

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 24 July 2026

Application Number: 260600

Location: 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).

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans, drawings and documents numbered/titled:

- drawing numbered UKN0028-XX-201-FS1 and document titled 'Acoustic Planning Report' (RBA Acoustics, 10 March 2026) received by the local planning authority on 10 March 2026;
- drawing numbered UKN0028-XX-300-EXW-FS2 received on 11 May 2026; - drawing numbered UKN0028-XX-200-SLP received on 8 June 2026.

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Noise mitigation measures - The gym use hereby permitted shall not commence until the noise mitigation measures identified in Section 6.0 of the Acoustic Planning Report prepared by RBA Acoustics (Reference 15174.RP02.APR.2, Revision 2, dated 10 March 2026) have been implemented in full.

The mitigation measures shall thereafter be retained and maintained for the lifetime of the development.

Following implementation, noise arising from the use of the premises, including amplified music, public address systems and fitness activities, shall not exceed the noise breakout criteria set out in Section 4.2 of the approved report.

Reason: To safeguard the amenity of neighbouring residential occupiers. Relevant policy: Core Strategy policy CP3, MDD Local Plan policy CC06 and the National Planning Policy Framework.

4. Parking to be provided - The gym use hereby permitted shall not commence until the vehicle parking space has been provided in accordance with the approved plans.

The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. Cycle parking to be provided - The gym use hereby permitted shall not commence until secure and covered parking for cycles has been provided in accordance with the approved drawing (s)/details. The cycle parking/ storage shall be permanently so- retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- addressing concerns relating to highway safety and parking provision.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. This consent relates to the change of use of the site only. Any operational development relating to the proposed use may require separate planning consent.

4. This consent also does not convey or imply any approval or consent that may be required for the display of advertisements on the site for which a separate Advertisement Consent application may be required.

Recommendation and conditions/reasons agreed:



Date: 22/07/26

REMEMBER - The earliest date for a decision on this application is: **9 April 2026**