

11 February 2025

Our Ref: 18.1021/DH

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Dear [REDACTED]

Re: Warren Farm – On Site Café Facility

I refer to the exchange of correspondence most particularly your email of the 18th November 2024, which followed your colleagues (Helen Maynard and Jason Varley) visit to the site at Warren Farm on the 21 August 2024.

An application for the use of the land for the stationing of a temporary structure to provide a café facility is now submitted for the Council's consideration and determination. The submission details are comprised as follows:

Covering letter:

Location Plan:

Site Block Plan;

Survey Details – June 2024 to December 2024 (Appendix 1.0)

Testimonials from site operatives (Appendix 3.0)

Site and Surroundings

The application site is located on land on the north side of Forest Road, Wokingham from where it is accessed and is bounded by the M4 motorway to the north. It is within an area of countryside. The site was previously in agricultural use and the buildings along with a farm house were similarly in agricultural use. However, over the years there have been various planning permission granted for B2 and B8 uses and dwellings on part of the overall site, to the extent that the numerous appeals that have taken place on the site have resulted in the former farm complex being used for commercial purposes covering an extensive area being intensively occupied. AVS Fencing and Anderson Roofing both occupy large sites and within their sites there are substantial buildings that now have an industrial/warehouse appearance, with associated extensive external storage areas.



The application site is situated in the middle of this area of industrial/warehouse character.

Relevant Site History

The application site has been the subject of numerous applications which are set out at Appendix 2.0

Previous Application

The application site was the subject of a previous application described in the following terms, “*the erection of a café and change of use*” submitted under reference 210438. This application was refused planning permission. The details comprised within this application were on the basis of an unrestricted café use without any disclosure as to how the café would function in relation to the surrounding uses or indeed the wider area and there was no indication of the hours of operation.

In the absence of any detailed information contained within the application, the Officer’s Report was prepared and the application determined on the basis that the proposed development was for a café use wholly unrestricted in use and in the hours of operation.

Since this application was determined, the café management has changed. From April 2024 the Café has been managed by the parties now in situ.

Policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. (paragraph 48 of the NPPF refers).

The development plan policies in respect of the application site are set out principally in the Wokingham Adopted Core Strategy Adopted January 2010 and the Wokingham Managing Development Delivery Local Plan Adopted February 2014.

Other Supplementary guidance is contained in Borough Design Guide Supplementary Planning Document, CIL Guidance and Sustainable Design and Construction Supplementary Planning Document.

The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (PPG) also provide government policy guidance in respect of development.

Wokingham Adopted Core Strategy

The relevant policies in this respect are as follows:

CP1 – Sustainable Development

CP3 – General Principles for Development
CP6 – Managing Travel Demand
CP9 – Scale and Location of Development Proposals
CP11 – Proposals Outside Development Limits
CP13 – Town Centres and Shopping
CP15 – Employment Development

Wokingham Managing Development Delivery Local Plan

The relevant policies are as follows:

CC01 – Presumption in Favour of Sustainable Development
CC06 – Noise
CC07 – Parking
TB18 – Garden Centres and other small rural units outside Development Limits
TB20 – Service Arrangements and Deliveries for Employment and Retail Use
TB21 – Landscape Character

Borough Design Guide Supplementary Planning Document,

The application is for the use of land with the stationing of a temporary structure.

CIL Guidance

Notwithstanding the fact that the development is a temporary structure, and the application is for the use of land it is in any event less than 100 Sq. Metre and therefore exempt from CIL.

Sustainable Design and Construction Supplementary Planning Document.

Temporary structures are designed with energy efficiency in mind. They can be equipped with insulation and HVAC systems, which help maintain a comfortable temperature inside. This insulation minimizes energy consumption and lowers greenhouse gas emissions.

The NPPF

The NPPF was re-issued in December 2024, paragraph 7 sets out that:

“The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.”

Paragraph 85 states that policies :

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.”

Paragraph 86 in criteria e) states that policies should be:

“be flexible enough to accommodate needs not anticipated in the plan and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances.”

Paragraph 87 promotes a policy and decision imperative to recognise specific locational requirements of different sectors. This includes, inter alia, making provision for expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries.

More specifically in paragraph 89 it is set out that:

“planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable.”

Other Material Considerations

Material to the consideration of this application is the function that the Café facility offers to the wider Warren Farm Site in particular the commercial and industrial uses.

Context – It has been rehearsed in previous correspondence and summarised in this covering letter, whether or not the presence of the Café facility does indeed require planning permission. The point in this respect refers to the fact that primary uses of land can embrace one or more ancillary activities.

The essential feature of such ancillary uses is that there should be some functional relationship between the ancillary use and the primary use. As a consequence of judgements over the years, it has been held that the any assessment any test for whether a use is ancillary to another, or not, is a matter of fact and degree and each case has to be determined on its particular merits.

However, in practice two principal criteria have emerged from case law. First, a severability test, and second, an environmental impact test. Applying the first test, one would ask whether the alleged ancillary use could practically and viably operate on its own were the primary use of the premises to cease. If it could, then the use is very unlikely to be ancillary as there is clearly no linkage or dependency.

The second test would look to any outward effects of the use, in terms of the appearance of the premises, the amenity of the surrounding area or neighbourhood traffic conditions. If it could be shown that there would be a significantly greater impact following from the introduction of the alleged ancillary activity than one could reasonably expect from the existing use, then it is unlikely that the use could be so described.

It is clear and evident that the Café use would be unable to operate both viably and practically without the surrounding commercial uses. Firstly, the hours of operation 06.00 to 14.30 hours and secondly, it is clear from the survey material that the customer base is sourced almost entirely from the adjoining commercial uses.

In consequence this application is submitted at the behest of the Local Planning Authority without prejudice to the Applicant's position that a material change of use has not occurred.

Functionality - In the context of the "Café" use, there are a considerable number of persons employed at Warren Farm and there are a significant number of visitors attending the training courses at Warren Farm. The nearest retail outlets from which food items may be purchased are over 3 kms distant from Warren Farm. The portacabin is situated in the centre of the site, adjacent to a car parking area, such that it readily accessible to employees and visitors to the site. The businesses present on the Warren Farm site are as follows:

- Anderson Roofing Supplies (Anderson)
- AVS Fencing Supplies (AVS)
- BAM Construction Training (BAM)
- Behind Warehouses (Elegant Installations, Allwright Projects Ltd, Maiva Roofing and Howe's Clearance)

As set out above the hours of operation are reconciled to the requirements of the above-named businesses on the Warren Farm land holding.

In terms of the manner in which the facility operates, The current proprietor has been operating the site since April 2024. It is understood that the previous operators provided a café facility on the site and had been doing so since 2013 arguably the use of the land is, in any event lawful.

The facility is open and available for the users of the Warren Farm businesses Monday to Saturday and is closed on Sundays and Bank Holidays, the opening hours are 06.30 to 14.30 hours. These hours are specifically to meet the needs of the businesses situated at Warren Farm.

In addition, these users also include visitors to the site having business with the said companies, these parties include delivery drivers, persons who are in training, sales representatives and other persons who have to call at Warren Farm during the course of their work.

As has been advised previously the businesses at Warren Farm employ a considerable number of people who require a café facility, the nearest similar facility is some distance from the businesses at

Warren Farm and the hours of operation of these businesses do not align with the requirements of the users at Warren Farm.

Included at Appendix 3.0 are comments from the site operators in respect of the Café Facility, which serves to emphasise the importance of the facility to the onsite businesses.

The hours of operation of the facility are unique to the site and the hours that they operate offering a sustainable approach to the catering needs of the businesses at Warren Farm. After 14.30 there is no demand for the facility, and it closes.

The survey undertaken provides the following pattern for the source of the users:

Month	Total for month	Internal Users	Other
June	612	581 (95%)	31 (5%)
July	614	593 (97%)	21 (3%)
August	694	659 (95%)	35 (5%)
September	905	863 (95%)	42 (5%)
October	778	746 (96%)	32 (4%)
November	659	631 (96%)	28 (4%)
December	485	468 (96%)	17 (4%)
Total over time period	4747	4541 (96%)	206 (4%)

From these details it will be noted that 96% of the Café facility trade comes from the businesses on Warren Farm.

In terms of the category “Other,” these are users who have called at that site for business purposes but were unspecific about the nature of their visit and this figure also includes visits from the residents of the cottages on site, but who do not fall within any of the aforementioned categories.

The reliance of the facility on the businesses at Warren Farm are indicative of the fact that the facility is in essence solely for the businesses and this is demonstrated by the figures obtained from the survey and as set out above. In addition, as previously stated the hours of operation of the business are 06.00 to 14.30 hours Monday – Saturday, being closed on Sundays and Bank Holidays, which again relates solely to meet the needs of the businesses in the Warren Farm commercial enclave.

PLANNING ASSESSMENT

In so far as an assessment of the development against relevant policies of the **Adopted Core**

Strategy adopted January 2010 are concerned:

CP1 – Sustainable development

Policy CP1 sets out 12 criteria against which development proposals fall to be assessed. Of these criteria number 11 is relevant in as much that the presence of the facility on site will negate the need for car travel to off site facilities. As set out above the use of the facility by 96% of the users of the commercial facility is consistent with policy CP1 reducing the need to travel by private car. In effect there is no traffic generated by the use since the persons are on site for another purpose. The development is discreetly located within the site and will have no material impact on the quality of the site both within and without. The development is consistent with Policy CP1 in so far as it relates to the development.

CP3 – General Principles for Development

This policy sets out the general principles where planning permission will be granted for proposals. In terms of the relevant criteria, the development is consistent with criteria a) in as much that the development is at a scale requisite for the use it serves and is not detrimental to the amenities of any adjoining occupiers, nor does it offend any of the other elements of this policy criteria

Criteria b) the development provides functional, accessible, safe, secure and adaptable development to meet the needs of the users it serves. The development does not impact on the criterion c) and d).

Criteria e) encourages support for suitable complementary facilities and uses. In this instance the development provides a complimentary facility to the wider use of the Warren Farm, site. The development does not offend criteria f) – j). Policy CP3 is not offended.

CP6 – Managing Travel Demand

Reference has been made to the café facility in particular the fact that it serves the needs of the adjoining commercial development. As set out in this covering letter this negates the need for employees and visitors alike travelling from the site to obtain nourishment. Parking is available for users of the employment facility at Warren Farm and there are no other highway issues arising as a consequence of the development. The development is not inconsistent with Policy CP6

CP9 – Scale and Location of Development Proposals

The scale of development is consistent with the use it serves. Policy CP9 is not offended.

CP11 – Proposals Outside Development Limits

The application site is within the countryside. Policy CP11 of the Core Strategy states: *‘in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:*

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside-based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside;*
- and*

2) *It does not lead to excessive encroachment or expansion of development away from the original buildings; and*

3) *It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or expect for the exceptions listed.”*

On **Point 1**, It is clear from the evidence provided (set out under the heading “*Functionality*”) that the proposed development would contribute to the sustainability of an established rural enterprise, which is lawfully present on the site at Warren Farm. The absence of such a facility being available would result in increased trips being generated to access similar facilities in the nearby urban areas.

The **Second Point** on this matter is the accessibility/availability of such premises. In the surrounding area the norm is for usual trading hours of 08.00 to 17.00 hours which can vary from establishment to establishment. The nearest alternative, The Farm Café, Ashridge Manor Garden Centre, Forest Rd, operates 10.00 to 16.00 (closed Mondays).

In so far as **Point 3** is concerned the site is contained within the existing built development which comprises the Warren Farm Commercial development.

Points 4 & 5 are not relevant to the development proposals

CP13 – Town Centres and Shopping

The scale of the development would not compromise the aims and objectives of Policy CP13

CP15 – Employment Development

Core strategy policy CP15 states: *‘Any proposed changes of use from B1, B2 & B8 should not lead to an overall net loss of floor space in B Use within the borough.’*

The use of the site for the Café facility is a development which enhances the facilities available to the users of the Warren Farm site, it is an ancillary use to the primary uses of the site which are lawfully present at Warren Farm. The use of the main site will not change. There is no “*net loss of floorspace in B use within the Borough.*” The development does not offend Policy CP15

The other arm of the Council’s Development plan is set out in the **Council’s Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014 (MDD)**. The relevant policies are as assessed as follows:

CC01 – Presumption in Favour of Sustainable Development

The policy sets out that Planning Applications that accord with the policies of the Development Plan will be approved without delay. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a. Any adverse impacts of planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework (NPPF) taken as a whole; or
- b. Specific policies in the National Planning Policy Framework indicate that development should be restricted.

The policies in the Council's Development plan are, in the case of the Core Strategy, adopted 14 years ago. In the case of the MDD, 10 Years ago. The development will be considered against the NPPF, currently that issued in December 2024.

CC06 – Noise

The development is situated within a commercial site which comprises a number of uses all of which generate activity. The use of the site would not give rise to any noise impacts for surrounding receptors or development. The development would not offend Policy CC)5

CC07 – Parking

The development serves the users of the wider Warren Farm site. These are users who are already present at the site. There is extensive car parking available for users of the wider site and so in consequence customers of the proposed Café facility. Policy CC07 is not compromised.

TB18 – Garden Centres and other small rural units outside Development Limits

This policy relates primarily to garden centres and other small rural units in the countryside (outside development limits). The three criteria are both relevant and applicable to the development the subject of this application and the development should be assessed as follows:

- a) *The proposal is connected to or adjacent to the primary holding* – **The development is connected to the site it services 96% of the business which is derived from the host site**
- b) *The proposal is economically related to the primary holding and is ancillary to the primary existing use* – **See response to criteria a) above.**
- c) *There would be no adverse impact on the vitality or viability of retail centres, neighbourhood or village shops within the locality* – **The scale of the development, its location, the modus operandi and the hours of operation are such that it would not have any impact on any of the retail centres, neighbourhood or village shops within the locality**

TB20 – Service Arrangements and Deliveries for Employment and Retail Use

This policy indicates that planning permission will only be granted where it is demonstrated that:

- a. There is no harmful impact on the amenity of adjoining land uses in terms of noise, fumes and disturbance – **The development provides a variety of food offers, including light refreshment and cooked food. It does not involve any other processes which would give rise to noise or fumes. The development as previously mentioned does not give rise to any disturbance. As**

described it is situated within an existing large commercial development which generates its own activity, In this context there is no disturbance caused by the development in this locality.

b. There is no significant impact on highway safety – Vehicles at the site are there in connection with other activities not as a consequence of the development per se, there is therefore no impact on highway safety. There is adequate parking and there is safe access from the public highway to the site as a whole (Warren Farm)

c. There is no significant adverse visual impact – This matter is covered variously under a number of policy topics, and in all case it is submitted as a consequence of the location of the use, and in the context of the wider use of the site, there is no adverse visual impact.

d. There is no significant adverse environmental impact – Given the scale of the development and its context with the wider site use, which predominates, it is submitted that the development has no significant adverse impact on the locality within which it is located.

TB21 – Landscape Character

Policy TB21 of the MDD Local Plan states ‘proposals shall retain or enhance the condition, character and features that contribute to the landscape.’ The policy also states the requirement to address the requirements of the council’s Landscape Character Assessment.

In the first instance, historically the land and buildings were part of a farm. The area remains predominantly rural in nature and the land around the permitted commercial and residential uses remains rural in character.

In one of the many appeals the Inspector stated that *“While Warren Farm is situated in an area that is characterised by dispersed development, lying to the north of Wokingham’s built-up area and between Winnersh and Binfield, the former farm complex covers an extensive area and is quite intensively occupied. AVS Fencing and Anderson Roofing both occupy quite large sites and within their sites there are substantial former farm buildings that now have an industrial/warehouse appearance, with associated extensive external storage areas. I found the sites occupied by AVS Fencing and Anderson Roofing to be industrial rather than agricultural in character.”* (APP/X0360/ W/ 16/3159454)

However, the Warren Farm complex itself covers areas that are occupied by commercial buildings and uses. These uses are intense when compared to the site’s wider rural setting. In an appeal decision in 2018, the Inspector stated that *“the complex has a distinctly industrial and commercial feel, and the appeal site [in that case] appears as a modest part of it”* (appeal ref: APP/X0360/ W/ 18/3212269).

In the same appeal the Inspector stated *“Having read the decisions of Inspectors who determined the earlier appeals referred to above, it is clear to me that they have been concerned about how the*

various developments could impact on the character and appearance of the countryside, notwithstanding the fact that public views of the commercial use and buildings are limited.”

The Inspector for the appeal, cited above, relating to the change of use of the application building for light industrial purposes raised no objection to the proposal in regard to the effect on character and appearance; and stated that its effect would essentially be neutral. In reaching this conclusion, the Inspector referred more to the effect of the development rather than the presence of the buildings per se.

WOKINGHAM BOROUGH LOCAL PLAN UPDATE 2023 – 2040 PROPOSED SUBMISSION PLAN

In terms of weight to be attached to the emerging plan, this is set out in paragraph 49 of the NPPF, Local planning authorities may give weight to relevant policies in emerging plans according to:

“a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”

The relevant policy is set out in SS5 - Development in the countryside. The policy states in SS51. *The countryside, as shown on the Policies Map, will be recognised for its intrinsic character and beauty, and the wider benefits from natural capital and ecosystem services, in accordance with national policy.*

This policy supports certain types of policy development proposals in the countryside, inter alia, as follows:

“c) Development which supports the rural economy and equestrian uses in accordance with Policy ER3: Supporting the rural economy and Policy DH7: Equestrian development;”

This policy imperative is consistent in part with paragraphs 88 and 89 of the NPPF which promotes

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

To this extent some weight should be given Policy SS51.

CONCLUSION

it is submitted that development is consistent with the policies of the development plan and having regard to the circumstance pertaining to the use which it is submitted is a material consideration that

planning permission should be granted for the following reasons:

1. Principle of Development -

The development would introduce a development which serves only the commercial uses at Warren Farm. 96% of the business is generated by the existing lawful uses on the wider commercial site and the development therefore contributes to a sustainable rural enterprise. The location of the development is consistent with policies CP1, CP3, CP9 and CP11 of the Core Strategy CC01, CC02 and TB21 of the MDD Local Plan and section 6 of the NPPF.

2. Sustainability - The effect of the development would be to reduce car use by virtue of ensuring that site users remain on site instead of departing for similar facilities only accessible by cars. The proposal is therefore in accordance with Policies CP1, CP3, CP6 and CP11 of the Core Strategy, CC01 of the MDD Local Plan, and section 6 of the NPPF.

3. Impact on character and appearance of the countryside - The development would not be out of keeping with the character and appearance of the area. The development is situated within the existing lawful commercial development of Warren Farm, a characterisation accepted by Inspectors in a number of appeals. The development would not be visible from any public vantage view point and indeed from without the site. The proposal is therefore consistent with policies contrary to CP1, CP3 and CP11 of the Core Strategy, CC01, CC02 and TB21 and section 15 of the NPPF.

The Council are invited to grant planning permission for the use of the land for the Café facility in the terms stated, [namely that the café will continue to serve the commercial usage of Warren Farm during the hours stated 06.00 – 14.30 hours]

Yours sincerely



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APPENDIX – 1.0

THE WARREN CAFÉ Jun-24	ANDERSON	AVS	BAM	BEHIND WAREHOUSES	OTHER	TOTAL	
SATURDAY 1ST		2	3	0	1	0	6
MONDAY 3RD		7	8	7	4	2	28
TUESDAY 4TH		18	4	3	3	3	31
WEDNESDAY 5TH		19	3	4	2	2	30
THURSDAY 6TH		21	5	3	4	1	34
FRIDAY 7TH		17	10	5	2	4	38
SATURDAY 8TH		3	4	0	0	0	7
MONDAY 10TH		16	10	1	1	1	29
TUESDAY 11TH		15	6	5	2	3	31
WEDNESDAY 12TH		20	4	5	3	2	34
THURSDAY 13TH		15	8	5	3	2	33
FRIDAY 14TH		27	4	3	4	2	40
SATURDY 15TH		1	2	2	1	0	6

THE WARREN CAFÉ Jun-24	ANDERSON	AVS	BAM	BEHIND WAREHOUSES	OTHER	TOTAL
MONDAY 17th	5	14	3	0	0	22
TUESDAY 18TH	15	10	3	0	0	28
WEDNESDAY 19TH	18	4	3	3	3	31
TURSDAY 20TH	18	3	4	2	2	29
FRIDAY 21ST	17	5	3	4	1	30
SATURDAY 22ND	2	3	0	0	0	5
MONDAY 24TH	9	10	2	0	0	21
TUESDAY 25TH	16	10	1	1	1	29
WEDNESDAY 26TH	11	10	0	0	1	22
THURSDAY 27TH	20	5	0	2	0	27
FRIDAY 28TH	12	9	0	2	1	24
SATURDAY 29TH	3	2	0	0	0	5

THE WARREN CAFÉ Jul-24	ANDERSON	AVS	BAM	BEHIND WAREHOUSES	OTHER	TOTAL	
MONDAY 1st		5	14	3	0	0	22
TUESDAY 2nd		15	10	3	0	0	28
WEDNESDAY 3rd		18	4	3	3	3	31
TURSDAY 4th		18	3	4	2	2	29
FRIDAY 5th		17	5	3	4	1	30
SATURDAY 6th		2	3	0	0	0	5
MONDAY 8th		9	10	2	0	0	21
TUESDAY 9th		16	10	1	1	1	29
WEDNESDAY 10th		11	10	0	0	1	22
THURSDAY 11th		20	5	0	2	0	27
FRIDAY 12th		12	9	0	2	1	24
SATURDAY 13th		3	2	0	0	0	5
MONDAY 15TH		5	8	3	2	1	22
TUESDAY 16TH		6	8	4	3	2	23
WEDNESDAY 17TH		10	11	2	3	0	25
THURSDAY 18TH		11	13	3	1	1	29
FRIDAY 19TH		12	11	4	2	2	31
SATURDAY 20TH	CLOSED						
MONDAY 22ND	CLOSED						
TUESDAY 23RD	CLOSED						
WEDNESDAY 24TH		12	10	5	2	1	30
THURSDAY 25TH		13	10	4	3	0	30
FRIDAY 26TH		11	8	5	2	1	27
SATURDAY 27TH		13	11	4	5	2	35
MONDAY 29TH		10	12	5	7	0	34
TUESDAY 30TH		8	12	3	4	0	27
WEDNESDAY 31ST		9	12	4	1	2	28

THE WARREN CAFÉ Aug-24	ANDERSON	AVS	BAM	BEHIND WAREHOUSES	OTHER	TOTAL
THURSDAY 1ST	8	13	2	0	0	23
FRIDAY 2ND	14	9	3	0	0	26
SATURDAY 3RD	3	1	1	3	0	8
MONDAY 5TH	14	9	4	2	2	31
TUESDAY 6TH	18	7	3	1	1	30
WEDNESDAY 7TH	15	8	0	0	0	23
THURSDAY 8TH	14	10	8	0	0	32
FRIDAY 9TH	13	10	2	1	1	27
SATURDAY 10TH	12	10	0	0	1	23
MONDAY 12TH	18	5	0	2	0	25
TUESDAY 13TH	14	9	0	2	1	26
WEDNESDAY 14TH	13	11	3	2	0	29
THURSDAY 15TH	14	8	3	2	1	28
FRIDAY 16TH	17	8	4	3	2	34
SATURDAY 17TH	3	1	0	0	0	4
MONDAY 19TH	20	5	5	3	3	36
TUESDAY 20TH	22	6	3	1	2	34
WEDNESDAY 21ST	28	7	0	0	3	38
THURSDAY 22ND	18	10	3	2	4	37
FRIDAY 23RD	15	7	5	5	3	35
TUESDAY 27TH	19	8	3	3	2	35
WEDNESDAY 28TH	16	9	0	3	2	30
THURSDAY 29TH	17	10	0	2	3	32
FRIDAY 30TH	18	8	4	0	4	34
SATURDAY 31ST	2	3	0	0	0	5

THE WARREN CAFÉ September	ANDERSON	AVS	BAM	BEHIND WAREHOUSES	OTHER	TOTAL
MONDAY 2ND	8	18	2	0	0	28
TUESDAY 3RD	14	15	7	0	0	36
WEDNESDAY 4TH	20	9	1	5	3	38
THURSDAY 5TH	19	11	4	2	3	39
FRIDAY 6TH	18	17	3	3	1	42
SATURDAY 7TH	5	2	0	0	1	8
MONDAY 9TH	14	10	8	0	0	32
TUESDAY 10TH	20	10	5	1	3	39
WEDNESDAY 11TH	19	15	9	0	1	43
THURSDAY 12TH	19	15	9	5	1	49
FRIDAY 13TH	15	19	0	2	1	37
SATURDAY 14TH	5	2	0	0	3	10
MONDAY 16TH	14	18	13	2	1	38
TUESDAY 17TH	17	8	13	3	2	43
WEDNESDAY 18TH	28	13	13	2	3	51

THURSDAY 19TH	30	4	13	3	3	53
FRIDAY 20TH	10	6	20	3	3	42
SATURDAY 21ST	1	2	4	6	1	14
MONDAY 23RD	20	8	5	7	2	42
TUESDAY 24TH	24	2	3	5	4	39
WEDNESDAY 25TH	22	6	7	9	3	47
THURSDAY 26TH	8	20	4	18	1	51
FRIDAY 27TH	19	12	9	3	3	46
SATURDAY 28TH	1	1	2	4	0	8
MOMDAY 30TH	2	13	5	8	2	30

THE WARREN CAFÉ Oct-24	ANDERSON	AVS	BAM	BEHIND WAREHOUSES	OTHER	TOTAL
TUESDAY 1ST	8	12	8	10	0	38
WEDNESDAY 2ND	14	9	3	0	0	46
THURSDAY 3RD	7	10	10	4	0	31
FRIDAY 4TH	14	9	4	2	2	31
SATURDAY 5TH	4	2	0	1	0	7
MONDAY 7TH	15	8	2	0	0	25
TUESDAY 8TH	14	10	8	0	0	32
WEDNESDAY 9TH	13	10	2	1	1	26
THURSDAY 10TH	12	10	0	0	1	23
FRIDAY 11TH	18	5	0	2	0	25
SATURDAY 12TH	14	9	3	2	1	29
MONDAY 14TH	13	9	3	2	0	27
TUESDAY 15TH	14	8	3	2	2	29
WEDNESDAY 16TH	17	8	4	3	2	34
THURSDAY 17TH	10	11	10	3	0	34

FRIDAY 18TH	20	5	5	3	3	36
SATURDAY 19TH	3	1	3	2	0	9
MONDAY 21ST	28	7	0	0	3	38
TUESDAY 22ND	18	10	5	6	2	41
WEDNESDAY 23RD	15	7	5	1	3	31
THURSDAY 24TH	19	8	3	3	2	35
FRIDAY 25TH	14	9	0	3	2	28
SATURDAY 26TH	1	2	0	2	0	5
MONDAY 28TH	18	8	4	0	4	34
TUESDAY 29TH	2	5	10	8	0	25
WEDNESDAY 30	12	4	9	5	2	32
THURSDAY 31ST	6	6	8	6	1	27

THE WARREN CAFÉ Nov-24	ANDERSON	AVS	BAM	BEHIND WAREHOUSES	OTHER	TOTAL	
FRIDAY 1ST		8	12	8	11	2	41
SATURDAY 2ND		21	9	3	7	3	43
MONDAY 4TH		7	10	10	4	0	31
TUESDAY 5TH		14	9	4	2	2	31
WEDNESDAY 6TH		13	10	2	1	1	26
THURSDAY 7TH		15	8	2	0	0	25
FRIDAY 8TH		14	10	8	0	0	32
SATURDAY 9TH		0	3	2	1	1	7
MONDAY 11TH		12	10	8	2	1	33
TUESDAY 12TH		20	5	5	2	3	35
WEDNESDAY 13TH		14	9	3	2	1	29
THURSDAY 14TH		13	9	3	2	0	27
FRIDAY 15TH		14	8	3	2	2	29
SATURDAY 16TH		1	3	4	3	0	11
MONDAY 18TH		10	11	10	3	0	34

TUESDAY 19TH	20	5	5	3	3	36
WENESDAY 20TH	13	11	3	11	1	39
THURSDAY 21ST	28	7	0	0	3	38
FRIDAY 22ND	18	10	5	6	2	41
SATURDAY 23RD	5	0	1	2	1	9
MONDAY 25TH	19	8	3	3	2	35
TUESDAY 26TH	14	9	0	3	2	28
WEDNESDAY 27TH	4	8	11	12	0	35
THURSDAY 28TH	18	8	4	0	4	34
FRIDAY 29TH	2	5	10	8	0	25
SATURDAY 30TH	0	4	0	2	0	6

THE WARREN CAFÉ Dic-24	ANDERSON	AVS	BAM	BEHIND WAREHOUSES	OTHER	TOTAL	
MONDAY 2ND		8	12	8	10	0	38
TUESDAY 3RD		14	9	3	0	0	26
WEDNESDAY 4TH		7	10	10	4	0	31
THURSDAY 5TH		14	9	4	2	2	31
FRIDAY 6TH		14	9	5	1	0	29
SATURDAY 7TH		0	5	2	0	0	7
MONDAY 9TH		14	10	8	0	0	32
TUESDAY 10TH		13	10	2	1	1	27
WEDNESDAY 11TH		12	10	0	0	1	24
THURSDAY 12TH		18	5	0	2	0	25
FRIDAY 13TH		14	9	3	2	1	29
SATURDAY 14TH	CLOSED						
MONDAY 16TH		14	8	3	2	2	29
TUESDAY 17TH		17	8	4	3	2	34
WEDNESDAY 18TH		10	11	10	3	0	34

THURSDAY 19TH	20	5	5	3	3	36
FRIDAY 20TH	3	11	1	2	0	29
SATURDAY 21ST	CLOSED					
MONDAY 23RD	18	10	2	2	2	34
TUESDAY 24TH	3	7	5	1	3	19

APPENDIX – 2.0

Application Number	Site	Application Description	Decision
210581	Warren Farm, Unit 2 Forest Road, Binfield RG40 5Q	Application to remove condition 3 of planning consent 191156 (APP/X0360/W/19/3234330) for the Application to vary condition 9 of planning consent 182957 for the proposed change of use of land and buildings to (B8) storage and distribution. Condition 9 relates to the restriction of open storage and operation. Condition 3 refers to the development carried out/ occupied by Anderson	Approved – 9 April 2021
210438	Warren Farm, Forest Road, Binfield, Wokingham, RG40 5QY	Full planning application for the erection of a café and change of use.	Refused – 20 April 2021
191291	Warren Farm, Unit 2 Forest Road Binfield RG40 5QY	Application for submission of details to comply with the following condition of planning consent (182957) dated 15/4/2019.	Approved - 9 December 2019
191156	Warren Farm, Unit 2 Forest Road Binfield RG40 5QY	Application to vary condition 9 of planning consent 182957 for the proposed change of use of land and buildings to (B8) storage and distribution. Condition 9 relates to the restriction of open storage and operation,	Refused - 24 June 2019 Appealed - APP/X0360/W/19/3234330 -Allowed

190018	Warren Farm Forest Road Binfield Wokingham RG40 5QY	Application for submission of details to comply with following condition of planning consent 181587 (Dated 03/08/2018) 3. Materials (Plots 1&2 Warren Farm)	Approved - 18 January 2019
190508	Plots 1 & 2 Warren Farm Forest Road Wokingham RG40 5Q	Application for submission of details to comply with the following conditions of planning consent 181587 (Dated 07/08/2018) 4. Landscaping 6. Boundary Treatments	Approved - 18 March 2019
190445	Plots 1 & 2 Warren Farm Forest Road Wokingham RG40 5QY	Application for submission of details to comply with the following condition of planning consent 181587 (Dated 07/058/2018) 8. Programme of archaeological works	Approved - 5 March 2019
182957	Warren Farm, Unit 2 Forest Road Binfield RG40 5QY	Full application for the proposed change of use of land and buildings to (B8) storage and distribution.	Approved - 15 April 2019
183150	Warren Farm Forest Road Binfield Wokingham RG40 5QY	Application for agricultural prior determination for change of use of agricultural buildings to 3no residential dwellings.	Approved - 31 July 2019

181587	Warren Farm Forest Road Binfield Wokingham RG40 5QY	Application to vary condition 2 following the grant of planning consent F/2014/0351 for the proposed erection of 2no replacement dwellings, following demolition and removal of existing dwellings. Condition 2 relates to the approved plans with the amendments involving a repositioning of the dwelling on plot 1 and repositioning of the dwelling and parking area on plot 2.	Approved - 3 August 2018
181910	Unit 2 Warren Farm Forest Road Binfield RG40 5QY	Full planning application for the change of use of buildings for B1(c) light industrial	Refused - 5 September 2018
171774	Unit 2 Warren Farm Forest Road Binfield RG40 5QY	Application to vary condition 5 of planning consent F/2011/2413 for the retention of barn used for agricultural storage in association with Warren Farm. Retrospective. Condition 5 to allow alternative Class B	Declined to Determine - 6 July 2017
161588	Unit 2, Warren Farm Forest Road Binfield Wokingham RG40 5QY	Full application for the retention of building and the continued use of motor vehicle repairs.	Refused - 23 September 2016 Appeal- APP/X0360/W/16/3159454 - Allowed
161587	Unit 4, Warren Farm Forest Road Binfield Wokingham RG40 5QY	Full application for the retention of construction training facilities and associated buildings.	Refused - 23 September 2016 Appeal - APP/X0360/W/16/3159457 - Allowed

F/2015/0822	Warren Farm Forest Road Wokingham RG40 5QY	Proposed erection of extensions to building B and retention of open storage areas. (part retrospective). Implementation of Landscaping scheme.	Approved - 25 June 2015
F/2014/2845	Unit 1 Warren Farm Forest Road Wokingham RG40 5QY	Proposed erection of a single storey extension.	Approved - 26 January 2015
F/2014/0351	Warren Farm Forest Road Wokingham RG40 5QY	Erection of 2no replacement dwellings, following demolition and removal of existing dwellings.	Refused - 27 May 2014 Appeal - Allowed
CLE/2012/1339	Warren Farm Maidenhead Road Wokingham RG40 5RL	Application for a certificate of lawful existing use for the extension to be used as a separate dwelling house.	Approved - 17 January 2013
F/2011/2413	Warren Farm Forest Road Wokingham RG40 5QY	Application for retention of barn used for agricultural storage in association with Warren Farm. Retrospective.	Approved - 21 May 2012
C/2011/2150	Warren Farm Forest Road Wokingham RG40 5SB	Application for submission of details to comply with conditions 2,3,6,8,9,11,12 and 13 of appeal planning consent F/2010/0702. 2. Boundary treatments. 3. External lighting. 6. Height of storage within defined areas. 9. Landscape management plan. 11. Combined site travel plan. 12. Scheme for 10% energy from renewable sources. 13. Sustainable drainage.	Approved - 25 June 2012
F/2010/0702	Warren Farm Forest Road Wokingham RG40 5QY	Change of use of former agricultural buildings to B2 general industrial/B8 storage and distribution use with associated parking, storage and landscaping (retrospective).	Refused - 28 May 2010 Appeal - Allowed

F/2010/0539	Warren Farm Forest Road Wokingham RG40 5SB	Proposed retention of barn for agricultural use	Refused - 28 May 2010
F/2010/0304	Land West Of Ashridge Wood & East Of Warren Farm Forest Road Wokingham RG40 5QY	Proposed re-alignment of existing access together with ancillary landscaping and fencing works	Approved - 17 June 2010
C/2009/1667	Warren Farm Forest Road Wokingham RG40 5SB	Application for submission of details to comply with condition 2 and 3 of planning consent F/2009/ 0803. 2.Landscaping scheme. 3. Fencing.	N/A
F/2009/0803	Warren Farm Forest Road Wokingham RG40 5GY	Erection of new sewage treatment plant to replace existing cesspit drainage system. (retrospective).	Approved - 21 July 2009
F/2008/2778	Land At Junction Of Forest Road & Twyford Road At Bill Hill Wokingham	Proposed change of use of agricultural land to highways verge at junction of Forest Road and Twyford Road at Bill Hill plus repositioning and replacement of hedgerow.	Approved - 20 April 2009
F/2008/2779	Land At Warren Farm Maidenhead Road Wokingham RG40 5RL	Application for noise attenuation bund. Retrospective.	Refused - 16 February 2009
F/2008/0775	Ashridge Wood Farm Forest Road Wokingham RG40 5RA	Retention of existing access & drive to serve the farm and proposed grain store. Retrospective.	Refused - 8 July 2008
F/2006/7160	Warren Farm Maidenhead Road Wokingham RG405RL	Proposed change of use of agricultural buildings to B1, B2 and B8 and change of use of building to builders merchant and yard.	Refused - 4 May 2006

F/2005/6205	Warren Farm Forest Road Wokingham RG405RL	Proposed change of use of agricultural buildings to B1, B2, B8 and builders merchants and yard, hardstanding, landscaping bund and access from Forest Road	Non determination appeal Dismissed 11 June 2007
F/2004/1230	Warren Farm Maidenhead Road Wokingham RG40 5RL	Proposed formation of replacement farm access road, using existing access gate onto Forest Road.	Approved - 28 Jun 2004
AG/2003/0818	Warren Farm Maidenhead Road Wokingham RG40 5RL	Application for prior agricultural determination on the proposed formation of a replacement farm access.	Refused - 14 January 2004

APPENDIX – 3.0

From: Richard Wherlock [REDACTED]
Sent on: Wednesday, January 8, 2025 9:50:31 AM
To: Natasha Heffron [REDACTED]
Subject: Cafe

Follow up: Follow up

Hi Natasha,

I was surprised to hear from Mike the council is not happy with the location of the cafe.

It's important to note that this establishment functions more as a deli than a traditional cafe.

Regardless of its specific classification, the cafe is a valuable asset to our community. It provides a convenient and much-needed local option for dining and socializing.

Many BSG employees frequent the cafe, and it's often used to entertain clients. The food is consistently excellent, and the staff consistently provide friendly and welcoming service.

I would appreciate it if you could keep us updated on any further developments regarding this situation.

Kind regards,

Richard Wherlock
Senior Project Manager



Email: [REDACTED]
 Mobile: [REDACTED]
 Website: [REDACTED]
 Telephone: [REDACTED]

@BSGOfficeServes

Business Services Group Ltd



Boyer

From: Claire Richardson [REDACTED]
Sent: 08 January 2025 08:49
To: Natasha Heffron [REDACTED]
Subject: RE: Warren Cafe

Good morning Natasha

It would be an immense shame for the Warren Café to close!

They provide an excellent service to all of us who work here at BAM and those who work on the Warren Farm Industrial Estate, as well as visitors/deliveries etc. to the Estate. The food is excellent, high quality, fresh and a great choice. They are an extremely hardworking family who provide a much needed service and it would be a massive inconvenience to lose the café! Especially as there is not a lot of options in this area for food.

Here at BAM we have approx. 2,000 – 3,000 delegates attend training with us each year and 75-80% of them use the café. We have only ever had excellent feedback from our delegates on how lovely and fresh the food is, what an excellent choice they offer and, especially how convenient it is to have the café so close to the training site for those who don't drive and therefore unable to get to the shops for food.

I have spoken to 10 members of my team this morning and everyone has said that the café is a fantastic service. Comments include:

- "A godsend in this cold weather when working outside as you can get decent homecooked hot meal"
- "They provide an excellent service and I get my lunch from them several times a week"
- "What harm are they doing? They are providing a much needed service to all of us who work here on the Estate. They are always busy and I see people from the other businesses use them – they have regulars which shows just how much the café is used and needed"
- "Our delegates love the café"

Kind regards

[REDACTED]
 My working hours are 7.30am – 3.30pm.



BAM Construction Training Ltd: www.bamct.co.uk

Wokingham: 4 Warren Farm, Forest Road, Wokingham, Berkshire, RG40 5QY

Bracknell: Ashley Farm, Bottle Lane, Bracknell, Berkshire, RG42 5RY

BAMCT are a fully accredited CPCs test centre offering a range of training & testing in areas including: CPCs, NPORS, Streetworks, NVQs, IPAF, In-House Training, and SSSTS/SMSTS.