

Comments for Planning Application 25/01406/CLU

Application Summary

Application Number: 25/01406/CLU

Address: Meadow Forge Hillside Barn Cadeleigh Tiverton Devon EX16 8RZ

Proposal: Certificate of lawfulness to establish the mixed (composite) use of a building as a Blacksmith Forge and for residential purposes, including the use of 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 on Planning Permission 09/01587/FULL

Case Officer: Miss Helen Govier

Customer Details

Name: Mr James Wilson

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objection to the application for a Certificate of Lawfulness for Residential Use and Storage of Scrap at Hillside Barn, (aka. Meadow Forge)

As one of three immediate boundary residential neighbours, I share a fence with the site from the lane to the rear of the applicant's land. I have lived here for over five years and am uniquely positioned to comment on the site's actual use-unlike supporters from afar or infrequent passers-by.

Residential Occupation

The applicant has resided on site for much of 2025 in a newly constructed hut/yurt structure within the field behind the barn, (built early 2025), with occasional returns to the barn or various vehicles overnight during poor weather. Over the years, I have regularly observed overnight occupation in various vehicles and temporary structures positioned in front of the barn-evident from lights at night and the applicant emerging early mornings whilst walking my dog. The site is frequently left unoccupied for periods, raising serious concerns about animal welfare.

No Evidence of Claimed Commercial Activity

Despite the stated blacksmithing, agricultural/horticultural and forestry uses of the site, I have not witnessed any such activity in over five years. The barn remains unfit for human habitation, with no adherence to Building Regulations evident. The applicant wishes to be allowed to reside over or to the side of a 'furnace'. Surely that contravenes a plethora of health and safety/fire safety laws and regulations.

Recent [REDACTED] Alterations

The applicant has progressively installed windows, materially altering the structure and services [REDACTED] over the years since I have lived here. This, combined with [REDACTED] concealment of residential use within the barn, [REDACTED] [REDACTED].

Precedent and Enforcement Concerns

Granting permission would:

- Undermine Planning and Building Regulations
- Make a mockery of the Climate Emergency declaration through substandard and unregulated development.
- Set a dangerous precedent for regulatory evasion

[REDACTED], I question why this retrospective application is even under consideration.

Why would the council consider [REDACTED] concealment - as evidenced by the applicant himself - as an acceptable means of gaining planning permission, when this is considered an offence under the Town and Country Planning Act 1990?

In 2011 the Supreme Court ruled purposeful concealment as an abuse of the planning system.

I strongly object to the proposal in its entirety.

James Wilson