

Date: 27 January 2026
Application: 252790



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

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Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 252790

Applicant: Kate White

Site Address: Rowes Farm Clubhouse, Farley Hall Equestrian Centre, Church Road, Swallowfield, Wokingham, RG7 1TJ

Parish: Swallowfield

Grid Reference: Easting - 473582, Northing - 164623

Type of Development: Other Change of Use

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

Case Officer: Claire Moore

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 252790. 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 **17 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	252790
Address:	Rowes 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)		
Type of Development:	Other Change of Use		
Site Visit Made:	Yes /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

This retrospective application is for the Change of Use of the former equestrian clubhouse (Sui Generis) to a fitness / massage business (Use Class E) for a unit located within Rowes Farm.

Classes are currently scheduled on weekdays (except Thursday) between 8am and 8pm. Adhoc yoga class may be scheduled on a demand basis on Saturday. The applicant is expected to provide further details on the proposed sports massage/therapies.

The applicant shall also clarify if the proposed site is referred as TRX Clubhouse, which provides private rental options for small events or all-day retreats. If applicable, the applicant shall confirm the maximum capacity of the site and assess the proposed traffic impacts and parking demand accordingly.

Access

The site is accessed from an existing junction onto Church Road, a rural lane subject to the national speed limit which does not benefit from pedestrian facilities. The submitted Transport Technical Note demonstrates the access arrangements are unchanged and identifies no recorded incidents at or near the access. There are no highway safety concerns regarding the development proposals.

Traffic Impact

The Transport Technical Note sets out a first principles methodology to identify the vehicular trip generation of the site. This approach uses the class timetable and the observed mode shares of class attendees. The site generates a low level of trips that do not coincide with peak hours. Highways consider the trip generation of the development proposals acceptable.

Car Parking

Car parking is to be provided in line with WBCs Parking Standards. Each parking space is to have the minimum dimensions of 5.0m x 2.5m.

The Transport Technical Note identifies a maximum car parking demand of 11, accounting for car share allowances. The site plan indicates seven allocated car parking spaces within the red line boundary. The applicant proposes that when car parking demand exceeds provision, overspill parking can be accommodated in the existing parking area at the equestrian centre to the south of the site.

Section 5.8 of the planning statement suggests that there are at least 15 minutes passing time between classes, which can reduce the risk of overspill parking demand and is welcomed.

The applicant is to provide further information to demonstrate that there is sufficient capacity in the equestrian centre parking area to accommodate for the additional vehicles, and to confirm if the proposed additional parking spaces are unallocated within the wider site. Highways would welcome an indication of the number of spaces provided at the equestrian centre and indicated on a plan. Subject to the further information provided, a Parking Management Plan might be required.

The Transport Technical Note confirms that all parking movements will be undertaken within the curtilage of the site which is welcomed.

Cycle Parking

Cycle storage is to be provided in line with WBCs Parking Standards. The applicant has not provided any information regarding short or long term cycle storage at the site for staff or visitors to use, though it is mentioned in the Transport Technical Note that people do cycle to the site.

Given additional public floorspace is proposed for sports massage, the Highways would expect cycle provisions to be provided in accordance with the WBC Parking Standards. It would be welcomed if the location of cycle storage is identified on a plan.

Conditions & Reasons (if required)

Date:	06.02.26	Signed:	JP [LS]
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