

**Date:** 15 August 2025  
**Application:** 251958



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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Dear WBC Highways,

**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

|                             |                                                                                                                                                                                                                                                             |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                                          |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                | <b>App No:</b> | 251958 |
| <b>Address:</b>             | Anglo Industrial Park, Units 11 and 12, Fishponds Road, Wokingham, Wokingham, RG41 2AN.                                                                                                                                                                     |                |        |
| <b>Proposal:</b>            | 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). |                |        |
| <b>Type of Development:</b> | Other Change of Use                                                                                                                                                                                                                                         |                |        |
| <b>Site Visit Made:</b>     | 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

### General

The applicant proposes to change the use of the existing Use Classe E(g)(iii) [also noted as B1(c)] (light industrial) and B8 (storage and distribution) site to sui generis brewery and taproom. The proposal involves 238m<sup>2</sup> of B2 use and 170m<sup>2</sup> of E(b) use. It is unclear if all 170m<sup>2</sup> of E(b) use will be used as taproom. Clarification is required. Five existing allocated parking spaces will be retained.

Insufficient information has been submitted for the Highways to determine the acceptance of impacts of the proposal. The Highways would have expected a Transport Statement to be submitted to assess the traffic impacts and parking demand of the site.

The applicant is also expected to provide a breakdown of staff numbers and shift patterns for Use Classes B2 and E(b).

### Traffic Impacts

The proposed operating hours in the Planning Statement is inconsistent with the details stated in the application form. Clarification of details are required. The applicant is expected to assess the net trip generation of the proposal during the peak hours.

It is relevant to note that the permitted operation hour of the wider site (Planning Application 072942) is 07:00-20:00 Mondays to Saturdays and no granted permission on Sundays or Bank or National Holidays. The planning officer may wish to confirm if variation of condition is required for extended operations.

### Parking

According to the WBC Car Parking Standards, the demand of parking for business and industrial development is subject to the proposed floorspace. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The applicant is expected to assess the net changes of parking demand of the existing and proposed uses to justify the sufficiency of the proposed parking.

|                 | Use Class                                            | Car Parking Allocation                                                                                                |
|-----------------|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Existing</b> | B1                                                   | For floor area <2500m <sup>2</sup> , 1 space/25m <sup>2</sup>                                                         |
|                 | B8                                                   | Up to <250m <sup>2</sup> , 1 space/25m <sup>2</sup><br>Above 250m <sup>2</sup> , 1 space/additional 200m <sup>2</sup> |
| <b>Proposed</b> | B2                                                   | Up to <250m <sup>2</sup> , 1 space/25m <sup>2</sup><br>Above 250m <sup>2</sup> , 1 space/additional 50m <sup>2</sup>  |
|                 | A4<br>(if all E(b) floor space is used as taproom)   | 1 space/3m <sup>2</sup> public floor space                                                                            |
|                 | A1<br>(for any E(b) floor space not used as taproom) | 1 space/20m <sup>2</sup>                                                                                              |

Alternatively, the Highways can accept parking survey data of a similar site (in terms of business nature and location) to justify the proposed parking demand.

If the proposed parking provision is not sufficient, mitigation measures including but not limited to proposed uses of unallocated parking on-site, Parking Management Strategy and/or Travel Plan would be expected.

### Cycle Provisions

It is expected that cycle provisions to be provided in accordance with the WBC Parking Standards.

### Conditions & Reasons (if required)

|              |           |                |    |
|--------------|-----------|----------------|----|
| <b>Date:</b> | 19/8/2025 | <b>Signed:</b> | JP |
|--------------|-----------|----------------|----|