

West Berks Council Application Number	Address/Location	Applicant Name	Proposal	Date Received At TPC	Deadline Date (observations or objections)	Decision	TPC Comments
26/01112/FUL	Land To Rear Of 6-8, High Street, Theale		Use of land as hand car wash with acoustic enclosure and associated works.	11.08.2026	01.09.2026. Extension Agreed by WBC until 08.09.2026 to allow TPC to discuss.	N/A	See attached appendix sent to West Berks Council by email on 09.09.2026. Proposed by AH, seconded by IH and agreed unanimously.
26/1583/FUL	Unit 7, Markham Centre, Station Road, Theale		Increase in height of the roof element as the roof is end of life. This will increase the thermal element to current building regulations and rectify the roof issues. Hight increase of 310mm.	11.08.2026	01.09.2026. Extension Agreed by WBC until 08.09.2026 to allow TPC to discuss.	N/A	The Parish Council has no objections to this application. Proposed by AH, seconded by IH with all in favour.
26/01542/FUL	59 Church Street, Theale		Proposed two new frontage dwellings on land at 59 Church Street, Theale, Reading, RG7 5BX.	11.08.2026	01.09.2026. Extension Agreed by WBC until 08.09.2026 to allow TPC to discuss.	N/A	See attached appendix sent to West Berks Council by email on 09.09.2026. Proposed by AH, seconded by IH and agreed unanimously.
26/01606/NONMAT	North Lakeside, The Green, Mr Nicholas McEntyre Theale, Reading		Application for a Non-Material Amendment Following a Grant of Planning Permission 24/00416/FUL Amendments: Vary the timing requirement stated in Condition 3 to enable the construction access to be stopped up by 2nd May 2028.	19.08.2026	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.	N/A
26/00183/FUL	64 - 68 High Street Theale	W Cumber and Son	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	03.09.2026	N/A	West Berkshire District Council hereby GRANTS PLANNING PERMISSION for the above development in accordance with the plans and supporting information contained within the application, subject to the conditions.	N/A
26/01834/NONMAT	Land Bounded by Hoad Way and M4 and High Street, Theale	Mr Tom Bird	Application for a Non-Material Amendment Following a Grant of Planning Permission allowed on appeal 24/00145/FULMAJ: Full planning application for the construction of 2 employment units for flexible uses within Class E (light industrial), B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, access from Hoad Way, parking and landscaping. Amendments: Consolidate units; Alterations to service yard and building elevations; Provision of fences.	Note: this application has not yet been sent to TPC by WBC. However this information is in the public domain and the closing date for comments is before the next council meeting. Cllr. Paul has requested that this matter is discussed this evening.	18/09/2026	N/A	Theale Parish Council met on Monday evening. The Parish Council has not yet been formally notified of the above-mentioned planning application; however, some councillors became aware of the application through social media and requested that it be added to the agenda for discussion under Planning Matters. The Council would like this to be recorded as its response to the application: No objection to the amendment. The Council considers this preferable to having a goods distribution centre with associated heavy goods vehicle movements. Proposed by SF, seconded by MP. 8 in favour, 1 abstention.

Theale Parish Council – Objection to Planning Application

Theale Parish Council wishes to object to this planning application.

The Council's original concerns remain, and the Council does not consider that the amendments made to the current application adequately address these concerns. Other than the proposed noise reduction measures, there appears to be little substantive change to the proposal. The development would continue to operate seven days a week, providing no meaningful respite for nearby residents. The Council's concerns are as follows:

1. Noise and disturbance

The proposed extended opening hours and seven-day operation are likely to generate noise and disturbance for nearby residents. Whilst additional noise reduction measures have been proposed, the Council remains concerned about the cumulative impact of the operation, particularly given the lack of respite associated with a seven-day-a-week operation.

2. Environmental impact and use of chemicals

The application does not provide sufficient information regarding the types of chemicals and cleaning products that would be used as part of the car wash operation, or their potential environmental impact. The Council is concerned that further information is required regarding the storage, handling and disposal of these substances and the measures proposed to prevent contamination of the drainage system and surrounding environment.

3. Drainage and wastewater

The Council remains concerned that the site does not appear to have adequate drainage arrangements for the proposed use. Car wash operations generate contaminated wastewater containing cleaning products, oils, dirt and other pollutants. The application does not clearly demonstrate how this wastewater would be contained, treated and appropriately discharged.

In particular, there is no clear reference within the application to a containment tank or other suitable system for managing potentially contaminated wastewater. The Council considers that this matter requires clarification and appropriate evidence to demonstrate that the proposed drainage arrangements would be suitable and would not result in environmental harm or inappropriate discharge into the existing drainage system.

4. Traffic flow and highway safety

The Council has significant concerns regarding the impact of the proposed car wash on traffic flow and highway safety around Station Road and the Co-op car park entrance.

The operation is likely to increase vehicle movements in an already constrained area. Vehicles waiting to access the car wash could queue on the highway, particularly during busy periods. This could cause further congestion and disruption on Station Road.

There are also concerns regarding visibility and safety for vehicles exiting the Co-op car park, with the potential for conflicts between vehicles entering and leaving the site and pedestrians using the area.

5. Impact on Co-op deliveries

The Council is particularly concerned about the potential impact on deliveries to the Co-op. During delivery periods, vehicles associated with the car wash could obstruct access to the car park and delivery vehicles may be unable to enter or manoeuvre safely.

This could result in a heavy goods vehicle having to wait on or obstruct Station Road, creating additional highway safety and traffic management concerns.

6. Access for people with mobility difficulties

The Council is concerned that increased traffic movements and congestion around the Co-op car park entrance could make access more difficult for residents with mobility issues who rely on being able to drive to the Co-op.

The potential conflict between pedestrians, vehicles entering and leaving the car park, delivery vehicles and vehicles using the proposed car wash could create additional safety concerns for vulnerable road users.

7. Capacity of the site

The application states that the site can accommodate up to fifteen vehicles. However, the Council does not consider that this accurately reflects the practical capacity of the site, given its size and layout.

The Council also notes that two of the marked parking spaces are allocated for Post Office staff. The stated capacity should therefore be reviewed to ensure that it accurately reflects the actual number of vehicles that can safely be accommodated without causing vehicles to queue on the highway or obstruct access to the Co-op.

Conclusion:

Theale Parish Council remains concerned that the proposal would have an unacceptable impact on neighbouring residents, highway safety, traffic flow, the operation of the Co-op and the visual and environmental amenity of the area.

The Council does not consider that the revised application has adequately addressed the concerns previously raised. In particular, the continued seven-day operation, traffic and highway safety implications, drainage and wastewater arrangements, environmental impact and potential impact on Co-op deliveries remain significant concerns.

The Council therefore respectfully requests that the application is refused unless the above matters can be satisfactorily addressed and supported by appropriate evidence.

The Council considers that the proposal should be assessed against the relevant policies of the development plan and the National Planning Policy Framework, including the principles relating to highway safety, well-designed development, residential amenity and protection of the natural environment.

Clerk

Subject: FW: 26/01542/FUL - 59 Church Street, Theale

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Good afternoon,

Theale Parish Council met last night for its monthly Council meeting. You agreed an extension on 1st September 2026 to allow the Council to consider matters relating to planning application 26/01542/FUL – 59 Church Street, Theale.

Theale Parish Council wishes to object to the proposal.

The site, which forms part of the old orchard, is considered unsuitable for residential development due to its location immediately adjacent to a popular and well-frequented public house with a busy pub garden and regular live music.

The proposed residential use would place future residents in close proximity to an established and active hospitality business. The noise and general activity associated with the public house, including customers using the garden and live music, could have a significant impact on the residential amenity of the proposed properties.

There is also concern that introducing new residential properties in such close proximity to an established public house could result in future complaints regarding noise and disturbance. Such complaints could place unreasonable restrictions or pressures on the existing public house, which has operated in the area prior to any proposed residential development. Any future residents would be moving into an environment where the existing pub and its associated activities are already established and well known.

The Parish Council also considers that the proposed design and appearance of the two dwellings are not in keeping with the character and appearance of other properties within the local area. The development would therefore have a detrimental impact on the established character of Church Street and the surrounding area.

In addition, the Parish Council understands that there may be covenants, restrictions or other legal matters affecting the land which could make it unsuitable for the proposed residential development. We would ask WBC to establish whether any such restrictions exist and whether they have any relevance to the proposed development.

For the above reasons, Theale Parish Council considers that the proposed development is inappropriate for this location and respectfully requests that the application be refused. Proposed by AH, seconded by IH and agreed unanimously.

Regards
Di

Di Hughes
Operations Manager/Parish Clerk

Theale Parish Council
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