

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 December 2025

Application Number: 252619

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

Proposal: Full application for the use of the land for the siting of a mobile catering unit (retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings titled:

- Location Plan (received 27/10/2025)
- Floorplans (received 05/11/2025)
- Proposed Elevations (received 29/11/2025)
- Proposed Site Plan (received 29/11/2025)

The development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. Hours of use - The use hereby permitted shall not operate other than between the hours of:

07:00 – 22:00 - Monday – Sundays & Bank and National Holidays

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

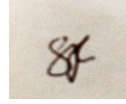
Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to parking provision and highway safety.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:



Date: 3.12.25

REMEMBER - The earliest date for a decision on this application is: **26 November 2025**