

Town and Country Planning Act 1990 (as amended) Section 195
Certificate of Lawful Use Appeal

Public Inquiry on 8 September 2026 at 10:00am

@

Hartnoll Hotel, Tiverton, EX16 7RA

Proof of Evidence

Karim MERAGA

In relation to -

Appeal by; Mr Dean AGGETT

‘Meadow Forge’, Cadeleigh, Tiverton, EX16 8RZ

APP/Y1138/X/26/3378579

Appeal to the Secretary of State for Communities and Local Government against the Refusal of Certificate of Lawful Use application issued by Mid Devon District Council (MDDC) (The Local Planning Authority). Certificate of Lawful Use Application reference 25/01406/CLU Dated 29th January 2026.

1. My name is Karim MERAGA and reside at The White Cottage, George Nympton, Devon, EX36 4JE.
2. I submitted a Sworn Statutory Declaration dated and signed 30th October 2025 to Mid Devon District Council in support of a Certificate of Lawful Use application that had been submitted by Mr Dean AGGETT which had the MDDC reference – 25/01406/CLU.
3. I stand by my Declaration and the facts attested to therein.
4. I understand that application 25/01406/CLU was Refused. I also understand that the appeal against the refusal was lodged by Mr AGGETT on 7th May 2026
5. For the purposes of this appeal I am aware of the Meadow Forge as the Appeal Site (shown edged red in Figure 1 of this proof).

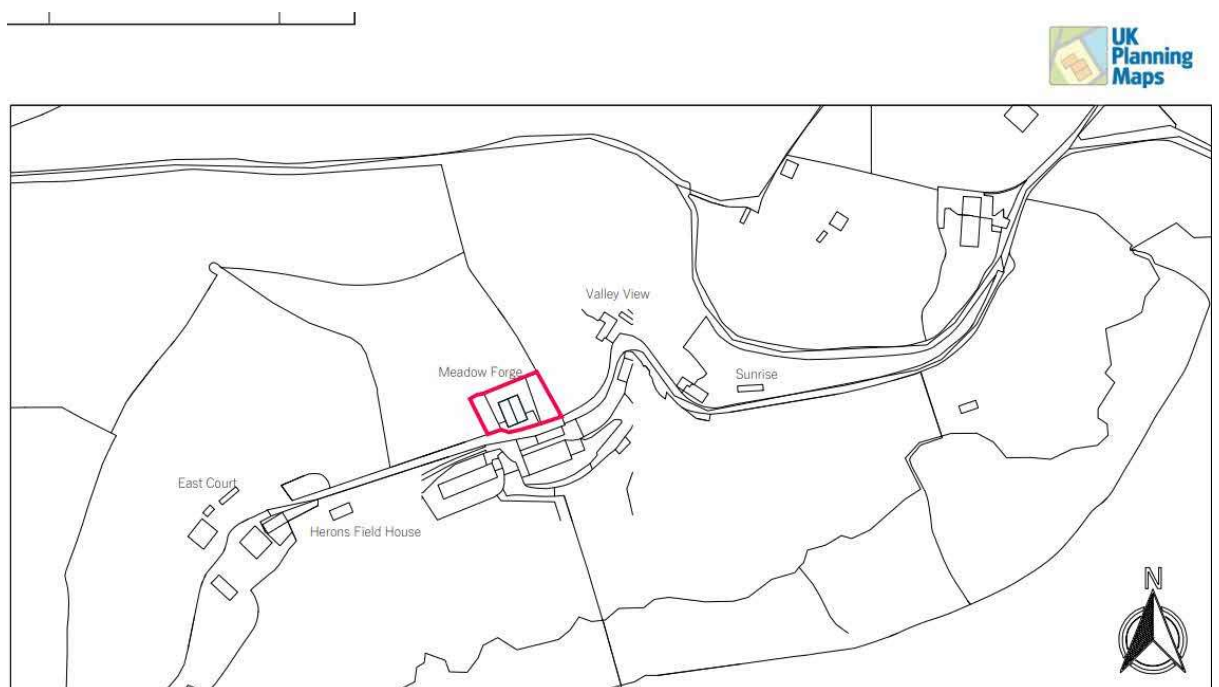


Figure 1

6. I first became aware of Mr Dean AGGETT in early 2009 when employed as an apprentice Blacksmith. My apprenticeship required that I worked at Meadow Forge so during that time I was a very regular visitor.

7. I continued with my apprenticeship and my working association with Dean from 2009 until 2012.
8. I have continued my personal association with Dean until the current day.
9. I have visited the Meadow Forge on many occasions since my apprenticeship ended.
10. In 2009 I saw that there were kitchen facilities and a toilet within Meadow Forge. I understood that the toilet was connected to a septic tank.
11. I am aware that Dean had a personal relationship that ended in late 2009 which is when he moved from Chapel Street in Tiverton to The Forge (Meadow Forge). I assisted Dean with that move, moving all his belongings in my van.
12. On numerous occasions, whilst his apprentice, I assisted Dean with various building work at the forge. This included placing salvaged oak joists to create a first floor under what is now the bathroom within the building.
13. When my apprenticeship finished I commenced a NVQ Plumbing Course (Level 2). As part of my course work, I replumbed the first floor bathroom at Meadow Forge. This work was photographed and documented by one of my tutors. The plumbing work was completed in 2012.
14. On my visits to Meadow Forge from 2009 it was clear to me that Dean was living at Meadow Forge. He was doing so openly as his main residence along practicing his blacksmithing. Since moving to Meadow Forge I am not aware of Dean living anywhere else.
15. During my apprenticeship and on my many subsequent visits to Meadow Forge I saw that the outside area around Meadow Forge was used as a parking area for employees of the forge and for deliveries. It was also used as a storage area for scrap metal and Dean's many project vehicles.

And I believe that the contents of the proof of evidence are true to the best of my knowledge and belief.

Signed: _____

Name: _____

Dated: _____

Town and Country Planning Act 1990 (as amended) Section 195 Certificate of Lawful Use Appeal Public Inquiry on 15th August 2026 at 10.00am @ Topaz Room, Tiverton Hotel, Blundells Road, Tiverton, EX16 4DB <u>Proof of Evidence</u> Karim MERAGA In relation to - <u>Appeal by: Mr Dean AGGETT</u> Meadow Forge, Cadeleigh, Tiverton, EX16 8RZ APP/Y1138/X/26/378579 Appeal to the Secretary of State for Communities and Local Government against the Refusal of Certificate of Lawful Use application issued by Mid Devon District Council (MDDC) (The Local Planning Authority). Certificate of Lawful Use Application reference 25/01406/CLU Dated 29th January 2026.	1. My name is Karim MERAGA and reside at The White Cottage, George Nympton, Devon, EX36 4JE. 2. I submitted a Sworn Statutory Declaration dated and signed 30th October 2025 to Mid Devon District Council in support of a Certificate of Lawful Use application that had been submitted by Mr Dean AGGETT which had the MDDC reference - 25/01406/CLU. 3. I stand by my Declaration and the facts attested to therein. 4. I understand that application 25/01406/CLU was Refused. I also understand that the appeal against the refusal was lodged by Mr AGGETT on 7th May 2026. 5. For the purposes of this appeal I am aware of the Meadow Forge as the Appeal Site (shown edged red in Figure 1 of this proof).  Figure 1 6. I first became aware of Mr Dean AGGETT in early 2009 when employed as an apprentice Blacksmith. My apprenticeship required that I worked at Meadow Forge so during that time I was a very regular visitor.
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relation to -

Mr Dean AGGETT

Cadeleigh, Tiverton, EX16 8RZ

138/X/26/3378579

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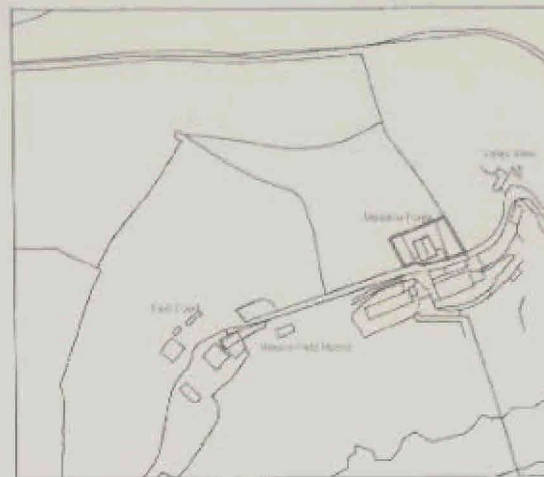


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Signed: [REDACTED]

Name: KARIM MERAGA

Dated: 04.08.2026