

Date: 15 August 2025
Application: 251958



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 251958

Applicant: Mr Peter Rhodes

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

Parish: Wokingham Town

Grid Reference: Easting - 480071, Northing - 167753

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the building from Class E (light industrial) and B8 (storage and distribution) use to sui generis brewery and taproom including the temporary installation of an external LPG tank (part retrospective).

Case Officer: Claire Moore

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 251958. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	251958
Address:	Anglo Industrial Park, Units 11 and 12, Fishponds Road, Wokingham, Wokingham, RG41 2AN.		
Proposal:	Full application for the proposed change of use of the building from Class E (light industrial) and B8 (storage and distribution) use to sui generis brewery and taproom including the temporary installation of an external LPG tank (part retrospective).		
Type of Development:	Other Change of Use		
Site Visit Made:	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

LLFA received this Full application for the proposed change of use of the building from Class E (light industrial) and B8 (storage and distribution) use to sui generis brewery and taproom including the temporary installation of an external LPG tank (part retrospective). The site at Anglo Industrial Park, Units 11 and 12, Fishponds Road, Wokingham, RG41 2AN, is in Flood Zone 1 with a low to very low risk of surface water flooding. The proposed change of use to a brewery and taproom, including a temporary LPG tank, is unlikely to increase flood risk, provided existing drainage systems are adequate. The applicant should submit a drainage statement confirming wastewater management and ensure the LPG tank does not obstruct drainage.

Conditions & Reasons (if required)

Date:	19/08/2025	Signed:	NT
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