

West Berks Council

Application Number	Address/Location	Proposal	Decision	TPC Comments
25/02607/COND	Lakeside, The Green, Theale, Reading	Application for approval of details reserved by condition 11 (Contamination requested. plots 154-159) of approved 25/01401/OUTMAJ. Cover System Validation (ref:IN21691 CL 036;dated November 2025	The application has been withdrawn as N/A	
25/02855/FUL	Land To Rear Of 6-8, High Street, Theale, Reading	Proposed empty use of land into a car wash area.	N/A	<p>Email from WBC on 23.12.2025:</p> <p>We are happy to agree an extension of time for comments from Theale Parish Council until after the meeting on 12th January. Please ensure these comments are submitted prior to determination to be taken into consideration. The target date for this application is 6th February 2026.</p> <p>The previous application was found to be invalid, and this is why it would not have been available on the Public Access system.</p> <p>See objection email from TPC to WBC on 14.01.2026.</p>

Clerk

Subject: FW: Planning Application 25/02855/FUL

From: Clerk

Sent: 14 January 2026 16:02

Subject: RE: Planning Application 25/02855/FUL

Thank you for agreeing the extension. Theale Parish Council met on Monday evening and would like to submit the following objection and comments:

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 wash may queue on the road, which would be particularly problematic during Co-op deliveries, when access to both the car park and the car wash could become obstructed.

Overestimation of Capacity: The application states that the site can accommodate fifteen vehicles; however, the Council does not believe this is accurate based on the actual size and layout of the site, especially as two of the marked bays are allocated for Post Office staff.

Proposal by AH, seconded by MC and all in favour.

Theale Parish Council discussed this matter at its December meeting; however, when we attempted to upload this objection, the application had been closed/removed as invalid, and we were therefore unable to submit our comments. The Council discussed this matter again at the meeting held on Monday 12th January. The original objection still stands, and we believe this application does not comply with the National Planning Policy Framework, specifically paragraphs 110, 115, 135, and 180. Additional concerns discussed and outlined below:

Visibility and safety concerns when exiting the site at the Co-op car park entrance, with potential risks to both drivers and pedestrians.

Concerns that individuals with mobility issues who need to drive to the Co-op may experience difficulty accessing the car park, and that their safety could be compromised in an area with high volumes of moving traffic.

Concerns that Co-op delivery vehicles may be unable to access the car park, resulting in a heavy goods vehicle parking on or blocking Station Road.

There is no mention of a containment tank within the application, which we believe is a legal requirement?

On the planning portal, there is a comment from Highways stating “see email sent earlier today”; however, there is no option to view the contents of this email. We request that the Highways comments be made accessible.

Proposed by IH, seconded by MC, and agreed unanimously.

Do you wish us to upload this to the portal?

Regards