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Royal Borough of Windsor & Maidenhead

Planning Schedule 2 Applications
Outcome of Gateway Meeting Dated: 18 November 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: 25/02598
Application Type: Minerals
Proposal: Winning and working of minerals (sand and gravel) in the form of two extensions to the existing quarry, with progressive restoration via infilling with imported inert material to agricultural use.
Address: Land West of Colne Brook Foundry Lane Horton Slough
Main Issue:

Outcome of Decision: The nominated member considered the application satisfied criteria A and should be referred to committee. The nominated officer did not consider that criteria A was met. As the nominated member and nominated officer did not agree the application will not be referred to committee.

Gateway Test A:

The proposed development is not considered to give rise to any significant economic, environmental or social impacts. The site comprises of two small, allocated sites for minerals extraction. The possible developments would operate within the parameters of the original consent. Therefore, there is a compelling baseline in assessing these impacts.

Gateway Test B:

The proposal raises no significant planning matters having regard to the development plan and any other material considerations.

Reference: 25/03436
Application Type: Variation Under Reg 73
Proposal: Variation (under Section 73a) of Condition 2 to substitute those plans approved under 21/00825/FULL (Allowed on Appeal) for the Conversion of the existing Public House to include a single storey front/side extension, new front canopy, single storey side/rear extension, new external finish, alterations to fenestration, associate parking, bin and cycle storage and landscaping following demolition of the single storey side/rear extensions to provide 2no. semi detached dwellings and 1no. detached dwelling with amended plans.
Address: Jolly Gardener 92 To 94 St Lukes Road And Land At 92 To 94 St Lukes Road Old Windsor Windsor
Main Issue:

Gateway Test A:

The application seeks to vary the approved plans condition of planning permission 21/00825/FULL (allowed on appeal), which established the principle of converting the former public house and providing three dwellings. The use and layout of the development are unchanged, and the variation is confined to external appearance and materials, and proposes to reverse some of the unauthorised works, including reinstating the chimney stacks, removing the front elevation render and reverting window openings and design. Given this, the application is not considered to raise an economic, social or environmental issue of significance to the local area.

Gateway Test B:

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The Member referral cites NPPF Policy DM8(2), under which substantial weight should be given to intentional unauthorised development where that is concluded on the evidence. This policy is engaged, as the application is part-retrospective, but it is a clearly defined national policy that goes to the weight applied in the planning balance and can be applied by Officers under delegated powers. Its engagement does not, of itself, make the matter significant. The remaining considerations relate to the detailed appearance of a non-designated heritage asset, which fall to be assessed against Borough Local Plan Policy HE1 and the NPPF in the usual way. The application is therefore not considered to raise a significant planning matter having regard to the development plan and other material considerations.

Reason for Ward Member Referral:

This referral is made under Part 6 B1.1b(I)(f). The application was previously called in by Cllr Jones. On the basis of the below:

"The application raises a significant planning matter, having regard to NPPF Policy DM8(2). Under this Policy, if it is concluded based on evidence that the unauthorised development was intentional, that fact should be given substantial weight in considering whether to grant planning permission. Reaching such a conclusion, on a breach of a planning condition attached to a consent allowed only after appeal, would benefit from public debate and determination by Committee."

Outcome of Decision: The nominated officer and nominated member were in agreement that the application met criteria B and should be referred to Committee.

Reference: 26/00952
Application Type: Full
Proposal: Redevelopment of site to provide two building for 48no. apartments with associated access, hardstanding and landscaping following the demolition of the existing building.
Address: McLaren Ascot Station Hill Ascot SL5 9EG
Main Issue:

Gateway Test A:

The proposed development is not considered to give rise to any significant economic, environmental or social impacts. The site comprises previously developed land in close proximity to a well-connected station (as defined by the NPPF). Therefore, there is a compelling baseline in assessing these impacts.

Gateway Test B:

This application comprises previously developed land. Following the publication of the NPPF (August 2026), the considerations relating to the provision of intensification of housing is such locations 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.

Outcome of Decision: The nominated officer and nominated member agreed that criteria A was satisfied and that the application should be referred to Committee.

Reference: 26/00975
Application Type: Full
Proposal: Redevelopment of the site to provide 43 dwellings with associated parking, access and landscaping, following demolition of existing buildings
Address: Station Inn Hotel Station Hill Ascot SL5 9EG
Main Issue:

Gateway Test A:

The proposed development is not considered to give rise to any significant economic, environmental or social impacts. The site comprises previously developed land in close proximity to a well-connected station (as defined by the NPPF). Therefore, there is a compelling baseline in assessing these impacts.

Gateway Test B:

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This application comprises previously developed land. Following the publication of the NPPF (August 2026), the considerations relating to the provision of intensification of housing is such locations 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.

Outcome of Decision: The nominated officer and nominated member agreed that criteria A was satisfied and that the application should be referred to Committee.

Reference: 26/01329
Application Type: Variation Under Reg 73
Proposal: Variation (under Section 73a) of planning permission 25/00734/VAR to vary the wording of Condition 13 (EV charging).
Address: Grasmere Broadleys Hale And Winwood And Land At Sawyers Close Windsor SL4 5HW
Main Issue:

Outcome of Decision: The application was an own interest application. The nominated officer and nominated member agreed that the application should not be referred to Comittee.

Gateway Test A:

The application is a Section 73 amendment to an approved application for redevelopment. The principle of the redevelopment was established under the original planning permission. The amendment relates purely to electric vehicle charging provision with the scheme. The application therefore does not raise issues economic, social and environmental of significance to the local area.

Gateway Test B:

The scheme would provide a level of electric vehicle charging that would be Local Plan and SPD requirements. The application does not raise a significant planning matter.

Reference: 26/01350
Application Type: Full
Proposal: Creation of three padel courts with canopy cover and associated landscaping works
Address: Windsor Leisure Centre Stovell Road Windsor SL4 5JB
Main Issue:

Gateway Test A:

The application seeks planning permission for three padel courts with canopy cover and associated landscaping within the grounds of the existing Windsor Leisure Centre. The application falls within Schedule 2 as it is not a householder, minor commercial or minor residential application. Part of the application site is on land owned by the Council, and the application is therefore also reported to Gateway in the interests of transparency. The proposal is involves the expansion of an established leisure facility and would not give rise to an economic, social or environmental issue of significance to the local area.

Gateway Test B:

The application does not raise a significant planning matter having regard to the development plan and other material considerations. The matters arising, namely flood risk, trees, ecology and biodiversity net gain, and neighbouring amenity, are routine development management considerations that can be assessed against the relevant policies of the Borough Local Plan and the National Planning Policy Framework under delegated powers.

Outcome of Decision: The application was an own interest application. The nominated officer and nominated member agreed that the application should be referred to Committee.

Reference: 26/02018
Application Type: Variation Under Reg 73
Proposal: Variation (under Section 73) of Condition 2 (Approved Plans) to substitute those plans approved under 22/02893/FULL for the partial redevelopment of site, including limited demolition, to provide a mix of town centre uses: The Southern Development Site will provide a building comprising offices, aparthotel and town centre uses. The Central Development Site provides new access cores and an additional residential unit. The Eastern Development Site includes a cinema and 8 no. residential units. The Travelodge Site provides one additional floor of guest rooms

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and a new entrance foyer. The Car Park Site - two additional half levels of parking will be added along with the reconfiguration of the lower levels to provide plant accommodation and other services. Public realm soft and hard landscape improvements are proposed to Goswell Hill and Bridgewater Way, along with green roofs with amended plans.
Address: Windsor Yards King Edward Court Windsor
Main Issue:

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Gateway Test A:

The application is a Section 73 amendment to an approved application for a town centre redevelopment and regeneration scheme. Whilst the Council own the freehold, the principle of the redevelopment was established under the original application (22/02893/FULL) which was approved on 31.07.2026. The amendment relates to the Southern part of the development site only (the other parts are unaltered by the application). The scale of the Southern development is similar to the approved and maintains a mix of town centres uses. The proposal therefore does not raise issues of economic, social and environmental significance to the town of Windsor.

Gateway Test B

The scheme does not give rise to any planning matters which are considered significant in nature, in the context of the NPPF and development plan policies.

Outcome of Decision: The application was an own interest application. The nominated officer and nominated member agreed that the application should not be referred to Committee.

Reference: 26/02074
Application Type: Variation Under Reg 73
Proposal: Variation (under Section 73a) of planning permission 25/00734/VAR to amend the wording of Condition 12 (Landscaping), 19 (Sustainability Statement), 25 (Noise Report) and Condition 30 (Approved Plans) to substitute those plans approved under 25/00734 for Variation (under Section 73) of condition 19 (Energy Statement) and 30 to substitute those plans approved under 23/01090/FULL for the Redevelopment of the site including the demolition of existing buildings, erection of x 413 dwellings (Use Class C3), community space (Use Class F2), cycle hub (Use Class F2), formation of new access from Smiths Lane, comprehensive hard and soft landscaping, car parking; drainage and flooding mitigation works, and associated infrastructure with amended plans.
Address: Grasmere Broadleys Hale And Winwood And Land At Sawyers Close Windsor SL4 5HW
Main Issue:

Gateway Test A:

The application is a Section 73 amendment to an approved application for redevelopment. The principle of the redevelopment was established under the original planning permission. The amendment relates to changing the height to buildings (increasing and decreasing the height of approved scheme). The overall size of the scheme and number of units remains the same as approved. The application therefore does not raise an economic, social or environmental issue of significance to the local area

Gateway Test B:

The principle of development has been established, the changes proposes do not raise a significant planning matter having regard to the development plan and other material considerations.

Outcome of Decision: The application was an own interest application. The nominated officer and nominated member agreed the application should be referred to Committee.

Reference: 26/02183
Application Type: Full
Proposal: The erection of a part 2 part 3 storey building for teaching, office and performance space, school cafe and school shop with a roof-top garden following the demolition of existing school buildings and the formalisation of existing parking.
Address: St Marys School St Marys Road Ascot SL5 9JF
Main Issue:

Outcome of Decision: The nominated officer and nominated member were in agreement that neither criteria A or B were satifisfied and that the application should not be referred to Committee.

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Gateway Test A:

The proposal due to the scale and nature of the development would not raise economic , social or environmental issues of significance to the local area. The net increase in floorspace of the proposed scheme is 1,829 sqaure metres.

Gateway Test B:

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

Reference: 26/02265
Application Type: Full
Proposal: Change of use of building from a kitchen showroom (Use Class B8) to a gymnastics centre (Use Class E(d)), together with associated internal alterations.
Address: NRS Eco Unit 1 Shirley Avenue Windsor SL4 5JL
Main Issue:

Outcome of Decision: The nominated officer and nominated member agreed that criteria A was satisfied. They were in agreement that the application should be referred to committee only in the event that officers were minded to refuse the application.

Reason for Ward Member Referral:

This referral is made under Part 6 B1.1b(I)(f).

The application does raise a social issue of significance to the local area because it would provide a much-needed sports facility, particularly for young people, in one of the most economically deprived areas of RBWM so would have a benefit in terms of improved health outcomes for residents.

Gateway Test A

The proposal is for the conversion of the existing warehouse to a gymnastics club for use by the local community. The principle of the proposed use is supported by policy and would be of benefit to the local community and wider area. It could be argued that the proposal does meet gateway test A in terms of local significance.

Gateway Test B:

There are currently outstanding technically matters to be resolved (including noise impact and highways/parking impact). The scale of the proposal is not significant, however, the use of the building would be intensified and if these matters are unresolved, the proposal could give rise to planning harms having regard to the development plan and any other material considerations.

Reference: 26/02320
Application Type: Full
Proposal: Demolition of existing buildings and structures, and erection of three Data Centres (Use Class B8) with ancillary substation, offices, associated plant, emergency backup generators and associated fuel storage, landscaping, sustainable drainage systems, car and cycle parking, and new and amended vehicular and emergency access from Poyle Road, site re-levelling, community building, river diversion and other associated works.
Address: Land At Manor Farm Poyle Road Poyle Slough
Main Issue:

Gateway Test A:

The proposal due to the scale and nature of the development would raise economic and environmental issues of significance to the local area.

Gateway Test B:

The proposal raises a significant planning matter having regard to the development plan and any other material considerations, as there are many factors to consider in the planning balance.

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Outcome of Decision: The nominated member and nominated officer agreed that both criteria A and B were satisfied and that the application should be referred to Committee.

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