nominated member were in agreement that the application did not warrant referral to committee simply for transparency or public accountability grounds given the nature of the application and the fact that the contentious issues had been dealt with through the allocation and outline consent. The nominated officer and nominated member agreed the application should not be referred to committee.

Gateway Test A:

The application comprises a Reserved Matters application pursuant to the grant of an outline permission. The application relates to detailed matters comprising the detailed design of the road layout of the Green Spine only. The economic, social and environmental issues being driven from the development were considered by Committee in the assessment of the outline application.

Gateway Test B:

This application relates solely to a Reserved Matters application and therefore the detail for consideration is defined by the parameters already approved by the outline planning permission. The road layout, alignment etc is all secured by way of the parameter plans in the outline permission. This application relates solely to matters of defined detailed design.

Reference: 26/01438
Application Type: Full
Proposal: Proposed new retail unit, enlargement of existing dropped kerb, boundary treatment and hardstanding following demolition of existing garage.
Address: Post Office And Land At 8 Highway Avenue Maidenhead
Main Issue:

Outcome of Decision:

The nominated officer and nominated member discussed the various matter, overall they concluded that given the limited scale of the development it would not give rise to impacts of a level of significant which would satisfy either of criteria A or B. The nominated officer and nominated member agreed the application should not be referred to committee.

Reason for Member Referral:

This referral is made under Part 6 B1.1b(I)(f). I understand that this is actually a Schedule 2 application by virtue of is not meeting the definition of a minor commercial application (whilst sited on a commercial planning unit, the development is not to an existing building and, in any case, would increase the number of units from 1 to 2).

This application was previously called in by Cllr Baskerville.

The application raises a social issue of significance to the local area in that residents living in close proximity believe there will be a detrimental impact on their day to day lives due to reduction in available parking and consequential traffic issues together with loss of neighbouring amenity arising from over development of the application site.

Gateway Test A:

Given the scale of the development proposed and consultee responses, it is not considered that the application is such that it would result in economic, social or environmental issue of significance to the local area.

Gateway Test B:

The application seeks planning permission for a proposed new retail unit with a floor space of 30.5sqm, together with the enlargement of an existing dropped kerb along Highway Road to accommodate three off street parking spaces, boundary treatment and hard standing following demolition of existing garage. Having regard to the development plan and other material considerations, the proposals would not raise a significant planning matter such that the application could not be determined in line with relevant development plan policies under delegated powers.

Reference: 26/01760
Application Type: Full

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Proposal: Engineering works relating to the resurfacing, bunds, drainage, and the raising of ground levels to facilitate the use of the land for a cricket pitch (retrospective)
Address: Land Adjacent To Oak Tree Farm Known As Oak Tree Cricket Centre Twyford Road Binfield Bracknell
Main Issue:

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Gateway Test A:

The application is for a cricket pitch and drainage, although there are environmental, social and economic considerations they are not of local significance.

Gateway Test B:

The scheme does not raise a significant planning matter having regard to the development plan and other material considerations.

Outcome of Decision:

The nominated officer and nominated member noted that while the description sees to imply solely engineering operations historical aerial photography indicates that the cricket pitch has been constructed and any such use likely introduced recently without the benefit of planning permission. The introduction of a new sporting facilities in an area was considered to potentially give rise to significant social and environmental impacts on the local area satisfying criteria A. The nominated officer and nominated member agreed the application should be referred to committee.

Reference: 26/02136
Application Type: Full
Proposal: Change of use of agricultural land to equestrian use and construction of outdoor riding area, stable and storage buildings and associated works
Address: Mount Farm Choke Lane Maidenhead
Main Issue:

Gateway Test A:

The application is not considered to result in economic, environmental or social impacts of local significance. The proposed nature of the development is commonplace in countryside locations and is therefore considered to comprise a type of development that is commonplace in terms of its nature and scale of development.

Gateway Test B:

The application is submitted in light of the recently published National Planning Policy Framework which provides a clear direction of travel in terms of decision making for proposed development of this form. As a result, it is not considered that the proposals give rise to a planning matter of significance having regard to the policies contained in the Development Plan and other material considerations.

Outcome of Decision

The nominated officer and member discussed various factors including the size and scale of the application, local interest and the support relating to the provision of specialist sport/training provision. Overall they were minded that combined the application potentially gave rise to significant local impacts in relation to the environment and/or social issues. The nominated officer and nominated member agreed the application should be referred to committee.

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