

PLANNING REF : 260600  
PROPERTY ADDRESS : prue.bray@wokingham.gov.uk  
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SUBMITTED BY : Councillor Prue Bray  
DATE SUBMITTED : 24/03/2026

COMMENTS:

I have no objection in principle to the repurposing of the former Magnet site as a site for a gym. However, I am concerned about the level of parking available and the potential for noise nuisance given the proposed 24/7 hours of operation. The letter accompanying the application states that the number of people attending the gym overnight is expected to be quite small, but does not provide any figures for daytime use. Nor does it provide any information about staffing levels, either at night or in the daytime. Without this information I don't think it is possible to assess whether the parking is adequate or not. The submission claims "approximately" 23 parking spaces but no plan of these spaces has been provided, meaning that the number of spaces actually present cannot be checked. It is also not possible to determine how many of those spaces will be used by staff, and whether any of them will be reserved as disabled parking. There is also no mention of provision for cycle parking. I do not believe any cycle parking currently exists. There are no proposals to change the exterior, which must mean that no secure cycle parking will be provided. Without having any usage figures from comparable gyms, it is not possible to know what the usage is likely to be. Also, while there is an accompanying acoustic report, I would want to see strict conditions on noise, not just during nighttime hours, but in the daytime and evenings, to prevent nuisance to nearby residents. My objections could be overcome if a) conditions on noise were imposed to prevent nuisance b) further information on usage and staffing were provided to demonstrate that sufficient parking is available on the site and c) a condition is added to cover cycle parking.