

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

Public Inquiry on 19th August 2026 at 10:00am

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Topaz Room, Tiverton Hotel, Blundells Road, Tiverton, EX16 4DB

Proof of Evidence

Norman William STEEL

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 Norman William STEEL (Clerk in Holy Orders) (Retired) and I reside at 49 The Fairways, Sherford, Taunton.
2. I submitted a Sworn Statutory Declaration dated and signed 23rd 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).

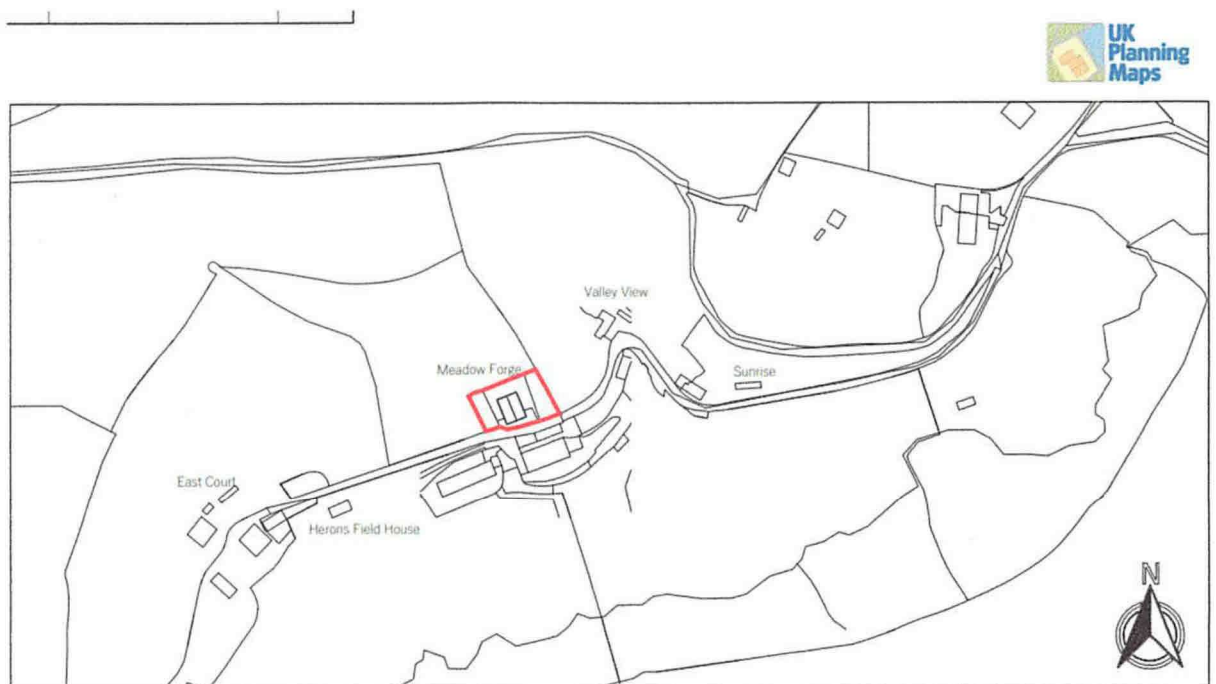


Figure 1

6. I first became aware of Mr Dean AGGETT in February of 2013 when Dean began to teach my son (Jonathan STEEL) in the trade of Blacksmith. Dean taught my son at Meadow Forge. Accordingly my son and I had regular access to the internal parts of Meadow Forge.

7. Jonathan and I visited Dean at Meadow Forge virtually every week from February 2013 to March 2020 and it was the COVID pandemic that halted our visits.
8. Throughout the time that I visited Dean at The Forge I was aware that he was residing at Meadow Forge. He was living in a section of the building which was developed as living quarters.
9. It was clear to me from the start of our visits that Meadow Forge was Dean's home.
10. There was no change to Dean's residential arrangements over the course of our visits.
11. Dean made no secret of his residential use of Meadow Forge.
12. On my visits I saw Dean always had a range of vehicles in various states of repair stored both inside and outside of Meadow Forge.
13. These vehicles would have been very visible to anyone passing Meadow Forge.

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

Signed

Name: Norman STEEL

Dated: 4th August 2026