

Date: 14 February 2025
Application: 250275



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

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:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	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:	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

There is residential property adjacent to the Dukes head car park at 1A LANGBOROUGH ROAD, WOKINGHAM, RG40 2BU. But the activity of selling jacket potatoes should not be a noise generating activity.

No objection to the requested hours of 09:00 to 21:00 Mon to Thu and 09:00 to 23:00 Fri and Sat, on condition that trading ceases strictly at 23:00.

They have not asked for Sundays or Bank Holiday operating, I do not think that 09:00 to 16:00 on either would be an issue.

Conditions & Reasons (if required)

Noise

Operating hours

09:00 to 21:00 Monday to Thursday inclusive.

09:00 to 23:00 on Fridays and Saturdays, trading to cease promptly at 23:00 hrs on those days.

Reason: to protect the amenity of the area and to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06

Date:	24/03/2025	Signed:	C Christofis