

Planning Statement – Rev A Application No: 252619 Site Address: The Dukes Head PH, 56 Denmark Street, Wokingham, RG40 2BQ Applicant: Mr Elton Coutinho (Miimis Limited) Date: 3 November 2025

1. Proposal This application seeks retrospective planning permission for the use of part of the car park at The Dukes Head Public House for the siting of a mobile catering unit (food trailer) operated by Miimis Limited. The trailer provides freshly prepared hot food and drinks to customers of the pub and members of the public visiting Wokingham town centre.

2. Site Context The site lies within the car park of The Dukes Head Public House, fronting Denmark Street (A321) in Wokingham town centre. The trailer occupies a small area of the existing hard-surfaced car park near the rear of the public house. Access to the site is from Denmark Street via the pub car park.

3. Description of the Mobile Unit - Approximate size: 6.0 m (L) × 2.6 m (W) × 2.5 m (H) - Finished in neutral colours to complement the surroundings. - Self-contained with built-in water, waste, and power connections (via the pub's external socket). - Wastewater and cooking oil are disposed of off-site in accordance with environmental regulations. - Refuse is stored within the trailer and transferred daily to commercial waste bins.

4. Operation - Operating hours: 07:00 – 22:00 hours, 7 days a week - Staff: Operated by 1 – 2 people - Customer access: Walk-up service from within the pub car park - Noise and odour: Low impact – extractor hood with filter, minimal generator use (power mainly supplied from pub)

5. Justification The proposal makes efficient use of existing private land and supports the local economy by offering a small-scale food option to residents and visitors. It complements the public house and contributes positively to the vitality of Wokingham town centre without causing harm to residential amenity, highway safety, or the character of the area.

6. Planning Policy Considerations The proposal aligns with the Wokingham Borough Local Plan and the National Planning Policy Framework (NPPF), which promote local enterprise and small businesses on existing commercial sites. The use does not represent a permanent change of land use, as the trailer remains mobile and can be removed at any time.

7. Conclusion The mobile catering unit is a modest, well-managed, and complementary feature within the grounds of an established public house. The proposal has no adverse impact on the surrounding area and complies with relevant planning policies.

Accordingly, planning permission is respectfully requested.

Applicant: Elton Coutinho Company: Miimis Limited Address: 4 Guernsey Way, Winnersh,
RG41 5FT Email: [insert email] Date: 3 November 2025