

Email: Luciane.bowker@wokingham.gov.uk
Date: 1 July 2025
My ref: Bearwood Brewing Ltd



To: All parties

Governance
Shute End, Wokingham
Berkshire RG40 1WH

Dear Sir/Madam,

**APPLICATION FOR THE GRANT OF A NEW PREMISES LICENCE UNDER S17
LICENSING ACT 2003 AT BEARWOOD BREWING LTD**

Following the receipt of a objections to the above application, a meeting of the Licensing and Appeals (Hearings) Sub-Committee was held on 26 June 2026 to determine the application. I am writing to inform you that the Panel has decided **to grant the application as per the amended submission.**

The Sub-Committee comprised of three Members of the Authority's Licensing and Appeals Committee, namely Pauline Jorgensen (Chair), Jackie Rance and Beth Rowland.

Also present at the hearing were me Luciane Bowker, Clerk; Rachel Lucas, Legal Adviser to the Sub-Committee, Alec Coomber, Licensing Officer and Keiran Hinchliffe, Licensing Service Manager.

In attendance representing the applicant were Ellen Baylis, Peter Rhodes and Bill Donne (Licensing Consultant).

In attendance representing the Planning Authority was Sarah Castle.

In attendance representing the objector was Andy Goodwin.

In considering the application, the Sub-Committee gave full consideration to all the information submitted in writing, prior to the hearing and information given at the hearing by the Licensing Officers behalf of the Local Authority, the Planning Officer on behalf of the Planning Authority, the applicant and the objector.

The Sub-Committee was reminded that in considering the representations received, the Licensing Authority had a duty to carry out its functions with a view to promoting the four licensing objectives:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance, and

- The protection of children from harm

All parties received a document immediately prior to the meeting, which was submitted by Bill Donne on behalf of the applicant, scaling back the application. The new proposal included the sale of alcohol only - entertainment and late night refreshment were no longer being applied for. There was also a reduction the operating hours, and additional conditions to promote the four licensing objectives.

Alec Coomber, representing the Licensing Authority addressed the Sub-Committee and he referred to the report that was set out in the Agenda pages 7-14. He acknowledged the document that had been recently submitted by the applicant and outlined the options available to the Panel.

In response to a question, Sarah Castle informed that a Planning application had not yet been submitted.

Rachel Lucas clarified that Planning matters were not within the remit of this Licensing and Appeals Sub-Committee. However, Planning permission was needed for the lawful operation of the business. Planning matters and licensing matters were dealt with separately, but it was generally expected that they should align with each other.

Bill Donne, on behalf of the applicant addressed the Sub-Committee, and in summary made the following points:

- The amended document which was circulated prior to the meeting aimed to promote the licensing objectives;
- The amendment included limiting the licensing application to the sales of alcohol only, from the hours of 08:00 to 23:00 each day;
- The applicants had been given information from the landlord that Planning consent B2 was in place. However, upon further investigation it became apparent that the site only has a B1 Planning consent. It was accepted that a micro-brewery required a B2 consent and a planning application, in line with the required use of the land, would be submitted;
- This Licensing Sub-Committee could only consider the licensing application in respect of the four licensing objectives;
- The conditions suggested by Thames Valley Police were accepted and were very robust. The Police had subsequently withdrawn their representation;
- The concerns raised by the objector were addressed with the removal from the application for entertainment and late night refreshments;
- Ellen Baylis explained that they already operated a tap room selling craft beer in Wokingham town centre. This business was well managed with good standards. The intention was to operate this new business with a similar model;
- Peter Rhodes explained that the brewery would brew five times over two weeks, the boil part took approximately one hour. The steam produced by the boil could produce smells, but there were methods that could be used to reduce smells, such as ensuring that the chimney was high enough to disperse into the high air, or a carbon filter could be installed (at a cost) which could reduce the smells by 90-95%;

- There had been no representations from the responsible authorities, other than the Police's representation that was withdrawn, and there had been only one representation from the neighbour to the premises;
- All the necessary public notices had been displayed and local residents had not raised objections;
- Most of the concerns raised by the objector had been addressed with the amendments in the document submitted prior to the meeting.

The Panel expressed concern that the local residents may not have seen the advertisements in the local paper or the site notices, even if they had been done in accordance with the law requirements.

Rachel Lucas pointed out that brewing was not a licensable activity, only the sale of alcohol was. Bill Donne explained that the comments about brewing aimed to address the potential consideration of public nuisance in relation to smells.

Keiran Hinchliff asked if the applicant had already submitted a planning application and if this was in line with the hours applied for in the licensing application? Bill Donne stated that the planning application had not yet been submitted, but his clients were communicating with the Planning department. The planning application's hours would be in line with the hours requested in the amended application.

In response to a question, Bill Donne stated that the business would have a challenge 25 condition and there would be robust training for staff. Ellen Baylis explained that the business would operate a tap room (a bar) where people would be able to purchase drinks and consume them there, and there would also be off sales where people would be able to buy drinks to consume at home. There would also be a log of any sales refusals.

Bill Donne added that it had been agreed that no children under the age of 18 would be allowed on the site after the 21:00 hours.

In response to a question, Peter Rhodes stated that smells could travel 30-40 yards from the premises (based on his experience with the Outhouse Brewery), but it was difficult to ascertain without proper measuring equipment.

In response to questions, Peter Rhodes stated that brewing would only take place on weekdays, not on weekends. Deliveries were undertaken in line with other general deliveries on the estate, with vans, trucks and lorries.

Sarah Castle asked if the majority of the sales would be on-site or off-site? Peter Rhodes explained that they were covered by the Alcohol Wholesaler Registration Scheme (AWRS) for the brewery side of the business. This application was to cover the tap room side of the business. He believed that it was irrelevant for the purposes of the Panel's decision what the split of sales was likely to be.

Rachel Lucas confirmed that the Panel should be looking at any potential risks in relation to the breaching of the licensing objectives only. Bill Donne pointed out that the Police had withdrawn their representation and not raised any other concerns.

Rachel Lucas added that any licence could be reviewed at any point in time, should the issue of public nuisance arise.

In response to a question, Ellen Baylis stated that there had never been any incidents of public nuisance at the Outhouse Brewery. She also explained that the off-site sales tended to be from people buying cans of beer to take home, like an off-licence type of sales.

Andy Goodwin, the objector addressed the Panel and in summary made the following points:

- He had not had much time to consider the additional document with the amended application;
- One of his main concerns was in relation to sounds as there was no sound proofing between the Bearwood Brewing premises and premises where his business operates from. However, this was now irrelevant with the withdrawal of the entertainment request;
- The concern in relation to safety – the document suggests that the LPG container will be re-located and managed by the estate management company and not the landlord. However, the estate management company is managed by two people, one of them being the landlord. He tried to speak with the other member of the management company but been unable to do so at such short notice;
- There were covenants within the estate about LPG and gas conduits – he still had concerns that this was not legal.

Rachel Lucas explained that the issues raised in relation to brewing might be dealt with by the Planning regime and/or Environmental Health..

Rachel Lucas explained that recorded background music was allowed between the hours of 8:00 and 23:00 as long as the premises has an alcohol licence in place.

Sarah Castle noted the amendments proposed and asked the Panel to carefully consider the hours applied for.

All parties were given the opportunity to sum up, and no new information was presented.

The Panel retired to make its decision in private, in the presence of the Clerk and the Legal Adviser.

In making its decision the Panel carefully considered all the representations received both in writing and at the hearing, and in line with the Licensing Act 2003 and WBC's statement of Licensing Policy.

The Panel decided to grant the application with the amendments received. In making its decision the Panel considered that the amended application presented no risks to the licensing objectives.

The Panel also took into account the applicant's experience in running a similar business and that they had had no issues in relation to promoting the licensing objectives.

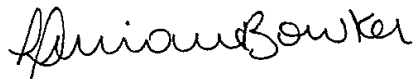
The Panel was aware that other concerns could be raised during the Planning application process. Also, should any problems arise, a review of the licence could take place.

If you wish to, you can appeal to the Magistrate's Court against the decision. You must lodge your appeal with the Court within 21 days of receipt of this letter.

if you believe that the Sub-Committee was not administered fairly or correctly, you can make a complaint to the Local Government Ombudsman alleging maladministration by the Sub-Committee.

If you require any further information regarding any of the contents of this letter, please do not hesitate to contact me on the number listed above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Luciane Bowker', with a stylized, cursive script.

Luciane Bowker
Democratic and Electoral Services Specialist
Governance
Wokingham Borough Council