

Date: 18 March 2026
Application: 260600



**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: 260600

Applicant: Pure Gym Limited

Site Address: 6 King Street Lane, Winnersh, Wokingham, RG41 5AS

Parish: Winnersh

Grid Reference: Easting - 478025, Northing - 170540

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use from mixed Class E (retail)/Class B8 use to Class E (gym).

Case Officer: Phillip Richards

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 260600. 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 **9 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260600
Address:	6 King Street Lane, Winnersh, Wokingham, RG41 5AS.		
Proposal:	Full application for the proposed change of use from mixed Class E (retail)/Class B8 use to Class E (gym).		
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

The application seeks permission for the change of use of the existing building to a gym with 24-hour operation. The site is located within the Winnersh District Centre and is in close proximity to residential properties, including dwellings to the rear at Rainbow Park, which represent noise-sensitive receptors. From an environmental protection perspective, the principal consideration relates to the potential for noise and disturbance arising from gym activity, customer use and associated mechanical plant, particularly during night-time hours.

An Acoustic Planning Report has been submitted in support of the application. The report assesses the predicted noise impacts associated with typical gym activities, background music and any fixed plant, taking account of the existing building fabric and the surrounding environment. The assessment concludes that, subject to the implementation of the identified mitigation measures and operational controls, including limits on amplified sound and appropriate acoustic treatment of the building, the proposed use would not result in unacceptable noise impacts at nearby residential properties.

The submitted information indicates that overnight usage is expected to be limited, with no night-time classes proposed and activities contained entirely within the building envelope, which would assist in minimising the potential for disturbance. The Acoustic Planning Report also recommends that any future installation of mechanical plant is controlled to ensure noise emissions remain within acceptable

limits. These measures are capable of being appropriately secured through the imposition of planning conditions.

Additional measures, including the restriction of servicing activities to reasonable hours, appropriate positioning and screening of plant, suitable waste storage and collection arrangements, and the management of external lighting to prevent light spill beyond the site boundary, would further assist in safeguarding neighbouring amenity.

Subject to the securing of the identified mitigation measures by condition, no objection is raised on environmental health grounds.

Conditions & Reasons (if required)			
Date:	22.04.2026	Signed:	<i>K.Pates</i>