

West Berke Council Application Number	Address/Location	Applicant Name	Proposal	Date Received At TPC	Deadline Date (observations or objections)	Decision	TPC Comments
26/00183/FUL	64 - 68 High Street, Theale		Single storey extension to number 68, external modifications, including replacement windows to numbers 66 and 68 and formation of off street car parking for numbers 64, 66 and 68	18.02.2026	11.03.2026	N/A	No objection.
26/00189/FUL	Land South Of Church Street east West Of 24 Roundhead Road Theale	Grace Developers Limited	An appeal has been made to the Secretary of State against the decision of West Berkshire Council to refuse planning permission. Proposed erection of 210 semi-detached dwellings.	25.02.2026	31.03.2026	N/A	Theale Parish Council discussed this application at its meeting on Monday 9th February and wishes to object to the proposal for the following reasons: 1. Thames Water do not appear to have been consulted and there are two manhole covers on this land that are emptied regularly, with they still be able to access them if this build goes ahead? 2. This land is part of the old Meadow and acts as a drain away for surface water in the vicinity. Where will this water go now? 3. We believe there is a covenant on this land that is still in affect that states no building will be erected (see attached document). 4. The plans submitted will mean the loss of parking for existing residents.
26/00101/FUL	Whitehart Meadow, High Street, Theale		Electrical vehicle supercharging facility, along with the associated access works provision of 20 parking bays (including 2 accessible spaces), manoeuvring space and installation of the required Infrastructure	26.02.2026	19.03.2026	N/A	Objection - see attachment
26/00178/HOUSE	141, Meadow Way, Theale		Single storey rear extension, replacement of existing side / front flat roof with pitched roof	06.03.2026	27.03.2026	N/A	No comment.
26/00110/COND	Land Bounded by Hoed Way and M4 and High Street, Theale	CP Logistics UK	Application for approval of details reserved by condition 8 (Ecological Survey) of approved 24/00145/FULMAJ appeal reference: APP/W0340/W/25/3360702	20.02.2026	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 1 of the notice.	N/A
26/00112/COND	Land Bounded by Hoed Way and M4 and High Street, Theale	CP Logistics UK	Application for approval of details reserved by condition 7 (CEMP) of approved 24/00145/FULMAJ / appeal reference: APP/W0340/W/25/3360702	20.02.2026	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 1 of the notice.	N/A
26/00321/NONMAT	New Aquitaine House, Exeter Way, Theale	Mr Tom Wakefield	Application for Non material amendment to approved 23/02245/FULMAL. Amendment to amend the working of conditions 2 (Approved Plans)	25.02.2026	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 above subject to the following comments/reasons: 1 The amendments detailed in the above description and shown on drawing number 271-4-URB-EXT-ZZ-09-A-208250 P13-GA - proposed elevations are approved as non-material amendments to the development granted planning permission by 23/02245/FULMAL, within condition 2. This decision is made under section 96A of the Town and Country Planning Act 1990. Except as set out otherwise, this decision does not alter any planning conditions and/or obligations on the planning permission.	N/A
26/00272/NONMAT	Forum 1, Station Road, Theale	Mr A Moses	Non-Material Amendment to planning permission 25/01487/FUL External alterations only, dormers to roof and facade alterations. Amendment for external alterations only, dormers to roof and facade alterations (Vary Condition 4)	06.03.2026	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 above subject to the comments/reasons.	N/A

26/00101/FUL - Whitehart Meadow, High Street, Theale

Theale Parish Council discussed this application at its meeting on Monday 9th February and wishes to object to the proposal for the following reasons:

We believe there is already sufficient provision for electric vehicle charging within the surrounding area. Facilities are available locally, including Sainsbury's, Ikea, Arlington Business Park, and at both the eastbound and westbound M4 Reading motorway services. The Parish Council does not consider there to be a need for additional charging infrastructure within the village.

Concerns regarding the location of the proposed EV supercharging facility:

Increased non-local traffic

The proposed site is likely to attract drivers from outside the village, resulting in unnecessary increases in traffic through residential areas.

Congestion on the High Street

The High Street already suffers from congestion, often narrowing to a single lane due to residential and business parking. The additional traffic generated by the facility would exacerbate this issue and increase safety risks.

Noise impacts and disturbance

High-voltage charging infrastructure is known to generate a humming noise. Locating such equipment within a residential area would cause unwanted disturbance to nearby properties.

Increasing impact with planned housing development

A new housing development is already expected to put greater pressure on the access road. Introducing an EV charging site in the same vicinity would further compound congestion and infrastructure strain.

Risk of unauthorised encampments

This area has previously experienced Traveller encampments, which led to the installation of access barriers. Reopening the route may increase the likelihood of similar occurrences.

Potential for anti-social behaviour

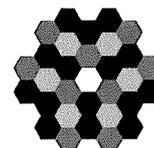
The village has historically been used as a location for car and motorcycle meets. Creating a new open, accessible space risks the return of these activities, undermining local efforts to prevent anti-social behaviour.

Flooding and surface-water risks

The site is prone to flooding and lies close to a stream. Further hard-surfacing may worsen localised flood risk, potentially affecting nearby homes.

Safety risks for pedestrians and cyclists

The site's access route crosses a well-used public right of way leading to the M4 footbridge. Increased vehicle movements at this point would heighten the risk of an accident with pedestrians and cyclists.



WBC - 25/00319 / FUL

Official copy of register of title

Title number BK34087

Edition date 06.10.2023

- This official copy shows the entries on the register of title on 01 Mar 2024 at 09:35:09.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 01 Mar 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST BERKSHIRE

- 1 (17.06.1964) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south side of Church Street.
- 2 The land edged and lettered A in red on the filed plan on the filed plan added to the title on 21 January 1965.
- 3 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 Where the parts edged and numbered in green on the filed plan include parts of passageways rights of way on foot only are reserved thereover.
- 5 Where the parts edged and numbered in green on the filed plan include parts of garage forecourts rights of way are reserved thereover.
- 6 The land edged and lettered B in red on the filed plan added to the title on 4 May 1967.
- 7 Land Certificate filed in the Land Registry. The Certificate plan has not been made up to correspond with the filed plan.
- 8 The land edged and lettered C in red on the filed plan on the filed plan added to the title on 9 March 1982.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1



2

B: Proprietorship Register continued

- 3 (06.10.2023) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the register and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land edged and lettered A in red on the filed plan dated 18 December 1964 made between (1) Henry Stuart Samuel (Vendor) (2) The Ramsbury Building Society and (3) M.J. Shanley Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 2 The land is subject to the following rights granted by the Purchaser in the Conveyance of the land edged and lettered A in red on the filed plan dated 18 December 1964 referred to above:-

"THE PURCHASER hereby GRANTS unto the Vendor and his successors in title

(a) a right of way for all purposes over the road and driveway to be constructed by the Purchaser in accordance with the covenant hereinafter contained and all other roads to be constructed by the Purchaser within twenty one years from the date hereof on the Purchasers adjoining land (b) a right to connect the drainage system of the Vendors said adjoining property known as "Overdene" and any other buildings to be erected on the land edged blue on Plan A1 attached hereto by the Vendor or his successors in title into the sewer to be constructed by the Purchaser in accordance with the covenants hereinafter contained and for this purpose the right to lay a drain or sewer from the Vendor's said adjoining land to the said sewer to be constructed together with all ancillary rights of entry onto the Purchasers said adjoining land for the purpose of inspecting repairing and maintaining the said connection drain or sewer and (c) the full and free right and liberty to use in common with the Purchaser and its successors in title and all other persons having the like right the said sewer to be constructed in accordance with the covenant hereinafter mentioned and the other sewers on the Purchasers said estate for the passage or conveyance of sewage water and soil from the Vendor's said adjoining property to the public sewer".

NOTE: The covenant hereinafter contained here referred to is included in those mentioned in Entry No. 1 above. The land edged blue on Plan A1 to the Conveyance is tinted pink on the filed plan.

- 3 A Wayleave Consent dated 22 April 1965 in favour of The Southern Electricity Board relates to low voltage cables in the approximate positions indicated on the filed plan by blue broken lines.
- 4 The roads and footpaths are subject to the following rights granted by a Transfer of the land edged and numbered BK46588 in green on the filed plan dated 26 May 1965 made between (1) M.J. Shanley Limited (Transferors) and (2) The Southern Electricity Board (Board)

"1. FULL RIGHT AND LIBERTY for the Board their servants workmen and others authorised by them in common with all other persons having the like right to pass and repass with or without vehicles at all times and for all purposes and in particular to convey plant machinery and other apparatus and materials over and along the estate roads and footpaths comprised in the title above mentioned (hereinafter called "the estate roads") until the estate roads are taken over by the appropriate highway authority and become maintainable at public expense

2. FULL and free right and liberty for the Board their servants workmen and others authorised by them to lay and use and thereafter from time to time repair inspect maintain relay and remove lines for the transmission and distribution of electricity and the necessary ducts pipes and other apparatus appurtenant thereto under the estate roads and for any of the purposes aforesaid to enter upon the estate

C: Charges Register continued

- roads and to break up and excavate so much thereof as from time to time may be necessary and to remove and dispose of any surplus earth the Board in the exercise of such last mentioned rights causing as little damage as may be to the estate roads and so far as practicable making good and restoring the surface thereof"
- 5 The roads are subject to rights of way.
- 6 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 7 The passageways are subject to rights of way on foot only.
- 8 The garage forecourts are subject to rights of way.
- 9 When buildings erected on the parts edged and numbered in green on the filed plan abut on the boundaries thereof the adjoining land is subject to rights of entry for repairing and maintaining such buildings.
- 10 A Conveyance of the land edged and lettered B in red on the filed plan dated 4 April 1967 made between (1) Henry Stuart Samuel (Vendor) (2) The Ramsbury Building Society and (3) M.J. Shanley Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 11 The parts of the land respectively affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights for the footings fascias eaves and gutters of the dwellinghouses and garages on the said parts edged and numbered in green to overhang such adjoining parts.
- 12 The land edged and lettered C in red on the filed plan is not affected by Entries nod. 1, 2, 3, 4 and 10 above.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 18 December 1964 referred to in the Charges Register:-

"THE PURCHASER to the intent and so as to bind (so far as practicable) the land hereby conveyed into whosoever hands the same may come and for the benefit and protection of the Vendor's adjoining property known as "Overdene" Theale aforesaid edged blue on Plan A1 or any part thereof hereby COVENANTS with the Vendor that the Purchaser and those deriving title under it will at all times hereafter observe and perform the covenants set forth in the First Schedule hereto.

THE FIRST SCHEDULE before referred to

1. NOT to erect or allow to be erected any building or erection whatsoever on the land hereby conveyed as hatched in blue on Plan A2 annexed hereto
2. To erect within three months from the date hereof a chain link fence not less than four feet six inches high on concrete posts with a pair of gates ten feet wide at the point marked 'A' on plan A2 such fence to become the property of the Vendor after erection.
3. To lay out as a roadway part of the land hereby conveyed and at the cost of the Purchaser to construct a driveway leading from the gates referred to in covenant number 2 above to the said roadway and to connect the said roadway into the roadway forming part of the layout of the Purchasers estate and leading into the public highway.
4. To construct in or under a part of the land hereby conveyed a sewer and to connect the said sewer into the drainage system of the Purchasers said estate which connects into the public sewer".

NOTE 1: The land edged blue on Plan A1 referred to in the first paragraph is tinted pink on the filed plan

NOTE 2: The land hatched blue on Plan A2 referred to in Clause 1 is tinted blue on the filed plan

Title number BK34087

Schedule of restrictive covenants continued

NOTE 3: The point marked A on Plan A2 referred to in Clause 2 is marked by the letter X on the filed plan.

2 The following are details of the covenants contained in the Conveyance dated 4 April 1967 referred to in the Charges Register:-

"THE Purchaser to the intent and so as to bind (so far as practicable) the land hereby conveyed into whosoever hands the same may come and for the benefit and protection of the Vendor's adjoining property known as "Overdene" Theale aforesaid edged blue of the said plan hereby covenants with the Vendor that the Purchaser and those deriving title under it will at all times hereafter observe and perform the covenants set forth in the First Schedule hereto.

THE FIRST SCHEDULE before referred to

1. That it will not do or permit to be done any act or thing on the property hereby conveyed which may be or may become a nuisance or annoyance to the Vendor and his successors in title.

2. That it will not erect any buildings on the said land other than dwellinghouses together with garages and that each dwellinghouse when erected will be occupied by one family only".

NOTE: The land edged blue on the Conveyance plan is that part of the land tinted pink on the filed plan lying outside the title.

End of register