

West Berks Council Application Number	Address/Location	Applicant Name	Proposal	Date Received At TPC	Deadline Date (observations or objections)	Decision	TPC Comments
25/02026/HOUSE	22 Cavalier Close, Theale		Addition of a Rear Dormer, Removal of Chimney, External Alterations, Internal Reconfiguration and All Associated Works	12.09.2025	03.10.2025	N/A	No comment. 1st IH, 2nd HH and all in favour.
25/02146/OUTMAJ	Whitehart Meadow, High Street, Theale		Outline planning application for construction of 40 residential dwellings. Matters to be considered: Access.	03.10.2025	24.10.2025	N/A	TPC objects to this application on several grounds. The proposed site is believed to be located within a floodplain. Construction traffic would access the site via Hoad Way, passing through a residential area and increasing traffic through the village. This would result in noise and disruption for existing residents during the development phase. There are also concerns about ongoing noise exposure for future residents due to proximity to the M4, as well as potential air quality issues arising from motorway traffic. Furthermore, the development would place additional strain on existing infrastructure and local services, such as the GP surgery. The proposed access from the High Street is currently blocked by a permanent barrier installed by West Berkshire Council to prevent unauthorised encampments. The area also currently accommodates recycling bins that are regularly used by local residents. 1st IH, 2nd HH and all in favour.
25/01748/FUL	33A -35 High Street, Theale		Retrospective application for an outbuilding which will be used for Office and a storage purpose.	26.09.2025	17.10.2025	N/A	No comment. 1st IH, 2nd HH and all in favour.
25/01401/OUTMAJ THE PROPOSAL	Lakeside, The Green, Theale	Ridgepoint Homes	Section 73: Variation of Condition 9 (Offsite Highway works) of planning permission 15/02842/OUTMAJ (Outline application for Residential development of up to 323 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.	18.09.2025	N/A	In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council GRANTS OUTLINE planning permission for the development referred to in Part I in accordance with the submitted application form and plans, subject to the conditions.	Noted.
25/01781/COND	Crown House, 1A High Street, Theale	T A Fisher & Sons Ltd	Application for Approval of Details Reserved by Condition 16-Soft Landscaping, of application 25/00062/FUL.	24.09.2025	N/A	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.	Noted.
25/01977/COND	1210 Arlington Business Park, Theale	Bankfoot APAM	Application for approval of details reserved by condition 3 'CMS' and 4 'BEMP' of approved application 22/01806/COMIND: Extension of Building 1210 Arlington Business Park, alongside alterations to the adjacent soft landscaping, realignment of vehicular access, reprovided visitor and accessible car parking, improved bicycle parking, replacement plant equipment and installation of solar photovoltaic panels at the roof level.	02.10.2025	N/A	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.	Noted.
25/01487/FUL	Forum 1, Station Road, Theale	Mr A Moses	External alterations only, dormers to roof and facade alterations	03.10.2025	N/A	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.	Noted.