

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: Ms Claire Wilson

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to formally object to the certificate of lawfulness application request submitted by the applicant. My objections are based on the following concerns, supported by observations and evidence. I am a residential neighbour.

1. [REDACTED] Blacksmith's Forge

-The applicant claims to operate a busy blacksmith's forge on the premises. However, I have not observed or heard any blacksmith forge activity, such as furnace operation, during my time residing nearby. This raises doubts about the legitimacy of the stated business use of the property being consistent. The applicant appears to fix up old vehicles on occasion.

2. [REDACTED] and Vehicle Activity

-Contrary to the conditions of the original planning permission, the applicant consistently stores multiple vehicles and various items on the front forecourt of the property. Some of the vehicles/items encroach over the access lane. The number and type of vehicles change frequently as evidenced over the years, with some, including two vehicles to the left of the barn, appearing to be inoperable. [REDACTED]
[REDACTED]

3. Inconsistent Residential Use of the Barn

-The applicants current claim of continuous residence within the barn is highly questionable [REDACTED]
[REDACTED]. I have myself observed the applicant residing in various temporary structures, including a converted library type bus, a caravan (since removed), a converted possible

old ambulance (since removed) and currently a new building located in the field behind the barn, which remains in place. Additionally, the applicant is frequently absent from the premises/land for periods of time, further undermining his claim of consistent residential use of the barn itself. The applicant is surrounded on three sides by residential properties. The applicant has been adding various windows etc... by cutting into the facade of the barn over the last few years.

4. Concerns Over [REDACTED] and Precedent

-The applicant appears to have now admitted to providing some false information to the council in the past, and his current claims, [REDACTED], appear inconsistent with observable evidence. Approving this application based on admitted dishonesty in his current application, risks undermining the integrity of the UK planning process. Granting permission under these circumstances could set a dangerous precedent, potentially allowing others to exploit similar claims to circumvent planning regulations. Such an outcome would warrant wider scrutiny, including potential media attention and legal challenges countrywide citing this case as precedent.

In light of these points, I urge the council to refuse this application. [REDACTED]
[REDACTED], inconsistent claims, lack of health and safety, no observable adherence to current safe building standards, and [REDACTED] demonstrate that approval would be inappropriate and detrimental to the local area and amenity of the neighbouring residential properties.

Thank you for considering my objection.