

Date: 12 March 2025
Application: 250543



WOKINGHAM
BOROUGH COUNCIL

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 250543

Applicant: Muslim Community Connect Wokingham

Site Address: Unit 4, Winnersh Fields, Gazelle Close, Winnersh, Wokingham, RG41 5QS

Parish: Winnersh

Grid Reference: Easting - 477042, Northing - 171128

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the building to an Islamic education, worship and community centre (Use Class F1 and F2).

Case Officer: Connie Davis

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 250543. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	250543
Address:	Unit 4, Winnersh Fields, Gazelle Close, Winnersh, Wokingham, RG41 5QS.		
Proposal:	Full application for the proposed change of use of the building to an Islamic education, worship and community centre (Use Class F1 and F2).		
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

Looking at this application from an EH perspective. The site is one of industrial/commercial use, seems to have been previously occupied by Bora Data. It has mains sewage. The requested operations hours are 07:00 to 23:00 daily.

Noise – to determine this you have already asked if any amplified call to prayer is intended, and they respond that it isn't. This significantly mitigates noise concerns for the local area

I do not think that noise from the ordinary worship or educational/community centre activities will be a major issue at this proposed site given that no amplified sound is intended.

With religious/community centre sites in general, it is usually temporary events and special occasions that can generate noise, especially if any live music is performed. The applicant is not suggesting that the community centre use will include this, I mention it as often this is what nearby residents fear. We do have a system, as do all local authorities, for the licensing of temporary events through our licencing team.

In my view the site does not present any barrier to the proposed activity from an EH perspective. I raise no EH objections to this proposal, with the advisory that any temporary events that wish to use amplified music should be applied for via

licensing, and that there is no noisy activity after 23:00 at the site (as agreed).

Conditions & Reasons (if required)

Date:	07/04/2025	Signed:	C Christofis
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