

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251958
Site Address:	Anglo Industrial Park, Unit 11, Fishponds Road, Wokingham, Wokingham, RG41 2AN
Expiry Date:	15 October 2025
Site Visit Date:	22 August 2025
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).	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP15 – Employment Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB11 – Core Employment Areas TB12 – Employment Skills Plan TB20 – Service Arrangements and Deliveries for Employment and Retail Use TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C3 – Active travel C5 – Parking and electric vehicle charging ER4 – Employment and skills plans DH2 – Safeguarding amenity DH4 – Advertisements and signage

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document
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PLANNING HISTORY		
Application No.	Description	Decision & Date
960627	Proposed Siting Of Two Industrial Storage Units.	Approved 23/05/1996
961239	Proposed Erection Of External Lighting For Factory And Car Park.	Approved 10/02/1997
981713	Proposed Installation Of 4 Extract Ducts (Retrospective).	Approved 21/09/1998
061914	Proposed demolition of existing building and erection of 4 new buildings containing 24 units for B1(c) light industrial, B2 general industrial and B8 storage and distribution use including associated car parking. Creation of new access.	Refused 17/11/2006
072952	Proposed demolition of existing building and erection of 4 buildings for B1(c) and B8 use with new and existing site accesses, associated parking and external works.	Approved 17/07/2007
090328	Proposed provision of mezzanine floor, additional vehicle access door, rear fire escape door and re-use of existing infilled concrete enclosure.	Application Withdrawn
090386	Proposed partial change of use from B2/B8 to A1 for the retailing of ancillary items associated with primary business.	Application Withdrawn
091961	Application for variation of condition 17 of Planning Consent F/2007/0608 to permit the construction of additional floorspace, including mezzanine floors.	Refused 26/10/2009
110501	Application to vary condition 4 of planning consent F/2007/0608 to allow retention of the black metal railings alongside Fishponds Road.	Refused 20/12/2011
142457	Application to vary condition 4 of planning consent F/2007/0608. Condition 4 relates to boundary treatments, the new plan proposes to change the boundary treatments.	Approved 09/01/2015

CONSULTATION RESPONSES
Internal
WBC Environmental Health – No objection, subject to conditions. WBC Drainage – No objection.

WBC Highways – Request further highways information.
WBC Landscape and Trees – No objection.
WBC Licensing – Approved Premises Licence at Bearwood Brewing Ltd (01/0/2025).
WBC Ecology – No objection.

External

HSE Fire Safety – No consultation required.

REPRESENTATIONS

Parish/Town Council	Concerns over the safety of the temporary LPG tank.
Ward Member(s)	No comments received.
Neighbours	One letter of objection. Concerns relate to the installation of the temporary LPG tank to the front of the building and parking.

APPRAISAL

Site Description:

The application site consists of a commercial unit located within a block of four units on the northern side of Fishponds Road. The application site forms part of Molly Millars Industrial Estate, a Core Employment Area within the Major Development Location of Wokingham.

The application site is surrounded by other commercial units with the closest residential development more than 85m to the west and 90m to the north.

The unit is one of 24 within Anglo Industrial Park. Upon implementation of planning permission 072952, the established lawful use of the units was Light Industrial or Storage and Distribution. However, the use of some units has diversified following the approval of separate planning permissions, for example Unit 23 (110444), Unit 4 (212920) and Unit 18 (251664).

Proposal:

This application seeks part-retrospective approval for the change of use of the unit from light industrial and storage and distribution to a Sui Generis brewery and taproom which includes the installation of a temporary external LPG tank until mains gas is connected. The mezzanine would be used as the seating and bar area for the taproom.

Note:

Following discussions with the applicant, a Highways consultant was instructed and further Highways information submitted.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

The proposal is within the Molly Millars Industrial Estate Core Employment Area. TB11 of the MDD Local Plan refers to Core Employment Areas. CP15 of the Core Strategy outlines the location of such areas. It states that 'Development for business, industry or warehousing will be permitted, including the expansion or intensification of existing employment use.' will be allowed in these areas. 'Any proposed changes of use from B1, B2 and B8 should not lead to an overall net loss of floorspace in B use in the Borough'.

The existing lawful use of the unit is Class B1(c) (Light Industrial) (now Class E – Commercial, Business and Service) and Class B8 (Storage and Distribution). The proposal for a change of use to Sui Generis for a brewery and taproom would retain business space at ground floor level for machinery and brewing production with a first-floor mezzanine for an ancillary taproom.

The proposal would not lead to the loss of business space at ground floor level and would retain the primary Class B use industrial function. The mezzanine level has been installed as part of the works for the taproom.

It is considered that the proposal as a whole promotes a high-quality employment generating use, and it would be of a scale and form compatible with the light industrial/commercial character of the business park. The changes would allow the expansion of an existing local business to expand and remain within the local area.

The taproom would provide drinking facilities which would encourage community and entertainment uses, subject to there being no adverse impact upon neighbouring amenity. A taproom is akin to a public house which is typically regarded as a community facility, and it is considered that this proposal would make a positive contribution towards the vitality of the town and the night-time economy. Additionally, the proposal would generate 6 full-time and 6 part-time job opportunities which would be beneficial to the local economy

As such, given the above, it is considered that the principle of the proposed change of use is acceptable in planning policy terms.

Local Plan Update:

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that maintain or enhance the high quality of the environment. Policy CP3 of the Core Strategy states planning permission will be granted if development is of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area, together with a high quality of design without

detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The proposal would not result in any significant changes to the visual appearance of the building or its surroundings, save for the installation of a temporary LPG tank to the front of the building. The Local Parish and a third party raised concern regarding the location and safety of the LPG tank. The case officer noted during the site visit that safety barriers have been erected around the tank for protection and to prevent vehicles from hitting the tank. The applicant has confirmed that they are waiting for mains gas connection with gas distributor SGN. SGN have advised that the wait time could be as long as 28 weeks (email dated 19/08/2025). Once mains gas has been connected, the LPG tank will be removed and the area returned to parking. It will be necessary to condition this with any grant of approval.

The only other change to the external appearance of the building is the installation of three metal vent pipes that protrude approximately 2.4m above ground level to roof level. These are required to extract CO₂, steam and one safety pressure vent. They are located on the western flank elevation. The visual appearance of the pipework is not out of keeping with other industrial paraphernalia on surrounding buildings which includes other vent pipes. Examples include 'Wokingham Plastics Ltd' and Units 3 and 4 Fishponds Estate.

It is not considered that these would be significantly harmful to the character of the area. The proposed brewing process would still be industrial in nature and commensurate with other commercial units in the vicinity. The mezzanine taproom would provide seating for visitors to purchase and consume the brewed products. There would be no visual change to the external appearance of the building to facilitate the taproom. Therefore, it follows that the proposal would be acceptable in this regard.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

The site is located within Molly Millars Industrial Estate where other industrial and commercial uses such as builders' merchants, motor repair businesses, offices, café and trade stores are situated. As the closest residential properties would be more than 85m away, there are no detrimental impacts of this nature that would arise from the proposal.

Noise and disturbance:

The Council's Environmental Health officer has reviewed this application and notes that the proposal is in close proximity to residential dwellings and there is potential from noise outbreak from the premises. As such, they have recommended for two conditions to be applied to any grant of approval that relate to plant/machinery being enclosed/attenuated and for ventilation/filtration to be installed. In addition, it will be necessary to restrict the hours permitted for the supply/sale of alcohol to be 08:00 hours through to 23:00 each day, in line with the Premises Licence.

Highway Access and Parking Provision:

Policy CC07 and Appendix 2 of the MDD Local Plan set out the parking standards for development, noting that these should be regarded as a starting point with each site

assessed on its own merits. Policy CP6 states that development should not have an adverse impact on the highway and alternative modes of transport to the private car should be encouraged. Unit 11 has five designated parking spaces within the red line. Whilst it is noted that two spaces are currently being utilised for the temporary LPG tank, once the use of the tank has ceased, the area will be returned to on-site parking.

NR17 of the BDG requires that facilities and services in mixed use developments be easily accessible. This applies particularly to workplaces as employment is vital to the success of a place.

In this instance, the site is located within settlement limits within a major development location and is acceptable in terms of the principles stated in the Core Strategy. It also accords with the relevant policies in the MDD Local Plan.

The council's Highways officer was consulted and requested further highways information. Following the request, a Transport Statement (Cole Easdon, October 2025) was submitted to support the application. The Highways officer reviewed the supplementary statement and required further clarification regarding the use of the mezzanine level and breakdown of staff numbers.

Whilst it is acknowledged the required parking spaces cannot be met within the red line application site, a parking survey formed part of the Transport Statement report. This assessed the sufficiency of off-site capacity. The observed parking stress was shown to decrease from the opening time of the proposed taproom. The Highways officer concluded that the two-way movements for the network and operations peak are no more than 10 vehicles per hour (vph) which is acceptable.

The Highways officer requested that a Parking Management Strategy condition be applied to any grant of approval to show deliveries of stock to and from the site and the parking arrangements for evening trade/customers and staff in the interests of highway safety and neighbour amenity.

Buses:

Policy CP9 of the Core Strategy states 'the scale of development proposals in Wokingham borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility'. The Borough Design Guide SPD states 'if places are to be sustainable then the aim should be to create: Walkable neighbourhoods, with a range of facilities within 10 minutes walking distance of residential areas, which encourage people to travel on foot or by bicycle.' Walkable neighbourhoods are defined in Manual for Streets (MfS) as those typically characterised by having a range of facilities within 10 minutes walking distance from residential areas. Manual for Streets clarifies that 10 minutes walking distance is roughly 800 metres.

The supporting text to policy CP6 of the Core Strategy sets out the requirement of a good bus service:

a) At least a thirty-minute service frequency during peak times (7:00 to 9:00 and 16:00 to 19:00 Monday to Saturday); and

b) At least an hourly service frequency during off-peak hours (9:00 to 16:00 and 19:00 to 22:00 Monday to Saturday and between 7:00 and 22:00 on Sundays).

The number 3 Reading Bus service connects the site with Reading and Wokingham. The service offers half hourly services between 06:26 and 22:54 and an hourly service between 08:51 and 20:41 on Sundays. The stop adjacent to Oaklands Road is located approximately 563m from the application site and has a bus shelter.

The numbers 125, 125A and 125B Thames Valley Bus service connects the site with south Wokingham suburbs and Crowthorne. During peak hours Monday to Friday the 125A and 125b operate an hourly service and two services Monday to Friday off-peak and Saturday daytime. There is no bus service that operates on Sundays or after 19:30 on Saturdays. The stop adjacent to Oaklands Road is located approximately 563m from the application site or the stop opposite Molly Millars Close is approximately 645m from the application site.

The location of the bus services fall within the recommended 800m standards set out in The Chartered Institution of Highways and Transportation's (CIHT) "Providing for journeys on Foot" CIHT suggests that recommended maximum walking distances to shops and facilities is between 800m and 1200m. It must however be noted that these distances are only recommended for pedestrians without a mobility impairment.

In summary, given the scale of the mixed-use development and operating times of the taproom, it would not generate significant movements during the peak hours of a standard working weekday. The bus services available may not meet all the requirements set out in CS Policy CP6, however, the bus stops are within required distances and provide public transport connections within acceptable limits.

Cycle:

The application site is located approximately 378m from the Molly Millars Lane Off Carriageway cycle route, and approximately 523m from Oaklands Road Quiet Road cycle route. These routes provide safe cycle links to Wokingham Town Centre and wider Wokingham suburbs and provide an attractive route to cyclists. The existing cycle infrastructure in the local area would likely encourage an uptake in modal journeys to bicycle; Anglo Industrial Park benefits from shared cycle storage and Molly Millars Lane provides wide footways, regular street lighting and vehicle speeds of 30mph. The conditions would likely lead to employees and customers shifting from cars to bicycle.

Summary:

Whilst the submitted Transport Statement provides alternatives to the five on-site parking spaces, these are mitigated by making use of on-street parking. By virtue of the taproom not yet in operation, actual numbers of customers are predicted. Therefore, due to the lack of on-site parking to meet the required standards, it will be necessary for a Parking Management Strategy condition to be applied to any grant of approval.

Biodiversity Net Gain ("BNG"):

Section 70A of the Town and Country Planning Act 1990 (as amended) ("TCPA") sets out that where planning permission is granted, it is subject to a pre-commencement condition to secure that the biodiversity gain objective is met.

By virtue of there being no extension proposed, the application site would not impact on-site area habitats of 25m² or more, or on-site linear habitats of 5m or more. As such, the scheme is exempt and is not required to deliver BNG.

Waste Collection:

The refuse and recycling bins would continue to be collected by lorries, as per the other units within the estate. Arrangements have been made for separate storage and collection of recyclable waste from a closeable bin to the front of the building. This will be fortnightly unless demand increases and a weekly collection is required. The proposed provision of waste and recycling at the site would be satisfactory.

Flooding and Drainage:

The council's Drainage officer has reviewed the proposal and raises no objection to the scheme. They conclude that the site is in flood zone 1 with a low to very low risk of surface water flooding and the proposed changes are unlikely to increase flood risk.

Landscape and Trees:

The council's Trees and Landscape officer was consulted and raised no objection to the proposal. They concluded: "*There are no tree or landscape objections to this application. The proposed changes will have no impact on the TPO Turkey Oaks (1092/2005) to the south of Unit 11 and associated parking*".

Ecology:

The application site is located in an area suitable for bat roosts, however, there are no structural changes proposed to the roof. The council's Ecology officer was consulted and had no comments to make regarding the scheme.

Conclusion:

The proposed changes involve the change of use to Sui Generis to include a brewery on the ground floor with ancillary taproom on the first-floor. The changes would have economic and social benefits for the business and local residents who would utilise the products/service at the site.

In the absence of any material considerations of sufficient weight, it is recommended that the proposal be approved, subject to conditions.

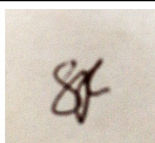
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in

relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	6 October 2025
Earliest date for decision:	6 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	5.11.25

PLANNING CONSTRAINTS/STATUS

Major Development Location

Core Employment Area

Special Protection Area Linear Mitigation Zone 7km

Molly Millars Lane Area – Industrial Estate – B1, B2, B8

Bat Roost Habitat Suitability

Landscape Character Assessment 2019 - Arborfield Cross and Barkham Settled and Farmed Clay

Evendons Ward

Wokingham Parish