Dec-25

West Berks Council Application Number	Address/Location	Applicant Name	Proposal	Date Received At TPC	Deadline Date (observations or objections)	Decision	TPC Comments
25/02678/PACOU	Forum 1, Station Road, Theale		Prior Notification requirement under Part MA of the GPDO for the change of use of Class E space to form 99 apartments	20.11.2025	20.11.2025	N/A	Planning Objection - TPC objects to this application for the following reasons: Proximity to Flood-Risk Area: The proposed development is located close to a designated flood-risk area. Increasing residential presence in this location poses safety concerns and may place additional pressure on existing flood-mitigation infrastructure. Increased Traffic Through the Village: The development would lead to a rise in vehicle movements through the village, exacerbating existing congestion and creating further disruption for residents. Noise Impact on Residents: The site is subject to significant noise from passing trains and bypass traffic. Introducing residential dwellings into this environment would expose occupants to an unacceptable level of noise disturbance. Additional Strain on Local Services: Essential local services particularly the GP surgery are already under pressure.
25/02571/FUL	High Street West Car Park, High Street, Theale		Proposed empty use of land into a Hand Car wash and Valet area.	20.11.2025	11.12.2025	N/A	The Council wishes to object to this application for the following reasons: Unauthorised Works: The applicant has already erected canopies prior to obtaining planning permission. Inadequate Drainage: The site lacks appropriate drainage, which could result in unsuitable discharge into the existing drainage system, potentially causing environmental harm. Noise Disturbance: The proposed extended opening hours are likely to generate noise that would disturb nearby residents. Visual Impact: The canopy structure is not in keeping with the character of the surrounding area and would have a negative impact on the visual amenity of the site. Traffic Flow Concerns: The proposed car wash would increase traffic and cause further disruption in and around Station Road. Vehicles waiting to access the car
25/02683/HOUSE	3 The Courtyard, Theale		The propsed works include slight alteration of the roof slope by increasing the ridge height to allow for upgrading the roof performance to current standards as well as a dormer extension on the roof slope located towards the rear garden.	02.12.2025	23.12.2025	N/A	No comment.
25/02542/CERTP	1210 Arlington Business Park, Theale		CERTE application in respect of 22/01806/COMIND to confirm that the development was lawfully implemented from 24th October 2025 onwards.	02.12.2025	23.12.2025	N/A	No comment
25/02194/NONMAT	New Aquitaine House, Exeter Way, Theale	Mr Tom Wakefield	Non-Material Amendment to planning permission 23/02245/FULMAJ: Erection of extensions (B8 use) including ancillary office space to existing B8 warehouse with access, landscaping, car parking, recladding of retained extent of existing buildings and associated works, following partial demolition of the existing warehouse. Amendment: Wording of condition 2 of the planning permission to insert alternative proposed plans	06.11.2025	N/A	In pursuance of its powers under the Town and Country Planning act 1990 West Berkshire District Council APPROVES the minor amendment as specified and subject to the comments.	Noted.
25/01748/FUL	33A -35 High Street, Theale	LUCKY STARS PROPERTIES LTD	Retrospective application for an outbuilding which will be used for Office and a storage purpose	06.11.2025	N/A	In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council REFUSES planning permission for the development referred to in Part i in accordance with the submitted application form and plans, for the reason detailed.	Noted.