

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 November 2025

Application Number: 251958

Location: Anglo Industrial Park, Unit 11, 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).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered/labelled PP-14245735v1, 2188/101H and 'Transport Statement' (Cole Easdon, October 2025) and 'Block plan Fit out Plan' received by the local planning authority on 13/08/2025. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. Within three months from the date of the development hereby approved, details of how plant/machinery noise will be attenuated shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and thereafter so retained.

Reason: Reason - To ensure satisfactory noise attenuation measures are installed. 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.

3. Within three months from the date of the development hereby approved, details of ventilation/filtration equipment to be installed shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and thereafter so retained.

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

4. Within three months from the date of this permission, a Parking Management Strategy to show deliveries of stock to and from the site and parking arrangements for evening trade/customers and staff (including staffing numbers) must be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be retained, operated and maintained in its approved form for so long as the use hereby permitted remains on site.

Reason: Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

5. Within three months from the date of this permission, details for the replacement of the LPG tank including internal installation and a timetable for fitting shall be submitted to and approved in writing by the Local Planning Authority. The installation of the approved scheme shall be carried out in accordance with the approved details and thereafter so retained.

Reason: Reason - To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

6. No customer shall be on the premises outside the hours of 16:00-23:00 Monday to Thursday, and 12:00-23:00 Friday to Sunday.

Reason: Reason - Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

7. Brewing shall only take place between the hours of 08:00-18:00 Monday to Friday.

Reason: Reason - Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

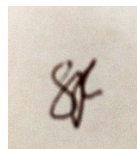
8. Deliveries of stock to the premises shall only take place between the hours of 08:00 and 15:45 Monday to Friday.

Reason: Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. There shall be no external lighting or illuminated advertisements installed on the premises without express consent of the Local Planning Authority.

Reason: Reason: In the interests of visual amenity and highway safety. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3.

Recommendation and conditions/reasons agreed:



Date: 5.11.25

REMEMBER - The earliest date for a decision on this application is: **6 November 2025**