

WITNESS STATEMENT

Criminal Procedure Rules, r 27.2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B

Statement of: Stella Radley

Age: Over 21

Occupation: Planning Enforcement Officer

This statement (consisting of 1 page signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it, anything which I know to be false, or do not believe to be true.

Signature:



Date 14/09/2026

1. I am Stella Radley. I am a Planning Enforcement Officer in the Development Management Planning Enforcement Team at Mid Devon District Council. I have held this post since the 4th August 2026. Prior to this I was an Assistant Enforcement Officer for Mid Devon District Council since June 2024. I have worked for Mid Devon District Council for the past 38 years.
2. Having attended public inquires previously, the last one being a 3 day hearing in October 2025, and assisted in preparing for such planning inquiries, I'm aware that a paper bundle is produced for the witnesses and placed on the table in the centre as was at this public inquiry at the Hartnoll Hotel.
3. In relation to this Public Inquiry, Meadow Forge appeal against a CLU, I was sat to the back of the room on the side into the area where tea and coffee was provided. I had a clear and unobstructed view of the witness table and of when Mr Aggett was giving evidence. I had also seen the table prior to Mr Aggett sitting down and could see a black folder with multiple papers inside which I knew to be the clean bundle the LPA had provided for the public Inquiry for witnesses to use.
4. When Mr Aggett sat at the table where the paper bundle was provided for him, he carried over two other bundles that were in white folders and insisted on referring to them, this is despite the Local Authorities Counsel, Lara Spencer asking him not to refer to them but to refer to the black bundle on the table Miss Spencer was going to be taking Mr Aggett to various parts and that bundle had been paginated so it was easier to do so.
5. Miss Spencer told Mr Aggett that she would be referring to the black bundle. Mr Aggett said he had dyslexia and so needed to refer to his own papers. Miss Spencer said that if Mr Aggett needed someone to sit next to him to help him find the page numbers that could be arranged if required. Mr Aggett did not ask for that to be arranged at any time when he was giving evidence. At no point did Mr Aggett have any problem finding any page numbers and he had previously in evidence in chief read out his summary proof of evidence without stumbling over any of the words and language terms within it.
6. The smaller white bundle Mr Aggett placed open on his lap when he did at various stages use the black bundle provided. This meant that I could see the bundle as it was seated on his lap leaning on the table and therefore facing the rear of the room and my viewpoint
7. I could see at various points, including when the Planning Contravention Notices were being referred to, that there were certain words that were highlighted in the bundle, I could also see various post it notes in the bundle that were sticking out the side but I could not make out from where I was seated if there was writing on them, but they were certainly being used by Mr Aggett at various points during his cross examination by Miss Spencer and also by his own evidence in chief with Mr Charlton. It was clear to me that Mr Aggett was labouring points when referring to his bundle only and when being asked questions he would often leaf through his own bundle instead of referring to the page number Miss Spencer was asking him to refer to. I did find this strange.
8. Mr Aggett found it easy to refer to the numbers and the writing in the black bundle when he did chose to use them, that is not taking away from the fact Mr Aggett has stated that he has dyslexia but I found it noticeable that he could refer to the black bundle with ease and therefore that negated the need for him to use the white bundles at all.

9. I did not have an opportunity to speak to Mrs Nesbitt or Miss Spencer until after the inquiry had closed for that day as our paths did not cross and we did not have any opportunity to speak with each other. As soon as the inquiry closed for the day, I approached Mrs Nesbitt and pointed out to her what I had seen. Mrs Nesbitt then informed Counsel that evening whilst they were working on the case. I was not available to attend the following day due to a family matter and was unavailable on the Thursday again due to a family matter,

Signature:

A solid black rectangular box used to redact the signature.