

MEMORANDUM

From:	Tahir Rafiq Enforcement Officer	To (Case Officer):	PLANNING
Service	Enforcement & Safety	App No:	251958
Address:	Units 11 And 12, Anglo Industrial Park, Fishponds Road, Wokingham, RG41 2JT		
Proposal:	Full Planning Consultation		
Site Visit Made:	No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

The application is for the 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 proposal is in close proximity to residential dwellings and there is potential from noise outbreak from the premises. In the interest of nearby residents, the Environmental Protection would require a noise management plan prior to operating alongside details of plant & equipment to be installed.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

CE2 - PLANT/MACHINERY TO BE ENCLOSED/ATTENUATED

CE2 Control of plant/ machinery noise All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.

RE2 To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

CE1 - VENTILATION/FILTRATION TO BE INSTALLED

CE1 Ventilation Before the use hereby permitted is commenced, fume extraction, mechanical ventilation and filtration equipment shall have been installed at the premises in accordance with [insert – the approved details]. The equipment shall thereafter be retained, operated and maintained in its approved form and in accordance with the manufacturer's recommendations for so long as the use hereby permitted remains on site.

RE1 To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: Core Strategy policies CP1 and CP3

Date:	10/9/25	Signed:	T.Rafiq
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