

Jun-25

West Berks Council Application	Address/Location	Proposal	Decision	TPC Comments
25/01005/FUL	Theale House, Brunel Road, Theale	Erection of 3m and 2.4m high security fence with associated pedestrian and vehicular gates at the site formerly know as Station Plaza.	N/A	Comment - please could they add some additional landscaping around the perimeter to make it look nicer. 1st JS, 2nd IH, All in favour.
25/01190/FUL	6 Lambfields, Theale	Retrospective Material change of use of a garden room to include addition of washing and cooking facilities to form a separate dwelling	N/A	TPC Object to this application: They believe that there is inappropriate drainage in place to accommodate a dwelling. TPC also object to an additional dwelling being erected in a garden without correct planning in place. 1st MC, 2nd IH, All in favour.

25/00564/COND Lakeside, The Green	Approval of details reserved by Condition No. 12 (Electric Charging Point) of Approved Application 22/02814/RESMAJ : Section 73: Variation of Condition 2 (Approved Plans) of previously approved application 22/01933/RESMAJ: Section 73 application for variation of (condition 2) to allow for 9 dwellings, condition 3 (vary the phasing plan), condition 4 (materials), condition 9 (levels), condition 11 (landscaping), condition 14 (vehicle parking & turning) following grant of planning permission 20/00663/RESMAJ - Approval of reserved matters application for phase 1 (of the development, which is for 7 dwellings located off St Ives Close, details include access, appearance, landscaping, layout and scale) following Outline Permission Allowed on Appeal 15/02842/OUTMAJ (APP/W0340/W/16/3159722) - Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.	In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council APPROVES the details submitted in relation to the condition(s) specified in Part I of the notice.	N/A
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25/00560/COND Lakeside, The Green	Approval of details reserved by Condition (9) Electric Vehicle Charging of approved application 22/00691/RESMAJ: Application for approval of reserved matters (appearance, landscaping, layout and scale) following outline planning permission 15/02842/OUTMAJ (allowed on appeal) - Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.	In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council APPROVES the details submitted in relation to the condition(s) specified in Part I of the notice.	N/A
25/00562/COND Lakeside, The Green	Approval of details reserved by Condition No. 8 (Electric Charging Point) of Approved Application 22/01871/FULEXT : Proposed residential development comprising 54 units (50 affordable flats and 4 market houses).	In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council APPROVES the details submitted in relation to the condition(s) specified in Part I of the notice.	N/A

NATURE OF COMPLAINT: Development has been completed without pre conditions being discharged.

I write in reference to the complaint of an alleged breach of planning control, as detailed above, which you submitted to us on the 15th May 2024. We have now completed our investigation into the alleged breach, and I am writing to inform you that the file has now been closed and no further action or investigation will take place for the following reason/s:

1. We can confirm that the three soakaways required prior to occupation of the properties, as set out under planning application ref: 24/01118/FUL (S73A: Variation of Condition 4 - Surface Water Drainage), have now been installed. We have received photographic evidence confirming their installation. On this basis, no breach of planning control has been identified, and the case has been closed with no further action.

TPC are disappointed that this matter wasn't considered correctly. As our objection/complaint was about "prior to occupation" which is the part that they do not refence in their response. Given that it has taken more than 12 months to respond to the initial complaint TPC decided to take no further action in relation to this matter.

Thank you for bringing this to our attention. If any new or additional breaches of planning control occur upon the land, then please report them via our website

<https://info.westberks.gov.uk/planning>

25/00734/HOUSA/72 Meadow Way, Theale	Single storey rear, side and part front extension with associated fenestration following demolition of existing rear extension, conservatory and detached garage.	In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council GRANTS planning permission for the development referred to in Part I in accordance with the submitted application form and plans, subject to the conditions.	N/A
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25/01095/NONIV Land North Of, The Green, Theale	Application for a Non-Material Amendment Following a Grant of Planning Permission 23/00790/RESMAJ - Application for Approval of Reserved Matters following Outline Approval 19/01172/OUTMAJ - (Outline application for residential development of up to 104 dwellings. Matters to be considered: Access) Matters to be considered: Appearance, Landscaping, Layout and Scale. Amendments: This NMA seeks to change the house type at plots 94-99 from a S4024s to a S3020 house type. It should be noted that the Reserved Matters approval for the site (23/00790/RESMAJ) had these plots approved with the S3020 house type therefore this area of the scheme is reverting back to the original scheme. A NMA application was approved on 22.03.24 (24/00239/NONMAT) changing Plots 94-99 from S3020 to S4024s. This current NMA application seeks for Plots 94-99 to revert back to S3020 house type - the house type approved as part of the Reserved Matters approval (23/00790/RESMAJ).	In pursuance of its powers under the Town and Country Planning act 1990 West Berkshire District Council APPROVES the minor amendment as specified above subject to comments/reasons.	N/A
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Council received an email regarding LPR: N/A
I am one of the admins on the Pincents Hill Against Development Facebook group, Fiona Lawrie being the other (& founder of the group). Some of you may be aware that we have started a petition to lobby WBC to remove Pincents Hill from its latest LPR, prior to adopting the LPR. As you know Pincents Hill lies within the strategic gap between the settlement boundaries of Tilehurst, Theale & Calcot.
If Pincents Hill remains in the LPR we believe that development of that area will be a foregone conclusion. Planning permission has consistently been denied since 2009, for very valid reasons, reasons which still remain, but WBC have still included it in their LPR proposal to the Inspector. The last planning application for Pincents Hill saw mention of enhanced access routes directly in to Theale, giving future residents of Pincents Hill (should it be developed) easier & greater access directly to Theale. The very large development currently underway in Theale will put all services in Theale

Council received the correspondence. It was received too late to act formally as a Parish Council but members were advised that they could sign the petition as individuals if they wished to do so.