

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Y1138/X/26/3378579

DETAILS OF THE CASE

Appeal Reference APP/Y1138/X/26/3378579

Appeal By MR DEAN AGGETT

Site Address
Meadow Forge
Hillside Barn, Cadeleigh
Tiverton
Devon
EX16 8RZ

SENDER DETAILS

Name MS MARIA MOORE

Address
29 Dean Street
CREDITON
EX17 3EN

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I support the appeal proposals.

I made a statement expressing my full and strong support of the application for a Certificate of Lawfulness. I have witnessed that Hillside Barn has been the appellant's blacksmith's forge, workshop and also his home for close to twenty years. I very much wanted to swear an affidavit to that effect but [REDACTED] cannot visit a solicitor or have one visit me.

The statements and affidavits of the supporters all show clear evidence. However, reading the sworn affidavits submitted by the objectors, I note that not one of them mentioned any of the claims they made in their previous statements and none of them has produced any actual evidence at all. One individual's affidavit appears to have been copied almost word for word by the other objectors. However, that particular individual has only lived in the area for approximately five years, so can have no personal knowledge of all the previous years to which this appeal relates and has never been inside the building.

It also seems important to point out the most significant fact that appears to have been ignored - the elephant in the room, so to speak! That fact is ...

It's immediately obvious to everyone visiting Meadow Forge/Hillside Barn, including council representatives, that most of the large building is not actually visible from the private road access. It is neatly tucked into the very steep hillside (hence the name). Only the short end at the front is visible. It is not underground, there is a level area around the entire building, but the long sides, back and roof are almost entirely below the level of the surrounding very steep land. More importantly, it literally cannot be seen from the dwellings of any of those objecting, who all live at least two fields away. They are ill placed to comment on what does or does not take place within the property.