

EASTERN AREA PLANNING COMMITTEE

07 MAY 2025

UPDATE REPORT

Item No: (1) Application No: 25/00062/FUL Page No. 5-38

Site: Crown House, 1A High Street, Theale, Reading, RG7 5AH

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Theale Town Centre Commercial Area

During the committee site visit, a query was raised regarding the site's location within the Theale Town Centre Commercial Area.

To clarify, the Town Centre Commercial Areas, and shopping frontages are captured within Policy SP22 of the Emerging Local Plan. Although the extent of the Commercial Area has changed compared to the current adopted plan, the application site remains within the designated area, and outside of the primary shopping frontage, as shown in figure 2.1 below:

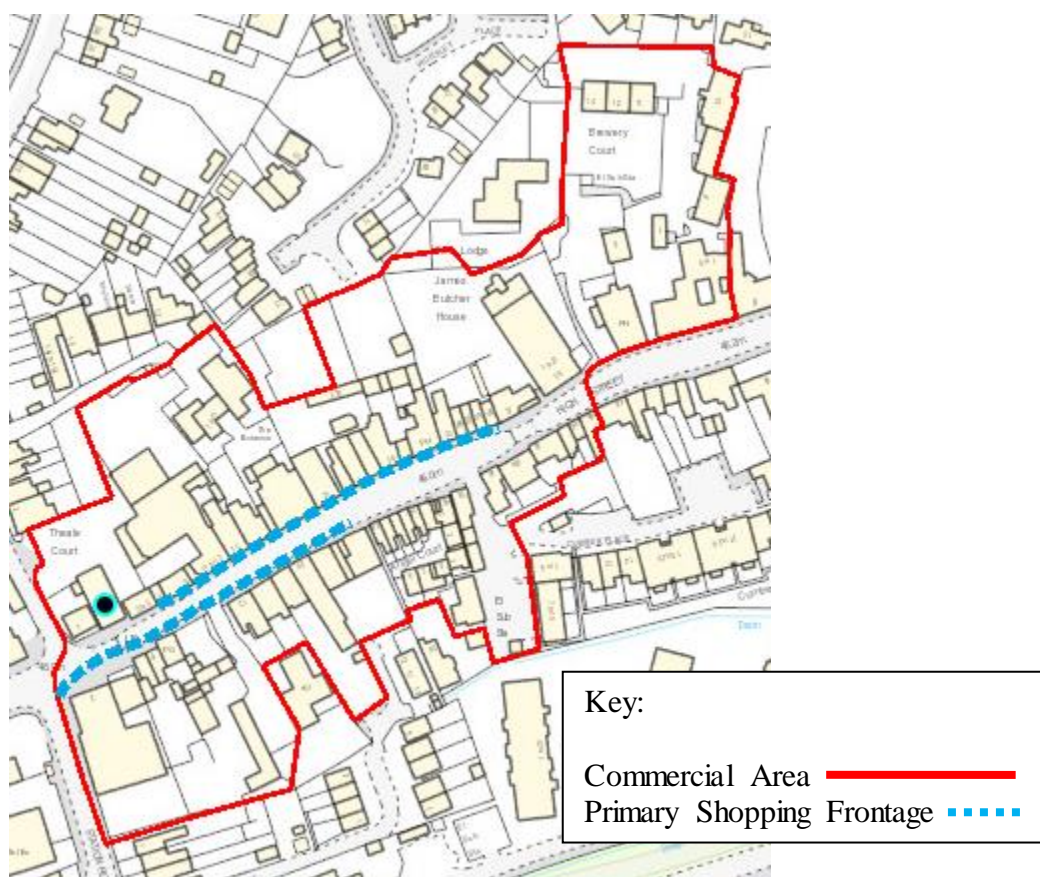


Figure 2.1 – Emerging Local Plan | Theale Town Centre Commercial Area & Primary Shopping Frontage

3. Correction on Nationally Described Space Standard

Paragraph 6.26 of the agenda report refers to compliance with Policy DM30 of the Emerging Local Plan. Upon consultation with the Planning Policy team, it has been brought to the attention of the Case Officer that this policy has been deleted by the Inspector (Ref MM90 of Schedule of Main Modifications).

Therefore, for the avoidance of doubt, this paragraph should be disregarded and no additional weight should be given to the fact that the units comply with the Nationally Described Space Standards, beyond that the proposed works would provide a suitable standard of internal amenity for occupants that is accordant with the standards as a recommendation.

4. Further Comments from Theale Parish Council

Following the committee site visit, a further representation was received from Theale Parish Council, including a photograph taken during the visit (figure 4.1 below):



Figure 4.1 – Photograph taken by Parish Council during site visit

Concerns raised include:

- Delivery drivers parking on restricted areas/double yellow lines close to the pedestrian crossing which reduces visibility especially of young children crossing the road.
- The dedicated parking associated with this planning application is around the back of the premises which is the same as the Co-op opposite which is not used by delivery drivers.
- The attached photo was taken during the site visit of someone who pulled up in a no parking area to post a letter. This is already an issue near the pedestrian crossing and the application will increase the risk.

In addition:

- There are already too many hot food outlets in the village (already five on the High Street).
- The existing character of the front of the building will be changed to a shop front and not in keeping with the traditional look of the High Street.

- Highlights concerns regarding a restrictive covenant prohibiting sale of certain types of foods that may inhibit lawful operation of a hot food takeaway on the site. Raise concerns regarding potential enforcement matters.

Officers acknowledge the concerns; however, it is considered that the comments relating to parking and character of the area have been assessed by the relevant consultees (Local Highway Authority and Conservation Officer).

Regarding concerns in respect of a covenant on the land, Members are advised that this is a matter of civil law and as such cannot be given consideration or weight under a planning application that is made under separate legislation. However, officers note that such a covenant would supersede the provisions of any planning permission granted, while the existence of a covenant does not impact on the enforceability of conditions of a planning permission.

5. Updated Recommendation

The recommendation remains as set out in the agenda committee report.