

West Berks Council Application Number	Address/Location	Applicant Name	Proposal	Date Received At TPC	Deadline Date (observations or objections)	Decision	TPC Comments
26/01228/FUL	Horseman Coaches, The Green, Theale		Change of Use from Coach Works to B8 Storage & Distribution, including gate and fencing (retrospective).	23.06.2026	14.07.2026	N/A	The Parish Council considers that the site is not of a sufficient size to accommodate the level of activity proposed, resulting in an unacceptable impact on neighbouring residential properties and the surrounding area. The Council has received concerns from residents living on The Green, who report that current operations at the old Horseman Coaches site already generate significant disturbance from 5.30am. The Parish Council's concerns include: Increased noise pollution arising from vehicle movements and site operations. Air pollution resulting from vehicles idling on the site. Insufficient on-site parking, leading to staff parking on the public highway and creating additional congestion and inconvenience for local residents. The overdevelopment of a site that is too constrained to safely and effectively accommodate the intensity of the proposed use. For these reasons, Theale Parish Council
26/01213/FULMAJ	Theale Golf Centre, North Street, Theale			07.07.2026	27.07.2026	N/A	Theale Parish Council does not object to this application; however, it wishes to make the following comments and requests that these matters are carefully considered by the planning department. Ecology and biodiversity: The Council would welcome reassurance regarding the proposed netting and the measures that will be put in place to ensure it does not adversely affect birds, bats, insects or other wildlife. Public safety: The Council has concerns regarding the area of deep water adjacent to a public footpath. Clarification is requested on how public safety will be managed, including whether appropriate fencing or other barriers will be installed to restrict access and whether suitable lifesaving equipment will be provided. Lighting: Whilst the Council notes that LED lighting is proposed, further information is requested regarding the level of illumination and the potential impact on neighbouring residential properties and local wildlife. The Council would also like clarification on the
25/00919/FUL	Land south of Church Street and west of 24 Roundhead Road, Theale	Grace Developers Ltd	Erection of 2no semi-detached dwellings	25.06.2026	N/A	Appeal ref 6001969. Appeal is dismissed.	N/A
26/00039/ADV	33A - 33B High Street, Theale	Mr Jager Miah	One externally lit fascia sign, fixed to the front elevation of the commercial property	02.07.2026	N/A	West Berkshire District Council Grants advertisement consent for the development referred to in Part 1 in accordance with the submitted application form and plans.	N/A