

Date: 10 December 2025
Application: 251897



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 251897

Applicant: Mrs Louise Hall

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

Parish: Finchampstead

Grid Reference: Easting - 477158, Northing - 164658

Type of Development: Other Change of Use

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

Case Officer: Rowan Reynolds

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 251897. 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 **4 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	App No:	251897
Address:	35 Unit 13 Falcon Business Park, Ivanhoe Road, Finchampstead, Wokingham, RG40 4QQ.		
Proposal:	Full application for change of use from B2 to E(d).		
Type of Development:	Other Change of Use		
Site Visit Made:	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

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Environmental Health has reviewed the submitted information for the above planning application. The proposed change of use from B2 to E(d) is acceptable in principle; however, there is potential for noise and disturbance associated with indoor sport/fitness activities and associated comings and goings. To ensure that the development does not give rise to adverse impacts on nearby occupiers, the following conditions are recommended.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

RECOMMENDED CONDITIONS

1. Noise Control – Amplified Music and Impact Noise Condition

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.

2. Noise Levels Not to Exceed Background (BS 4142:2014)

Condition

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 (LA90) 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.

3. Hours of Operation

Condition

The premises shall only be open to customers between:

07:00–22:00 Monday to Friday

08:00–20:00 Saturdays

09:00–17:00 Sundays 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.

4. Delivery and Servicing Hours

Condition

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.

5. Contaminated Land – Unexpected Contamination

Condition

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.

Environmental Health raises no objection to the proposed development, subject to the conditions detailed above. These measures are considered necessary to safeguard the amenity of surrounding occupiers and ensure that the proposed E(d) use is operated in an acceptable manner.

Please re-consult Environmental Health if the applicant proposes changes to operational activities, hours of use, or introduces amplified music/high-impact gym activities.

Date:	16/1/25	Signed:	O.Obi
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