

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 MR IAN BEECH

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.

My representation relates to the length of time the appellant has lived at the appeal site and the length of time he has had multiple vehicles parked on the forecourt at the appeal site.

I first met the appellant in the second half of 2012. I first visited him at Meadow Forge on Saturday, 20th October 2012, a day on which I photographed him at the forge outside his kitchen door. This was a social visit but as, at the time, I was a freelance professional photographer, I kept meticulous records of all the photographs I took. I still have the digital files and my diary entry corroborating the date of the photos. I have attached one of those photos (9739) and my diary entry, resized as smaller files for easier transmission - and redacted as you requested. The original date of the photograph is still viewable in its file data. I can confirm that the portrait with the redacted face is of the appellant, as confirmed by my diary entry for the location, date and file numbers photographed on that day. On that first visit, the appellant gave me a tour of the building, the working forge and all his blacksmithing paraphernalia. Also he showed me his downstairs kitchen and his upstairs bedroom and bathroom. Both kitchen and bathroom were fully functioning, with running water. His bedroom was well appointed, including a double bed and a glass-fronted bookcase. The appellant was most definitely living inside the forge building and had made it comfortable for himself.

Outside on the forecourt of Meadow Forge, the appellant had multiple vehicles parked, some of which I know have been parked at the forge ever since, such as a former mobile library, caravans and trailers. I have photographs taken on Sunday, 17th March 2013 of one of these vehicles parked at Meadow Forge, originally a mobile library, converted into a mobile food outlet and later into a camper van prior to purchase by the appellant.

This vehicle has been ever-present at Meadow Forge, having been parked on the forecourt from that time until the present day. My two attached photographs (8368 & 8370) show the vehicle with its former food outlet signage and its registration plate (D*****Y) redacted, as requested. I can confirm the full registration number on my original photograph is identical to that which may be seen today on the same vehicle on Meadow Forge forecourt.

Also attached are two photographs (9694 & 9697), taken on Sunday, 9th June 2013, of the appellant with his mobile forge at a country fair in Somerset and I can vouch that, other than at occasional such events, it was parked at the time and for many years on the forecourt at Meadow Forge and now is sited elsewhere at the property. I have redacted the image as requested, in relation to people's faces and signage, maybe over zealously in relation to the name above the mobile forge, which I can confirm relates to the appellant's blacksmithing. He is the figure in the light teeshirt, talking to a member of the public. The man sitting close by is one of the appellant's long-term trainee blacksmiths. I can confirm that an additional mobile forge was parked on the forecourt of Meadow Forge on my first visit and remained parked there right up until it was recently sold in early 2026. Another vehicle I saw in 2012 parked outside Meadow Forge was a very large, red, heavy truck, which remained on the forecourt throughout the intervening years until it was sold in recent months.

I have made numerous subsequent visits to the appellant at Meadow Forge and know that

a) it has always been his home from long before my first visit right down until the present day.

b) he has always had numerous vehicles parked on Meadow Forge forecourt throughout this time.

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: IMG_9739 Resized Redacted Version.jpg
File name: Diary entry for 20th October 2012 Redacted Version.jpg
File name: IMG_8368 Resized Redacted Version.jpg
File name: IMG_8370 Resized Redacted Version.jpg
File name: IMG_9694 Resized Redacted Version.jpg
File name: IMG_9697 Resized Redacted Version.jpg

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