

Please reply to: Arron Hitchen  
Direct Line: 01628 796049  
Fax: 01628 685696  
Email: Arron.Hitchen@rbwm.gov.uk  
My ref: 15/50538  
Your ref:

## Planning

Jenifer Jackson  
Head of Planning

www.rbwm.gov.uk



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Windsor 700 Cycle Club  
Email only: [700@7hundred.co.uk](mailto:700@7hundred.co.uk)

Dear Sirs

### **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY THE PLANNING AND COMPENSATION ACT 1991 AND THE PLANNING AND COMPULSORY PURCHASE ACT 2004)**

### **RE: ENFORCEMENT NOTICE FOR SNOOTY FOX (VELOLIFE), WARREN ROW ROAD**

On 5 October 2017 the Council issued an enforcement notice relating to land at the Snooty Fox, also known as The Old House, and **now known as Velolife**. The notice alleged a breach of planning control that comprised *Without planning permission the material change of use of the land from A4 (Drinking Establishment) to a mixed use, namely a café/retail use/cycle repairs and meeting place (Sui Generis)*. The requirements of the notice are to cease the use of the land and building for activities that comprise of a café, **a cycle meet place**, cycle repair facility and retail use, and remove from the land and building all tools, equipment and furniture that are used to facilitate and make up the workshop for cycle repairs.

The notice was appealed to the Secretary of State. The Planning Inspector appointed to determine the appeal issued her decision on 30 October 2018. The appeal was allowed insofar that it relates to the material change of use to allow a café and cycle repairs (subject to conditions) and the appeal dismissed and the notice upheld (as corrected) insofar that it relates to the use of land for retail and cyclist meets.

This means that planning permission was refused for the activity that comprises 'cyclist meets' on the land or within the building. It is the Council opinion that this involves, and will include the gathering of cyclists for organised rides, whether they start, finish, or are constructed to use the land and building during such events. If, at any stage during a cyclist's meet, the activity is engaged on the land or in the building will constitute a breach of the requirements to cease the use. The enforcement notice took effect on 30 December 2018

Therefore, if at any time after 30 December 2018 there is a gathering of cyclist that involves an organised ride, there will be a breach of the requirements. The Council are currently investigating the position with regard to criminal offences. Section 179 (5) makes it an offence for a person who, at any time after the end of the period for compliance with the EN, contravenes subsection (4) shall be guilty of an offence. Section 4 states that a person who has control of or an interest in the land to which an EN relates (other than the owner) must not carry on any activity which is required by the EN to cease or cause or permit such an activity to be carried on.

As part of the ongoing investigations Windsor 700 Cycle Club has been identified as being a club that has organised rides to Velolife in Warren Row.

As a consequence of the ongoing issues, the Council are seeking injunctive relief to ensure that the now unlawful activity is no longer carried out. An application has been made to Reading County Court to include persons unknown.

In order for the Council not to have to consider taking any action against your club, or persons that rides with your club, I would invite you to ensure that all your members do not organise any rides or events that will incorporate Velolife at Warren Row, Warren Row Road, Reading. If any evidence is gathered following this letter that identifies Windsor 700 Cycle Club in the activity or a 'cyclist meet', you may be added to the Court application as a named defendant, although I hope this will not be necessary.

I trust this clarifies the matter but please do not hesitate to contact me.

Yours sincerely,



Arron Hitchen  
Senior Planning Enforcement Officer