

Appeal 6009287

Submitted on 7 May 2026.

Before you start

Local planning authority	Mid Devon
Appeal type	Lawful development certificate
Decision date	

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Dean AGGETT
Contact details	Jonathan Clarke XL Planning Ltd
What is your phone number?	
What is the address of the appeal site?	Meadow Forge Cadeleigh Tiverton Devon EX16 8RZ
Is the appeal site in a green belt?	No
Access for inspection	Yes Appeal relates to internal and external use of a building and land
Are there any health and safety issues on the appeal site?	Yes Internal structural issues. Part of the building is a work place, part is residential.
What is the application reference number?	25/01406/CLU
What date did you submit your application?	10 October 2025
What did you use the appeal site for when you made the application?	Certificate of Lawful Use (LDC) To establish the Lawful Mixed (Composite) Use of a building as a Blacksmith Forge and for residential purposes plus the use of the land outside of the building for the storage of materials, goods, products chattels, scrap, vehicles and waste materials contrary to Conditions 2 and 5 imposed upon

What type of lawful development certificate is the appeal about?	Existing development
How would you prefer us to decide your appeal?	Inquiry
Why would you prefer an inquiry?	The Appellant requests that the appeal be determined by way of public inquiry. This is because: a) The evidence of the LPA and the third parties needs to be tested through formal questioning by an advocate. b) The Appellant's factual evidence relating to the duration of the Appellant's use of the Property ought to be given under oath. c) Third party representations were made by statutory declaration, and they may wish to give their evidence under oath.
How many days would you expect the inquiry to last?	1
How many witnesses would you expect to give evidence at the inquiry?	4
Are there other appeals linked to your development?	No

Upload documents

Application form	25 01406 CLU Application Form 2184981.pdf (/document/8d0d9c7c-b91b-4a0d-a6c0-7fda8f13d4db)
Decision letter	Appendix A MDDC REFUSAL ref 2501406CLU.pdf (/document/0127f3cd-e4fc-422c-981c-0c69d122f6e0)
Do you plan to submit a planning obligation to support your appeal?	No
Appeal statement	APPROVED Section 195 Appeal Written statement 7 5 26.pdf (/document/e43b0918-2d0a-4141-89a3-23c8f09245f5)
Draft statement of common ground	Statement of Common Ground.pdf (/document/6bf3379a-6989-4fa4-adb5-e7c41ceabae3)

Do you want to apply for an award of appeal costs?

No

Plans, drawings and supporting documents

[Appendix B Exhibit DA3 signed 9 10 25.pdf \(/document/bf6e8b06-a157-4cda-9f16-3863ee57a5d1\)](#)
[Appendix B Exhibit DA4 signed 9 10 25.pdf \(/document/8b8cce47-da40-4c3e-aded-466e43d851e3\)](#)
[Exhibit C Appeal Decision 3348935.pdf \(/document/80949b88-64c9-4081-ae0d-54543e6369d2\)](#)
[Appendix B Contents of Application 25 01406 CLU.pdf \(/document/03c1b387-e1bb-429a-9b0b-669983da317e\)](#)
[Appendix B APPROVED Supporting Statement CLEUD 2 10 25.pdf \(/document/1ee8d255-678c-434a-afb9-695f03b907e0\)](#)
[Appendix B Exhibit DA1 signed 9 10 25.pdf \(/document/2a86b6cf-0bab-4feb-8811-6b95a4056740\)](#)
[Appendix B Exhibit DA2 signed 9 10 25.pdf \(/document/7a2ed9c5-a883-412c-9c84-aae087325d6d\)](#)
[Appendix B AT 02325 Dean Aggett Plans.pdf \(/document/2f8f9038-aa53-4ee5-b399-affaa923a1b2\)](#)
[Appendix B R Ocado Retail Ltd v London Borough of Islington 2021 EWHC 1509.pdf \(/document/38ca7472-43a2-4241-9b8e-c8ded0170200\)](#)
[Appendix B AGGETT Dean Signed Sworn Declaration dated 9 10 25.pdf \(/document/bee3a2a6-aaf2-418c-b697-d1f841835c1b\)](#)
[Appendix D Appeal 1139958.pdf \(/document/da3e8b29-73fc-44af-9e6b-de57d7d4cd50\)](#)

Do you have any new plans or drawings that support your appeal?

Yes

New plans or drawings

[Appendix G Certificate Plans SLP Floor Plans Elevation plans.pdf \(/document/b9e96675-1391-4e79-bb6e-77e6a502eea9\)](#)

Do you have any other new documents that support your appeal?

Yes

Other new supporting documents

[Appendix H Photos of Meadow Forge 213319916 1.pdf \(/document/4d73f7f7-ec32-48cd-9b41-1e1b3dc94c67\)](#)
[APPROVED Section 195 Appeal Written statement 7 5 26.pdf \(/document/427bb96d-1ce0-4a67-a732-6a25cb5ba76a\)](#)
[Appendix G Certificate Plans SLP Floor Plans Elevation plans.pdf \(/document/28b4a376-4e17-](#)

[48ea-a30d-8084438f69de\)](#)
[Appendix A Officer Report 25 01406 CLU.pdf](#)
[\(/document/61c03e2e-5643-4f51-9100-920f44e88988\)](#)
[Appendix A MDDC REFUSAL ref](#)
[2501406CLU.pdf \(/document/71734f34-faeb-4ebc-99da-9257720f26a5\)](#)
[Appendix F Heather WOODMAN Stat Dec](#)
[dated 29 4 26.pdf \(/document/2289a06c-601a-4526-9112-c075a74e0362\)](#)
[Exhibit C Appeal Decision 3348935.pdf](#)
[\(/document/ea5381ff-35bc-4a07-8a7a-c30fae5c2086\)](#)
[Appendix D Appeal 1139958.pdf](#)
[\(/document/bb77f97f-586a-431d-a0f3-cd117e7d2f23\)](#)
[Appendix E Appellants Legal Submissions](#)
[213131407 4.pdf \(/document/ebb47439-f5d3-4a4e-9b84-d1d3025f2fe1\)](#)
