

Date: 18 March 2026
Application: 260600



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 260600

Applicant: Pure Gym Limited

Site Address: 6 King Street Lane, Winnersh, Wokingham, RG41 5AS

Parish: Winnersh

Grid Reference: Easting - 478025, Northing - 170540

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use from mixed Class E (retail)/Class B8 use to Class E (gym).

Case Officer: Phillip Richards

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 260600. 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 requested from the case officer.

Your observations are required in respect of this application by **9 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260600
Address:	6 King Street Lane, Winnersh, Wokingham, RG41 5AS.		
Proposal:	Full application for the proposed change of use from mixed Class E (retail)/Class B8 use to Class E (gym).		
Type of Development:	Other Change of Use		
Site Visit Made:	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 site has a total floorspace of 1,278 sqm. The applicant proposes to change the use of the site from existing Use Class E(a) (with floorspace restriction) or B8 to Use Class E(d), as a gym. 23 no. existing parking spaces will be retained. The site proposes to open 24 hours daily with a total of 9 full-time equivalent staff members.

Traffic Impacts

Given the traffic patterns for Classes B8, E(a) and E(d) are different, the applicant is expected to assess the net trip generation of the proposal during the peak hours.

Parking

According to the WBC Car Parking Standards, the parking requirements for Classes B8, E(a) [noted as A1 in council's Parking Standards] and E(d) and D2 [noted as D2 in council's Parking Standards] are as follows:

User Class	Car Parking Requirement	Cycle Parking Requirement
B8	Up to 250m ² : 1 space/25m ² Additional space above 250m ² : 1 space/200m ²	1 LT space/200m ²
E(a) / A1	1 space/20m ²	1 space/125m ² (20% LT, 80% ST)
E(d) D2 (leisure centre and gyms)	1 space/10m ² of public space	1 ST space per 10 per visitor and 1 LT space per 5 staff

As the proposed area of the public floor space are not clearly defined on the plan, 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.

While the site is located at sustainable location, if the proposed parking provisions would not be sufficient, mitigation and management measures including but not limited to Parking Management Strategy and/or Travel Plan would be expected.

The applicant shall also confirm if all 23 no. parking spaces are allocated parking to this site. If the applicant might intend to utilise any unallocated parking spaces of the wider site, parking survey data shall be provided to verify the existing parking utilisation of the wider site.

Cycle Provisions

According to the WBC Parking Standards, the proposal will require 1 short-term cycle parking for visitor and 1 long-term cycle parking for staff.

Conditions & Reasons (if required)

Date:	27/3/2026	Signed:	JP
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