

Boddingtons Planning

Operation plan in respect of the physiotherapy and gym uses

Part change of use of the pavilion to provide use for gym and physiotherapy

**at
Reading Cricket and Hockey Club
Sonning Lane Sonning
Reading
RG4 6ST**

September 2026

Background

The Clubhouse/Pavilion at present operates on a 7 day 365 days a year unrestricted activity. In addition to the use as a clubhouse for the cricket and hockey club it hosts wedding, meetings, dinners, community groups/societies and a host of other activities which will continue in the members club room mainly midweek in underutilised periods.

The activity on the artificial hockey pitches is restricted only by the use of the lights to 2200 hours 7 days a week.

The Council are minded to grant permission under PP261097 for the part change of use to provide use for gym and physiotherapy. They have asked for a condition to provide further details in respect of the use. This report is submitted before determination to aid the Council and to seek to avoid the need for another application.

The Council require details of the intended usage of the pavilion at RCHC for the Gym and Physiotherapist.

The design statement indicated the following levels of attendance, and the application will already have been considered in the light of this evidence.

'The gym may have twenty people at any one time. The physio has 6 treatment rooms so will be 6 patients and 6 coming for the next appointment. Maybe 30-35

additional people using the site, when operating to capacity. On such a large site that number will hardly be noticed when compared to the busy times. The activity is indoors for both users and there will be no noise etc associated with the operation.'

The Detail

The information requested related to the following

- a. The days and hours of operation of the physiotherapy practice and gym;
- b. The maximum number of patients, clients and staff present on the site at any one time;
- c. Details of parking and cycle parking management for staff and visitors
- d. Details of any external lighting, plant, equipment associated with the use
- e. Arrangements for deliveries and waste collection.

- a) The Physio intends to operate 7 days a week between the following hours:
0700 – 2200.

Many clients are not able to visit during work hours for treatment so there is a significant demand for 'out of hours' surgeries which is standard market practice

The gym will operate 7 days a week between the following hours: 0600 - 2200 Again, peak usage is out of the normal hours of employment which is also standard market practice.

- b) Physio

The maximum number of staff on site will be 8

The maximum number of clients on site will be 12

Gym

The maximum number of staff on site will be 2

The maximum number of clients on site will be 15

- c) Physio

The maximum number of cars on site will be 19

Gym

The maximum number of cars on site will be 17.

These figures are answering the question asked and assuming the maximum use of each facility at the same time and assuming that all clients chose to arrive by car. Parking standards clearly do not operate in this way and by stating this it should not be assumed that this will be the true case. People for both uses can and will arrive by other means.

The design statement indicated *'The level of traffic for the most part, weekdays and evenings especially will have no issue with parking and will be*

able to park where they will. The only impact may be at the weekends in the winter season (September to April) especially when a senior side is playing (Saturday afternoon) or when juniors are training (Sunday mornings), and it will be a matter for the users what their hours of operation are and whether there will be a 'clash'.

Parking will be in the existing tarmacked car park with marked spaces where there in excess of 100 spaces available close to the pavilion entrance. Cycle parking is indicated on the approved plans close the entrance

- d) There will be one wall mounted down facing light at the entrance to the physio area to allow clear indication of its location. The gym will be in the main entrance, and no additional lighting will be required. Other than that, there will be no external equipment.
- e) All deliveries will be generally by small goods vehicles which will access turn and leave using the areas within the existing car park. The Club has arrangements for its refuse that the proposed users will share.