

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 April 2026

Application Number: 252790

Location: Rowses Farm Clubhouse, Farley Hall Equestrian Centre, Church Road, Swallowfield, Wokingham, RG7 1TJ

Proposal: Full application for the change of use of the building to a fitness / massage business (Use Class E). (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered 1612-PL1000B, 1612-PL1100B, 1612-PL1101B, 1612- PL1200A, 1612-PL1201A, 1612-PL1211A, 1612-PL1210A, 1612-PL1300A, 1612-PL1301A, Section 7 of Flood Risk Assessment (GeoSmart Information and FloodSmart Plus, Ref: 87678R1, 23/01/2026), received by the local planning authority on 21/11/2025, 26/01/2026 and 01/04/2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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.

2. Cycle parking - details required

Within three (3) months from the date of the development hereby permitted, details of secure and covered bicycle storage/ parking facilities for the visitors to the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details within one (1) month of the scheme being approved, and shall be permanently retained in the approved form 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.

3. The Use hereby permitted shall operate in accordance with those hours stated in the Planning Statement ('ET Planning Statement', Author: Stephanie Richards).

Reason: Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

4. The number of attendees of the TRX Fitness classes hereby permitted shall not exceed more than 15 per class.

Reason: Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

5. The number of attendees of the Sound Bath classes hereby permitted shall not exceed more than 5 per class.

Reason: Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

6. The number of attendees of the TRX Pilates classes hereby permitted shall not exceed more than 15 per class.

Reason: Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

7. The number of attendees of the Yoga classes hereby permitted shall not exceed more than 10 per class.

Reason: Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Informatives

1. 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.

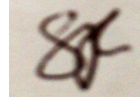
2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A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

3. 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:

- A CIL form was submitted following request.
- An amended Location plan was submitted following request.
- Amended plan titles following request.
- Amended parking plan submitted following request.
- A Flood Risk Assessment submitted following request.
- Agreed extension of time to allow for the submission of the further information.

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.

Recommendation and conditions/reasons agreed:

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 1.4.26

REMEMBER - The earliest date for a decision on this application is: **17 February 2026**