

Date: 5 November 2025
Application: 252619



**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: 252619

Applicant: Mr Elton Coutinho

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

Parish: Wokingham Town

Grid Reference: Easting - 481059, Northing - 168295

Type of Development: Minor All other developments

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

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 252619. 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 **26 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252619
Address:	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).		
Type of Development:	Minor All other developments		
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 site is in relation to a previous planning consent 250275 for siting a mobile catering unit.

The mobile unit is proposed to be 6.0m (L) x 2.6m (W) x 2.5m (H), which is differed from the previous floor plan approved for 5.4m (L) x 2.4m (W) x 2.4m (H) and will lead to a further reduction of one parking space. The proposal will also alter the operating hours of the unit from 09:00-23:00 (Monday to Saturday) to 07:00-21:00 (daily).

As commented under 250275, the catering unit would have removed 4-5 existing parking provisions subject to its actual position.

The applicant is required to clarify the following:

- The proposed operations details have not been provided in this submission. The previous consent proposed that the peak hours of the catering units are expected to be within the off-hours of the pub, so that there will be sufficient parking spaces for short stay demand due to staggered peaks. The applicant is required to confirm if this remains relevant.
- The applicant is required to confirm the proposed catering unit will remain ancillary to the pub.
- It is required to clarify the site plan and parking plan of both the approved and proposed arrangement.

- Subject to the proposed operations and numbers of parking spaces, the applicant may be required to justify the sufficiency of the parking provisions.

Subject to the Highways are satisfied with the supplementary details provided, the applicant shall be expected to submit a Parking Management Strategy when discharging the planning conditions.

Conditions & Reasons (if required)			
Date:	10/11/2025	Signed:	JP