

Date: 11 June 2026
Application: 261374



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 261374

Applicant: Mr Peter Rhodes

Site Address: Anglo Industrial Park, Units 11 And 12, Fishponds Road, Wokingham, Wokingham, RG41 2AN

Parish: Wokingham

Grid Reference: Easting - 480071, Northing - 167753

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 251958 dated 05/11/2025. Conditions 2, 3, 4 & 5 refer to plant/machinery noise, ventilation/filtration equipment, parking management and LPG.

Case Officer: Tariq Bailey-Biggs

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 261374. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **4 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261374
Address:	Anglo Industrial Park, Units 11 And 12, Fishponds Road, Wokingham, Wokingham, RG41 2AN.		
Proposal:	Submission of details to comply with the following condition of planning consent 251958 dated 05/11/2025. Conditions 2, 3, 4 & 5 refer to plant/machinery noise, ventilation/filtration equipment, parking management and LPG.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The proposal seeks consents for discharging conditions 2, 3, 4 and 5 for Planning Application Reference 251958. This memo responds on the submissions related to highway grounds.

Condition 4 – Parking Management

The Highways Authority has requested to revise the parking survey assessment in the highway comments of 251958 dated 31st October 2025. The submitted assessment shall exclude Area C (partially) and Area E as part of the potential on-street capacity, reducing the maximum potential available numbers of on-street parking spaces to 53.

Given there is overlapped period (16:00-18:00 for Monday to Thursday and 12:00-18:00 for Friday) for the proposed brewing facility and taproom operations, the required parking provisions of 40 spaces cannot be fully accommodated with on-street parking provisions. There could be up to 19 and 16 cars in excess of the on-street parking capacity on weekdays (except Friday) 4pm and Friday midday, respectively.

The applicant has been required to propose mitigation measures in view of the insufficiency of parking provisions.

In addition to the parking survey results have not been revised, the submitted Parking Management Strategy has not addressed the core objectives of mitigating the insufficiency of parking provisions. The applicant is advised to propose management measures to reduce parking demand of the site.

Meanwhile, in view of the shortfall of on-street parking capacity, the applicant is expected to provide monitoring and mitigation measures of the on-street parking area covered within the parking survey, with precise trigger points of mitigations to be included.

The applicant would be expected to provide financial contribution to implement on-street parking control measures at their expense, or to reduce the operating hours, if the monitoring surveys prove that parking displacements are observed.

Conditions & Reasons (if required)			
Date:	22/6/2026	Signed:	JP