

# Supplemental Items for Eastern Area Planning Committee

**Wednesday 14 January 2026 at 6.30 pm**  
in Council Chamber Council Offices  
Market Street Newbury

## Part I

Page No.

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|-----|---|-------|
| (1) | <b>25/00357/FUL Youngs Industrial Estate Paices Hill</b><br><b>Proposal:</b> Retrospective change of use of land to B8 storage use with retention of ancillary temporary office use. Compound A3.<br><br><b>Location:</b> Youngs Industrial Estate, Paices Hill.<br><b>Applicant:</b> Youngs Estates.<br><b>Recommendation:</b> The Development Manager be authorised to GRANT planning permission. | 3 - 6 |
| (2) | <b>25/00395/FUL Youngs Industrial Estate Paices Hill</b><br><b>Proposal:</b> Retrospective change of use of land to B8 storage use Compound A, A3 and A5.<br><br><b>Location:</b> Youngs Industrial Estate, Paices Hill.<br><b>Applicant:</b> Youngs Estates.<br><b>Recommendation:</b> The Development Manager be authorised to GRANT planning permission.   | 7 - 8 |



Sarah Clarke

Executive Director - Resources

For further information about these items, or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on  
e-mail: [executivecycle@westberks.gov.uk](mailto:executivecycle@westberks.gov.uk)

## **Supplemental Items**

### **Eastern Area Planning Committee to be held on Wednesday 14 January 2026 *(continued)***

Further information and Minutes are also available on the Council's website at  
[www.westberks.gov.uk](http://www.westberks.gov.uk)

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**EASTERN AREA PLANNING COMMITTEE  
DATED 14/01/2026**

**UPDATE REPORT**

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

**Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.**

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

Part 1 - relates to items not being considered at the meeting,  
Part 2 - any applications that have been deferred for a site visit,  
Part 3 - applications where members of the public wish to speak,  
Part 4 - applications that have not attracted public speaking.

**Part 1**        N/A

**Part 2**        N/A

**Part 3**        (1) 25/00357/FUL. Youngs Industrial Estate, Paices Hill, Aldermaston, Reading, RG7 4PW. Pages 5-21.  
                    (2) 25/00395/FUL. Compound A & A1 & A4, Paices Hill, Aldermaston, Reading, RG7 4PW. Pages 25-43.

**Part 4**        N/A

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**EASTERN AREA PLANNING COMMITTEE**  
**14TH JANUARY 2026**  
**UPDATE REPORT**

<b>Item No:</b>	(1)	<b>Application No:</b>	25/00357/FUL	<b>Page No.</b>	5-21
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**Site:** Youngs Industrial Estate, Paices Hill, Aldermaston, Reading, RG7 4PW

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**1. Registered Speakers**

Please refer to List of Speakers provided under separate cover.

**2. Updated Agreed Extension of Time**

An extension of time for determining the application has been agreed until 16<sup>th</sup> January 2026.

**3. Planning History**

The following application has been determined since the agenda was published

25/01736/FULMAJ Construction of industrial units (use Classes E(g), B2 and B8) in a single building. Approved 09/01/2026

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## EASTERN AREA PLANNING COMMITTEE 14TH JANUARY 2026 UPDATE REPORT

**Item No:** (2)      **Application No:** 25/00395/FUL      **Page No.** 25-43

**Site:** Compound A & A1 & A4, Paices Hill, Aldermaston, Reading, RG7 4PW

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### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

### 2. Amendment to the Location of the Application

The location of the development on the front cover of the agenda item, should be updated to refer to Compound A, A1, A4, as indicated on the site layout plan.

### 3. Updated Agreed Extension of Time

An extension of time for determining the application has been agreed until 16<sup>th</sup> January 2026.

### 4. Planning History

The following application has been determined since the agenda was published

25/01736/FULMAJ Construction of industrial units (use Classes E(g), B2 and B8) in a single building. Approved 09/01/2026

### 5. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended conditions, which updates a typing error in the reason for condition 2

2.	<p><b>Emergency Plan</b></p> <p>The use hereby permitted shall not take place except in accordance with the site specific emergency plan hereby approved (Emergency Plan Compound A, A1 &amp; A4, Youngs Industrial Estate, RG7 4PW Version 1.0 dated November 2025 received 13th November 2025), or any subsequent revision/replacement approved by the Local Planning Authority. Such emergency plans shall provide policies and procedures for the preparedness and response to an incident at AWE Aldermaston.</p> <p>Reason: A site-specific emergency plan is necessary to mitigate the residual risk posed to public safety by the close proximity of AWE Aldermaston, to ensure appropriate preparedness and response in the event of an incident at AWE, and to ensure that the development does not adversely affect the AWE Off-Site Emergency Response Plan. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP4 of the West Berkshire Local Plan Review 2023-2041.</p>
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