

**Planning and Regeneration**

Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP

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Telephone 01884 255255

Fax: 01884 234235

Mid Devon District Council Planning

A 'Good Two-Star Service' as rated by the Audit Commission

For office use only	
Application Number	
Date Received	Fee Received

**Application for a Lawful Development Certificate for an Existing Use or Operation or Activity,
including those in breach of a planning condition**

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

D

Surname

AGGETT

Company Name

Address

Address line 1

Hillside Barn Lane To East Court Farm

Address line 2

Meadow Forge

Address line 3

Town/City

Cadeleigh

County

Devon

Country

Postcode

EX16 8RZ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- ☐ An existing use
- ☐ Existing building works
- ☒ An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please select the relevant Use Class.

Other

Other (please specify)

Sui-Generis

Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

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 Planning Permission 09/01587/FULL.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

Where the use, building works or activity began before 25 April 2024

- ☒ The use began more than 10 years before the date of this application
- ☒ The use, building works or activity in breach of condition began more than 10 years before the date of this application
- ☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- ☒ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- ☒ The change of use to use as a single dwelling house began more than four years before the date of this application.
- ☐ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Where the use, building works or activity began on or after 25 April 2024

- ☐ The use, building works or activity began more than 10 years before the date of this application.
- ☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years.
- ☐ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- ☒ Yes
- ☐ No

Please give the reference number of any existing planning permission, lawful development certificate or enforcement notice affecting the application site. Include its date and the number of any condition being breached.

Reference number

09/01587/FULL

Condition number

Conditions 2 and 5

Date (must be pre-application submission)

01/01/2007

Please state why a Lawful Development Certificate should be granted

Immunity against enforcement action gained and use/s now lawful

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

01-01-2007

In the case of an existing use or activity in breach of conditions has there been any interruption?

- ☐ Yes
- ☒ No

sought?

☐ Yes

☒ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Lawful development: Existing use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

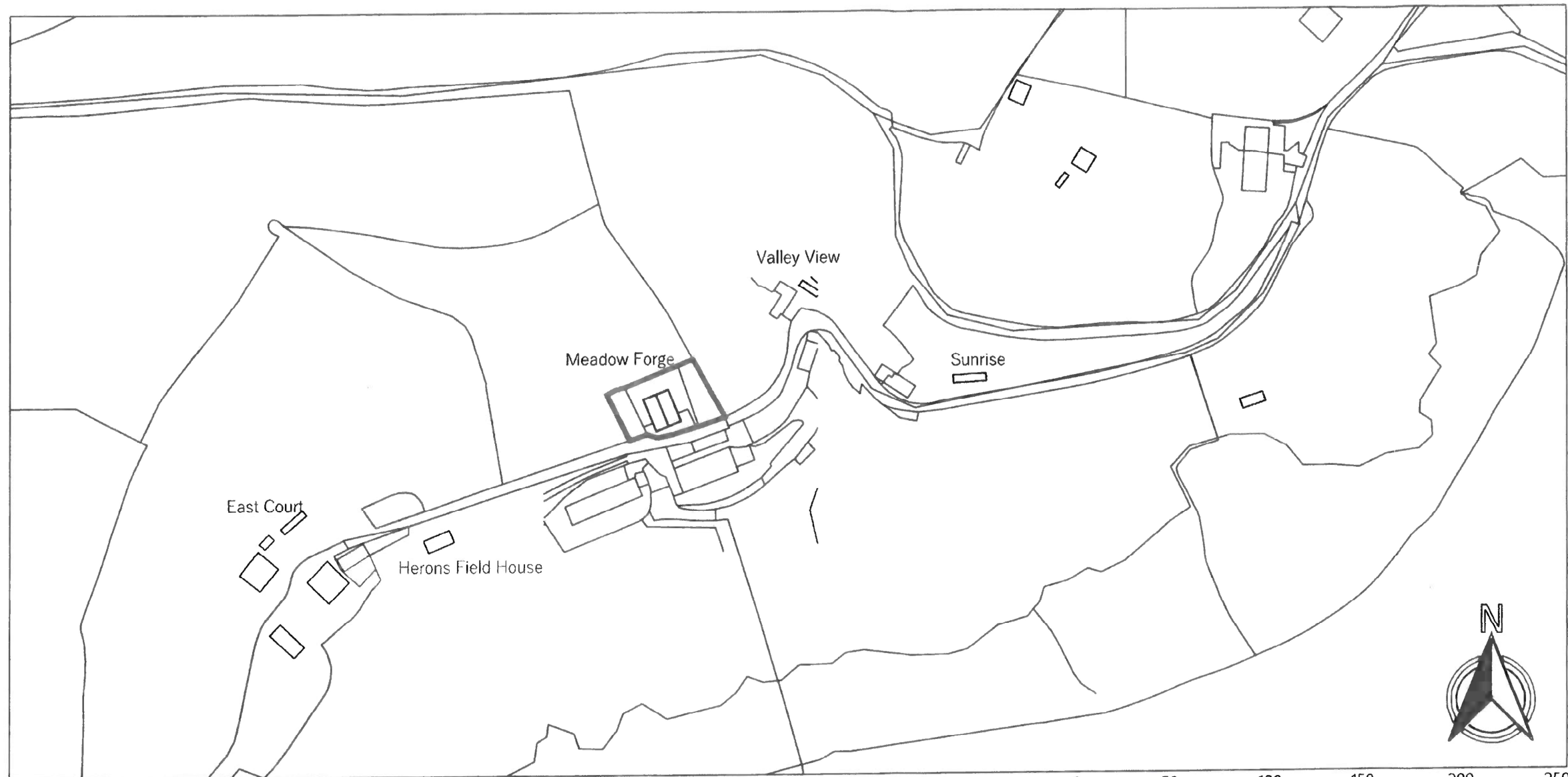
☒ I / We agree to the outlined declaration

Signed

Jonathan Clarke

Date

09/10/2025



SITE LOCATION PLAN

Scale: 1:2500

October, 02, 2025 SL 007



9/10/25

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info@xlplanning.co.uk

www.xlplanning.co.uk

CLIENT: Mr Dean Aggett

SITE: Meadow Forge
Blacksmiths
Cadeleigh
Devon
EX16 8RZ

DRAWING NAME: Exhibit DA1

DRAWING NUMBER: A107-AT-02325

ISSUE DATE: October, 02, 2025 REV: 1

DRAWN: STATUS: CHECKED: NO

PROJECT REF: AT-02325 PAPER SIZE: A3 SHEET NUMBER: 007

DRAWING INDEX.		
SHEET NUMBER	SHEET NAME	REVISION NUMBER
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Sheet 003	Floorplans 1	1
Sheet 004	2 Floor and Roof Plan	1
Sheet 005	Elevations	1
Sheet 006	Elevations II	1
Sheet 007	Exhibit DA1	1
Sheet 008		1
Sheet 009		1
	Total Sheet Count	7

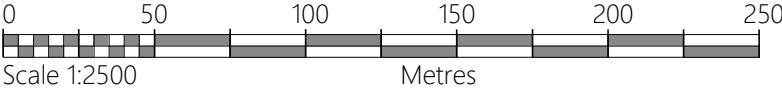
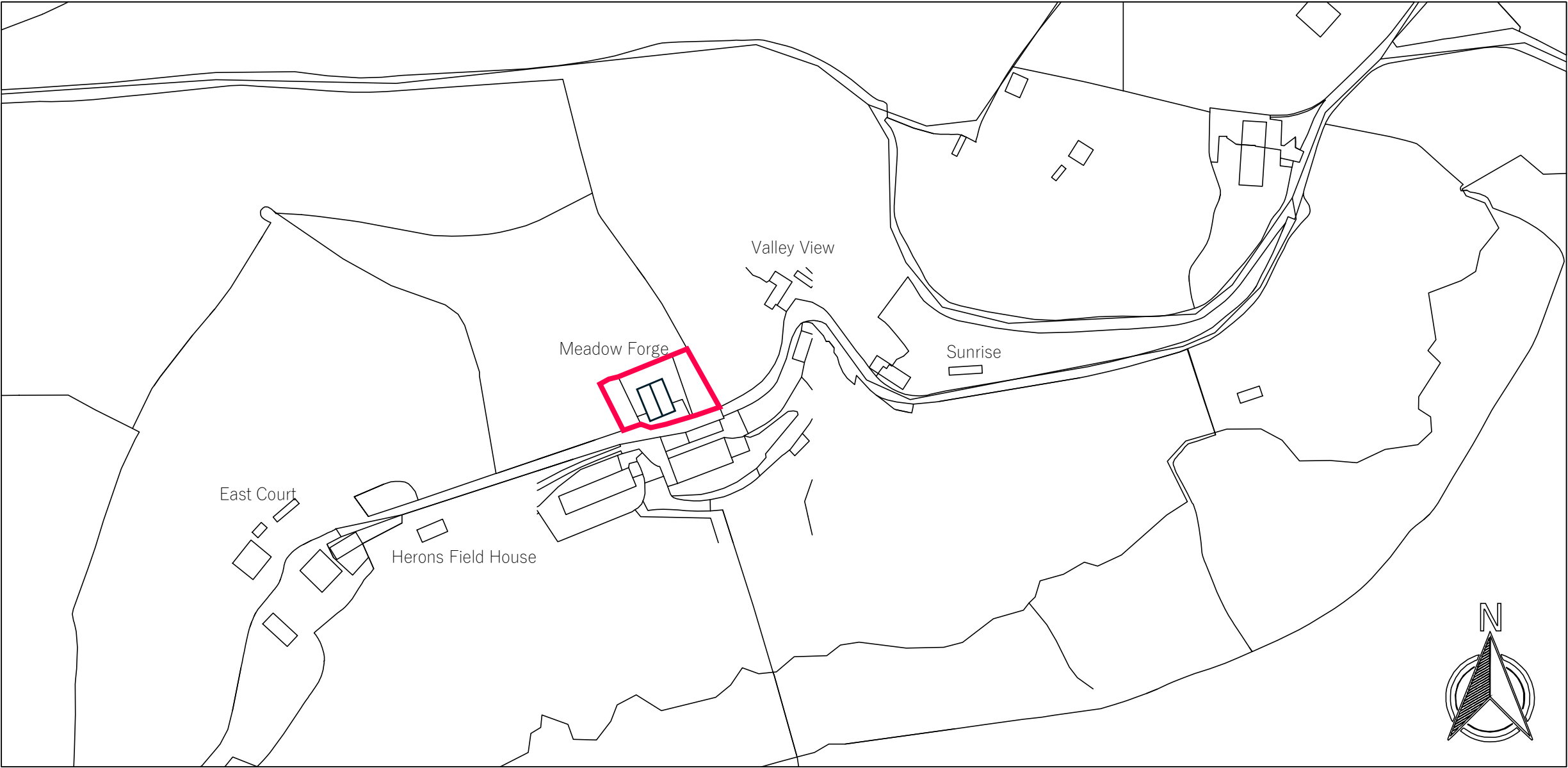
REVISION INDEX		
REVISION NUMBER	DESCRIPTION	REVISION DATE
C	Concept Issue	07/03/25

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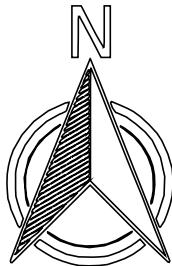
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CLIENT:	Mr Dean Aggett	
SITE:	Meadow Forge Blacksmiths Cadeleigh Devon EX16 8RZ	
DRAWING NAME :	Title and Location Plan	
DRAWING NUMBER :	A101-AT-02325	
ISSUE DATE :	October, 02, 2025	REV: 1
DRAWN :	STATUS: CONCEPT	CHECKED: NO
PROJECT REF: AT-02325	PAPER SIZE : A3	SHEET NUMBER : 001

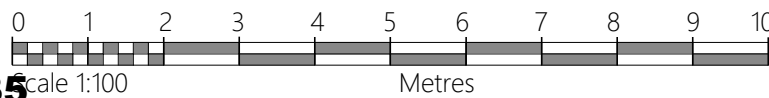




PG	003
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Scale: 1:100

October, 02, 2025



FIRST FLOOR PLAN

PF	003
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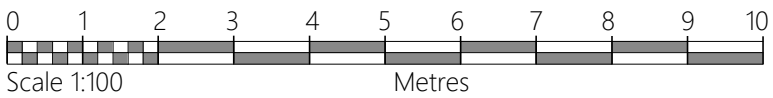
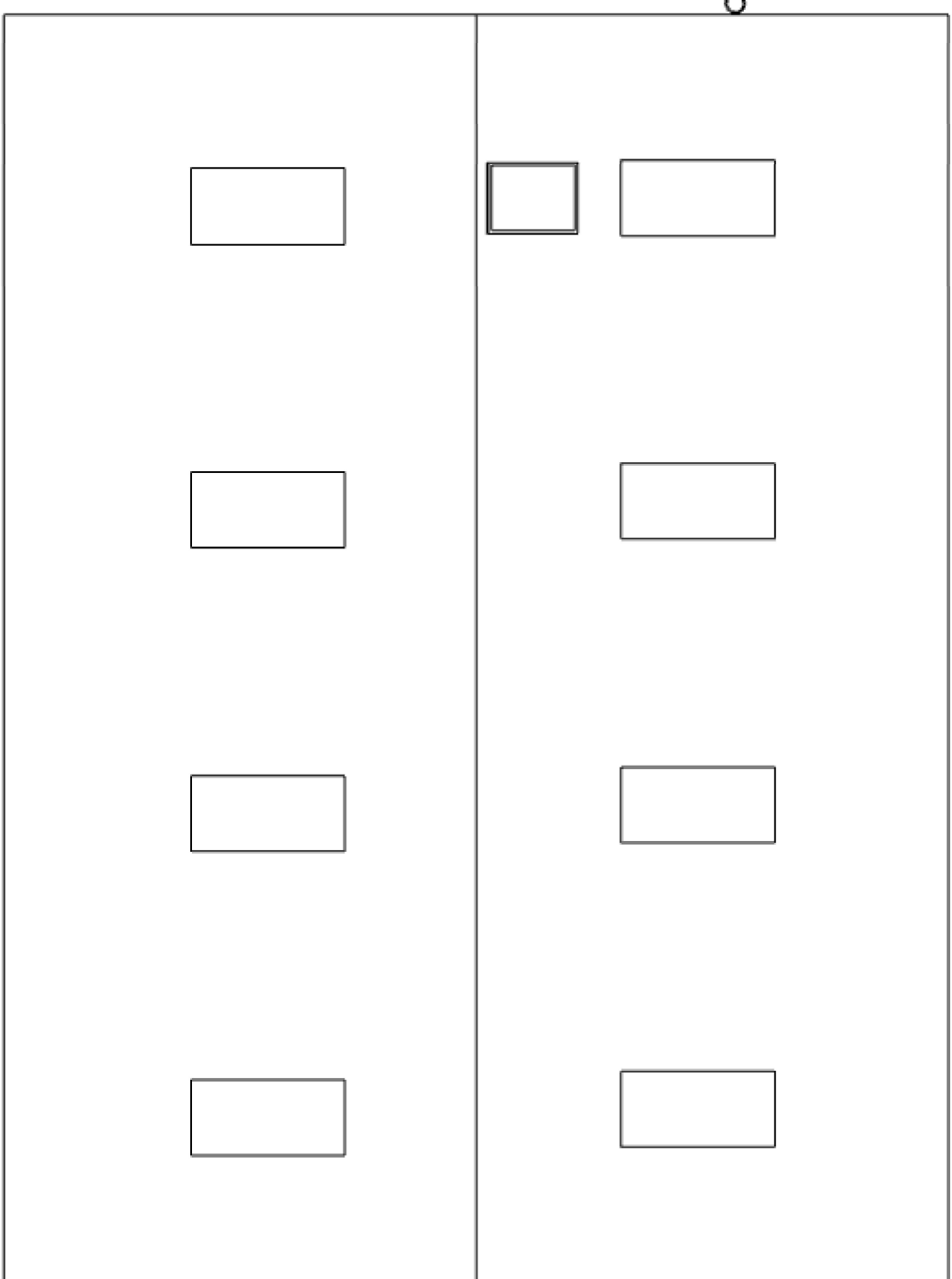
Scale: 1:100

October, 02, 2025

Scale 1:100

Metres

PROJECT REF:	PAPER SIZE :	SHEET NUMBER :
AT-02325	A3	003



ROOF PLAN

PF	004	Scale: 1:100	October, 02, 2025
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has been produced for Mr Dean Aggett for the Certificate of Lawful Use of Existing Development, and is submitted as part of a

planning application relating to site

Meadow Forge Blacksmiths

Cadeleigh

Devon

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CLIENT: Mr Dean Aggett

SITE: Meadow Forge
Blacksmiths
Cadeleigh
Devon
EX16 8RZ

DRAWING NAME :

2 Floor and Roof Plan

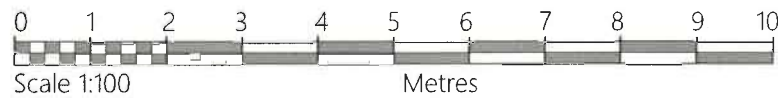
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A104-AT-02325

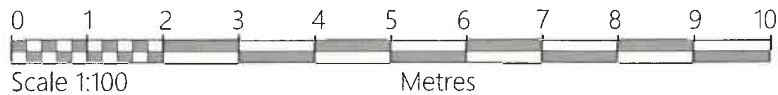
ISSUE DATE :	REV:
October, 02, 2025	1

DRAWN : 	STATUS: CONCEPT	CHECKED: NO
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PROJECT REF: AT-02325	PAPER SIZE : A3	SHEET NUMBER : 004
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SOUTH ELEVATION
October, 02, 2025
Scale: 1:100 005 A



WEST ELEVATION
October, 02, 2025
Scale: 1:100 005 A

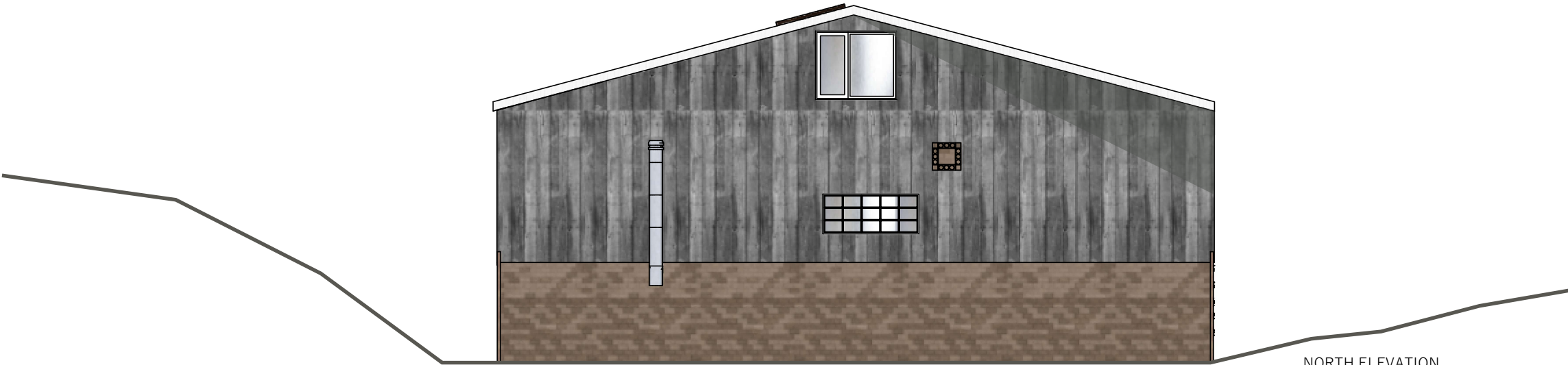
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CLIENT:		Mr Dean Aggett	
SITE:		Meadow Forge Blacksmiths Cadeleigh Devon EX16 8RZ	
DRAWING NAME :		Elevations	
DRAWING NUMBER :		A105-AT-02325	
ISSUE DATE :		October, 02, 2025	REV. 1
DRAWN :		STATUS:	CHECKED:
PROJECT REF:		CONCEPT	NO
AT-02325		PAPER SIZE : A3	SHEET NUMBER : 005



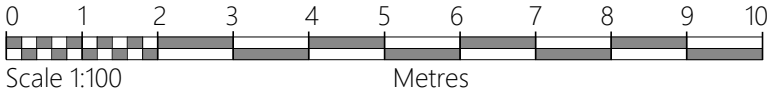
NORTH ELEVATION

October, 02,
2025

Scale: 1:100

006

A



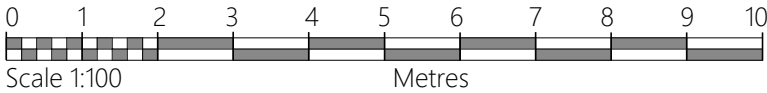
EAST ELEVATION

October, 02,
2025

Scale: 1:100

006

A



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www.xlplanning.co.uk

CLIENT:	Mr Dean Aggett		
SITE:	Meadow Forge Blacksmiths Cadeleigh Devon EX16 8RZ		
DRAWING NAME :	Elevations II		
DRAWING NUMBER :	A106-AT-02325		
ISSUE DATE :	October, 02, 2025	REV:	1
DRAWN :		STATUS:	CHECKED:
	CONCEPT		NO
PROJECT REF:	PAPER SIZE :	SHEET NUMBER :	
AT-02325	A3	006	

Jonathan Steel

67 Trinity Road TAUNTON TA1 3JJ

I Jonathan STEEL of 67 Trinity Road Taunton make oath and say as follows:-

1. In the matter of Mid Devon District Council Planning issue regarding Meadow Forge Hillside Barn Cadeleigh Tiverton Devon EX16 8RZ.

Ref. No: 25/01406/CLU

2. I assert that in February of 2013 Mr Dean Aggett of Meadow Forge Cadeleigh began teaching me to be a blacksmith and I visited him in Meadow Forge virtually every week from then until March 2020 when the Covid pandemic lockdown halted this.
3. Throughout the time I have known him, Mr Aggett has lived in a section of the barn that was developed as living quarters. He has also had vehicles in various states of repair and/or dereliction stored both inside and outside the barn.

Sworn at

SLEE BLACKWELL SOLICITORS
1 Marco Polo House
Cook Way
Taunton
Somerset
TA2 6BJ

In the county of Somerset

This 23rd day of October 2025

Before me JASMINE MOXEY-BUTLER FCILEX
C/O SLEE BLACKWELL LLP 1 MARCO POLO HOUSE, COOK WAY
TAUNTON SOMERSET TA2 6BJ

1 Marco Polo House, Cook Way, Taunton, TA2 6BJ

Slee Blackwell LLP

Dated:

23/10/2025

We certify this is a true copy of the original document

J MOXEY-BUTLER

Revd Norman Steel

49 The Fairways Sherford TAUNTON TA1 3PA

I Norman William STEEL, clerk in holy orders (retired) of 49 The Fairways Sherford Taunton make oath and say as follows:-

1. In the matter of Mid Devon District Council Planning issue regarding Meadow Forge Hillside Barn Cadeleigh Tiverton Devon EX16 8RZ.

Ref. No: 25/01406/CLU

2. I assert that in February of 2013 Mr Dean Aggett of Meadow Forge Cadeleigh began teaching my son (Jonathan STEEL) to be a blacksmith. My son and I visited him in Meadow Forge virtually every week from then until March 2020 when the Covid pandemic lockdown halted this.
3. Throughout the time I have known him, Mr Aggett has lived in a section of the barn that was developed as living quarters. He has also had vehicles in various states of repair and/or dereliction stored both inside and outside the barn.

Sworn at

SLEE BLACKWELL SOLICITORS
1 Marco Polo House
Cook Way
Taunton
Somerset
TA2 6BJ

In the county of Somerset

This 23rd day of October 2025

Before me JASMINE MOXEY-BUTLER FCILEX
C/O SLEE BLACKWELL LLP 1 MARCO POLO HOUSE
COOK WAY TAUNTON SOMERSET TA2 6BJ

We certify this is ~~the~~ the original document

 J. MOXEY-BUTLER
Dated 23.10.2025
Slee Blackwell LLP
1 Marco Polo House, Cook Way, Taunton, TA2 6BJ

In support of the application number 25/01406/CLU

I Karim Meraga of The White Cottage, George Nympton, EX36 4JE, do solemnly and sincerely declare as follows:

1. In early 2009 I was employed by Dean Aggett of Meadow Forge, Cadeleigh, EX16 8RZ, as an apprentice blacksmith. At this time there were kitchen facilities and a toilet in the building connected to a septic tank. The area outside the building was used as a parking area for employees and deliveries, as well as a storage area for scrap metal and some project vehicles.
2. Later in 2009, Deans relationship ended, and he moved residence from Tiverton to Meadow Forge. I used my van to help Dean move all his furniture and belongings out from his former address in Chapel Street, Tiverton, and into Meadow Forge.
3. I assisted Dean with building work on several occasions during my time as an apprentice at Meadow Forge. One example of this was helping him to put some salvaged oak joists in place to form the first floor under what is now the bathroom area.
4. After moving on from my position at meadow forge, I did an NVQ level 2 course in plumbing at Petroc college. As part of my coursework to achieve this qualification, I replumbed the first-floor bathroom at meadow forge which was witnessed, photographed and documented by one of my tutors at the time. This work was carried out and completed in 2012.
5. I remain, and have remained friends with Dean over the years. I have visited him at Meadow Forge often, and have known Meadow Forge to be his place of residence throughout this time.

I make this declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835 declared at

on before.

Heckford Norton Solicitors
19 Leys Avenue
Letchworth Garden City
Herts SG6 3EB

Signed

Signed

Dated

Dated

(Your Name)

(Solicitor)

KARIM MERAGA

Sophie Jones
CILEx Lawyer
19 Leys Avenue
Letchworth Garden City
Hertfordshire
SG6 3EB

IN THE MATTER OF:

Confirmation of residential arrangements and vehicular activity at Hillside Barn/Meadow Forge

I, CLAIRE VICTORIA FLAVELL of [REDACTED] DO SOLEMNLY
AND SINCERELY DECLARE as follows:

1. I have resided at my current address since August 2020.
2. Since August 2020, I have known Mr Dean Aggett to reside and sleep in various vehicles including a converted library bus, and NOT consistently within the commercial barn located on the property.
3. Most recently, during the summer period, Mr Dean Aggett has been residing in a yurt/hut constructed at the rear of his field within the trees for periods of time.
4. Mr Dean Aggett also regularly leaves the property entirely for extended periods of time.
5. I have personally witnessed numerous vehicles, including lorries, trailers, vans, and others, parking up for periods of time and then leaving the property over the years.
6. The frontage of the property is constantly changing due to the frequent movement and parking of such various types of vehicles/trailers etc...

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835 (as amended).

DECLARED by the said

CLAIRE VICTORIA FLAVELL

at

this...^{18th}...day of November 2025

Before me,

[REDACTED]

Signature of Declarant

[REDACTED]

Signature of Solicitor

[REDACTED]

Name and Qualification of Solicitor

SRA 647457

RECEIVED
21 NOV 2025

Every's Solicitors LLP
5A Oaklands Court
Tiverton Way
Tiverton
Devon
EX16 6TG

I, FAYE ANNE WARREN of [REDACTED]
DECLARE AS FOLLOWS:

DO SOLEMNLY AND SINCERELY

1. I have resided at my current address since 2003.
2. I have known Mr Dean Aggett to reside and sleep in a converted library bus and other various vehicles over the years, and not consistently within the commercial barn located on the property.
3. Most recently, during this summer, Mr Dean Aggett has been residing in a yurt/hut building that he constructed at the rear of his fields within the trees for a period of time.
4. Mr Dean Aggett also commuted regularly from other properties over the years, where he was residing.
5. I have witnessed numerous vehicles, including lorries, trailers, vans and others, parking up for periods of time and then leaving the property over the years.
6. The frontage of the property changes regularly, with different vehicles or trailers.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1985 (as amended).

DECLARED by the said FAYE ANNE WARREN At This.....18th..... Day of November 2025

Before me

[REDACTED]

Signature of Declarant.

[REDACTED]

Signature of Solicitor.

[REDACTED]

Name and Qualification of Solicitor.

Everyys Solicitors LLP
5A Oaklands Court
Tiverton Way
Tiverton
Devon
EX16 6TG

SCA 647457

I, JANET BALSDON of [REDACTED] DO SOLEMNLY AND SINCERELY DECLARE
AS FOLLOWS:

1. I have resided at my current address since 1981.
2. I have known Mr Dean Aggett to reside and sleep in a converted library bus and other various vehicles over the years, and not consistently within the commercial barn located on the property.
3. Most recently, during this summer, Mr Dean Aggett has been residing in a yurt/hut building that he constructed at the rear of his fields within the trees for a period of time.
4. Mr Dean Aggett also commuted regularly from other properties over the years, where he was residing.
5. I have personally witnessed numerous vehicles, including lorries, trailers, vans and others, parking up for periods of time and then leaving the property over the years.
6. The frontage of the property changes regularly, with different vehicles or trailers.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1985 (as amended).

DECLARED by the said JANET BALSDON At This.....16th..... Day of November 2025

Before me

.....

Signature of Declarant.

[REDACTED]
Signature of Solicitor.

[REDACTED]
Name and Qualification of Solicitor.

SRA 647457

Every's Solicitors LLP
5A Oaklands Court
Tiverton Way
Tiverton
Devon
EX16 6TG

IN THE MATTER OF:

Confirmation of residential arrangements and vehicular activity at Hillside Barn/Meadow Forge

I, JAMES PETER WILSON of [REDACTED], DO SOLEMNLY AND SINCERELY DECLARE as follows:

1. I have resided at my current address since August 2020.
2. Since August 2020, I have known Mr Dean Aggett to reside and sleep in various vehicles including a converted library bus, and NOT consistently within the commercial barn located on the property.
3. This year, Mr Dean Aggett has been residing in a yurt/hut structure that was erected within the field behind the commercial barn he's now claiming to live full time in.
4. Mr Dean Aggett also regularly leaves the property entirely for extended periods of time.
5. I have personally witnessed numerous vehicles, including lorries, trailers, vans, and others, parking up for periods of time and then leaving the property over the years.
6. The frontage of the property is constantly changing due to the frequent movement and parking of such various types of vehicles/trailers etc...

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835 (as amended).

DECLARED by the said

JAMES PETER WILSON

at

this 20th day of November 2025

Before me,

[REDACTED]

Signature of Declarant

[REDACTED]

Signature of Solicitor

[REDACTED]

Name and Qualification of Solicitor

SRA: 647 457 .

Every's Solicitors LLP
5A Oaklands Court
Tiverton Way
Tiverton
Devon
EX15 6TG

I, PAUL DONALD BALSDON of [REDACTED]
DECLARE AS FOLLOWS:

DO SOLEMNLY AND SINCERELY

1. I have resided at my current address since 1981.
2. I have known Mr Dean Aggett to reside and sleep in a converted library bus and other various vehicles over the years, and not consistently within the commercial barn located on the property.
3. Most recently, during this summer, Mr Dean Aggett has been residing in a yurt/hut building that he constructed at the rear of his fields within the trees for a period of time.
4. Mr Dean Aggett also commuted regularly from other properties over the years, where he was residing.
5. I have personally witnessed numerous vehicles, including lorries, trailers, vans and others, parking up for periods of time and then leaving the property over the years.
6. The frontage of the property changes regularly, with different vehicles or trailers.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1985 (as amended).

DECLARED by the said PAUL DONALD BALSDON At This.....18th..... Day of November 2025

Before me

.....

Signature of Declarant.

Signature of Solicitor.

Name and Qualification of Solicitor.

SRA 647 457

Everyys Solicitors LLP
5A Oaklands Court
Tiverton Way
Tiverton
Devon
EX16 6TG