

Date: 14 February 2025
Application: 250275



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 250275

Applicant: Mr Richard Ayres

Site Address: The Dukes Head Ph, 56 Denmark Street, Wokingham, RG40 2BQ

Parish: Wokingham Town

Grid Reference: Easting - 481067, Northing - 168301

Type of Development: Other Change of Use

Proposal: Full planning permission for the proposed change of the land to facilitate stationing of a mobile catering unit at the premises.

Case Officer: Kieran Neumann

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 250275. 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:	JP		
Service	WBC Highways	App No:	250275
Address:	The Dukes Head Ph, 56 Denmark Street, Wokingham, RG40 2BQ.		
Proposal:	Full planning permission for the proposed change of the land to facilitate stationing of a mobile catering unit at the premises.		
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

The proposal will involve the siting of a mobile catering unit of dimensions circa 6m x 3m. The catering unit will provide F&B services to customers of the pub.

The applicant confirms that the proposed unit will not vehicular circulation or pedestrian movement, and will maintain clear access to the public house, which is welcomed.

While existing parking is not clearly indicated on the site plan, the proposed mobile catering unit will site on two existing parking spaces, as confirmed by the applicant and the supported by the latest approved planning application record (Ref: 020909). The adjacent parking space(s) to the proposed catering unit will also not be suitable for parking, resulting in further reduction of parking space(s).

The applicant will have to clarify the proposed parking layout, justify that the remaining parking spaces will be sufficient for the existing parking demand and additional short-stay parking demand induced from the proposal.

Conditions & Reasons (if required)

Date:	18/2/2025	Signed:	JP
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