

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                          |                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                               | 250275                                                    |
| <b>Site Address:</b>                                                                                                                                                     | The Dukes Head Ph, 56 Denmark Street, Wokingham, RG40 2BQ |
| <b>Expiry Date:</b>                                                                                                                                                      | 10 April 2025                                             |
| <b>Site Visit Date:</b>                                                                                                                                                  | 18 February 2025                                          |
| <b>Proposal:</b> Full planning permission for the proposed change of use of land to facilitate the stationing of a mobile catering unit at the premises (retrospective). |                                                           |

### **PLANNING CONSTRAINTS/STATUS**

Conservation Area – Wokingham Town Centre  
Scale and Location of Development Proposals – Wokingham (Major Development Location)  
District Town and Local Centres - Wokingham  
Landscape Character Assessment Area  
SSSI Impact Risk Zones  
Historic Flooding Points Consultation Zone  
Listed Building Buffer Zone – The Dukes Head (Grade II Listed)

### **PLANNING POLICY**

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                                                                                                                                            |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP2 – Inclusive Communities<br>CP3 – General Principles for Development<br>CP6 – Managing Travel Demand<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals<br>CP13 – Town Centres and Shopping<br>CP14 – Growth and Renaissance of Wokingham Town Centre                                                                                                |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC06 – Noise<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB15 – Major Town, and Small Town/District Centre development<br>TB16 – Development for Town Centre Uses<br>TB21 – Landscape Character<br>TB23 – Biodiversity and Development<br>TB24 – Designated Heritage Assets |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                                                                                                                                                                                                                                  |

|  |                           |
|--|---------------------------|
|  | Wokingham Town Centre SPD |
|--|---------------------------|

## PLANNING HISTORY

No relevant planning history for the site.

## CONSULTATION RESPONSES

### Internal

WBC Environmental Health – No comments received  
WBC Highways – Request further information (see main body of report)  
WBC Built Heritage Officer – No objections

### External

None consulted

## REPRESENTATIONS

|                     |                                                                                                                                                                                                                                    |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council | No comments received                                                                                                                                                                                                               |
| Ward Member(s)      | No comments received                                                                                                                                                                                                               |
| Neighbours          | One letter of support received: <ul style="list-style-type: none"> <li>- Use of disused land</li> <li>- Not a permanent structure</li> <li>- Not a nuisance to anyone</li> <li>- Owner within the law and hygiene rules</li> </ul> |



## APPRAISAL

### Site Description:

The application site consists of the rear vehicle parking area associated with The Dukes Head Public House, a Grade II Listed Building. The site is also located within Wokingham Town Centre and consequently also within the Town Centre Conservation Area.

### Proposal Description:

This application seeks approval for the proposed change of use of an area of the existing parking area to facilitate the stationing of a mobile catering unit at the premises.

Operating hours for the unit would be:

Monday to Thursday 9:00am – 9pm  
Friday and Saturday 9:00am – 11pm  
Sundays and Bank Holidays – 9:00am – 4pm

### Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

### **Character of the Area/Heritage:**

The proposed catering unit is sited in the north-eastern corner of the Public House's existing parking area. Its footprint would occupy 5 parking spaces. Its form is standard for that of a catering unit, in that it is 2 metres tall with a flat roof, suspended on wheels with a tow bar on its northern side.

Both the Planning Officer and Built Heritage Officer agree that the stationing of this unit in this relatively secluded corner of the Public House's parking area would have negligible impacts on both the setting of The Dukes Head as a Listed Building and the prevailing character of the Wokingham Town Centre Conservation Area. Such units are common elements in town centres and as such the stationing of the unit is not an alien addition to the street scene. Further to this, no operational development is proposed, severely limiting any long term impacts on the historic fabric of the Conservation Area.

The hours of operation are akin to other commercial units within the Town Centre and align with that of The Dukes Head, ensuring customers of the unit do not loiter within the car park following the Public House closing. These hours will be secured via condition.

### **Neighbouring Amenity:**

#### *Overlooking, Loss of Light and Overbearing:*

The unit is sited within 1.5 metres of a building within the Public House's grounds that serves as B&B bedrooms (bed and breakfast). The scale of the unit would not adversely harm any temporary occupiers of the rooms on these grounds.

#### *Noise:*

The closest residential dwellings are 11 Langborough Road (8.8 metres east) and 9 Norton Road (18 metres south). 11 Langborough Road is also separated from the site by the Pub's Bed and Breakfast building (1a).

The operating hours for the unit are all within daytime hours and it is not anticipated that the use of the unit would cause any adverse noise impacts on surrounding properties, largely due to the unit's scale and distance from neighbouring properties. The catering unit would also close prior to the pub closing (pub closes at 00:30 or 01:30 am), ensuring customers of the unit would disperse prior to this. WBC Environmental Health have also raised no objections in this regard.

#### *Odour:*

The operation of the catering unit would undoubtedly result in odour emissions, but neighbouring properties are sited at a sufficient distance away as to avoid any adverse impacts. WBC Environmental Health have also raised no objections in this regard.

#### **Highway Access and Parking Provision:**

The stationing of the catering unit would not harm the ability for visitors of the Public House to park their vehicles and leave the site and therefore there are no anticipated Highway Safety concerns.

In terms of parking provision, the catering unit occupies 5 parking spaces within the Public House's parking area, leaving approximately 17 spaces. WBC Highways are satisfied that the parking demand for the Public House is low due to its town centre location and strong likelihood that the majority of visitors to the Pub would be on foot, thereby meaning there would be no adverse impact on the overall provision.

On another note, WBC Highways have requested further information on short stay parking for the catering unit, but this request is considered too onerous to produce as similar to the Public House the large majority of visitors to the catering unit, due to the nature of the product served and its town centre location, would be on foot.

Overall, the scale of the use proposed is unlikely to have any adverse impacts on highway safety or the Public House's parking provision.

#### **Utilities and Waste Collection:**

In terms of waste collection, a small bin will be provided adjacent to the catering unit for customer food waste. General waste from the use of the unit would be accommodated within the existing industrial bins in the Public House's parking area which is acceptable.

The unit is powered by LPG gas, stored in a locked cabinet on the northern elevation of the unit adjacent to the tow bar. The water source is from the Public House's mains and is stored internally in the unit in large 25L containers. No objections are raised to this approach.

#### **Flooding and Drainage:**

The site is located within Flood Zone 1 and the proposals simply involve the stationing of a mobile catering unit with no operational development proposed. There are therefore no concerns of additional flood risk.

**Landscape and Trees:**

There are no concerns on these grounds.

**Ecology:**

There are no concerns on these grounds.

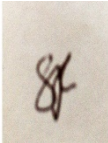
**Community Infrastructure Levy (CIL):**

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

**The Public Sector Equality Duty (Equality Act 2010):** In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

**RECOMMENDATION**

|                                    |               |
|------------------------------------|---------------|
| <b>Conditions agreed:</b>          | Not required  |
| <b>Recommendation:</b>             | Approval      |
| <b>Date:</b>                       | 25 March 2025 |
| <b>Earliest date for decision:</b> | 7 March 2025  |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>26.3.25</b>                                                                      |