

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 4 February 2026

Application Number: 251897

Location: 35 Unit 13 Falcon Business Park, Ivanhoe Road,
Finchampstead, Wokingham, RG40 4QQ

Proposal: Full application for change of use from B2 to E(d).

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 and drawings numbered (149/2025/1rc), (149-2025/4), received by the local planning authority on 15/10/2025 & 13/01/2026. 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 Control - No amplified music, PA systems, or activities likely to generate significant impact noise (including dropping of heavy weights or high-impact fitness classes) shall take place within the premises until a noise mitigation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented prior to first use and maintained thereafter.

Reason: To protect the amenities of nearby occupiers from noise disturbance, in accordance with Policy CP3 of the Wokingham Borough Core Strategy and Section 15 of the NPPF.

4. Noise Levels - The rating level of noise emitted from the site, including mechanical plant and activities within the building, shall not exceed the existing background sound level (LA90L at the nearest noise-sensitive premises when assessed in accordance with BS 4142- 2014 (as amended).

Reason: To ensure the development does not give rise to noise that would adversely impact the amenity of neighbouring uses, in accordance with Policy CP3.

5. The premises shall only be open to customers between:
06:00-22:00 Monday to Friday
08:00-20:00 Saturdays

09:00-17:00 Sunday and Bank Holidays

unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent unacceptable noise and disturbance during sensitive hours, in accordance with Policy CP3.

6. No deliveries, waste collections or servicing activities shall take place outside the following hours:

08:00-18:00 Monday to Friday

09:00-13:00 Saturdays

with no such activities on Sundays or Bank Holidays.

Reason: To minimise noise disturbance to nearby occupants, in accordance with Policy CP3.

7. Contaminated Land - If contamination not previously identified is found during development, no further works shall be carried out until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority. The approved remediation shall thereafter be implemented in full.

Reason: To ensure that any unexpected contamination is properly dealt with in the interests of public health and safety, in accordance with the NPPF.

8. Parking Management Strategy - No building shall be occupied until the Parking Management Strategy has been implemented in accordance with the approved details of the management of all parking spaces, monitoring of all parking and submission of parking agreement(s) for utilisation of off-site allocated spaces of other owners. The PMS shall thereafter only be implemented as approved and remain in place for the lifetime of the development.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

9. Site Capacity - No more than five site users shall be allowed for the use hereby permitted at any time of the day, unless for the scenarios approved in the parking management strategy.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 03/02/26

REMEMBER - The earliest date for a decision on this application is: **4 January 2026**