

DATED

21st May 2021

2021

**STATUTORY DECLARATION TO SUPPORT AN APPLICATION FOR A
CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT
(CLEUD) PURSUANT TO S191 TOWN AND COUNTRY PLANNING ACT 1990**

PAUL DOUGLAS WELLS

COED Y CEFN HOUSE, RHYD Y GWERN LANE, MACHEN

Geldards
law firm

I, Paul Douglas Wells, of Coed Y Cefn House, Rhyd Y Gwern Lane, Machen, Caerphilly CF83 8NX, do solemnly and sincerely declare that:

1. This statutory declaration is given in support of an application for a certificate of lawfulness for the use of land at Coed Y Cefn House, Rhyd Y Gwern Lane, Machen as shown edged red on the plan produced and shown to me marked "**PDW1**" ("the Site").
2. I am a Director of Integrated Holdings Ltd which is a holding company for a group of civil engineering companies: Bond Demolition Ltd; Bailey Hire Ltd; and Pacific Developments (Wales) Ltd. I have a key role in the day to day running of Bond Demolition Ltd which provides demolition and construction services. My main areas of responsibility are in the accounts team and dealing with legal disputes which may arise such as adjudication and small claims. I have worked for the group of companies for over forty years.
3. In May 2008 I became aware that Coed Y Cefn House was being advertised for sale via an agent called Brinsons. There is now produced and shown to me marked "**PDW2**" the advert for the property ("the Advert") which describes it as a "*detached cottage set in very large gardens with adjoining paddocks totalling approx. 2 acres*". It is also stated in the Advert that "*there are also a number of outbuildings including detached garages, sheds and a very large storage barn*". The area of land for sale included the Site, which can be seen in part in the lower three photographs of page 2 of the Advert. The building, which the Advert describes as a "*very large storage barn*", was actually two separate buildings which, I was informed by the agent, were in use as workshops by the previous owner, Mr Elton, for the manufacture of timber products and the storage of wood working plant and machinery in connection with a business enterprise that Mr Elton operated from the Site. Whilst one of the workshops was still physically intact, the other workshop was only used for storage as the roof was in poor condition and leaking, although its internal and external walls were remaining.
4. There is now produced and shown to me a photograph that was taken by Brinsons marked "**PDW3**" which shows the front end of one of the workshops. When I viewed the property with the agent in May 2008, I went inside the workshops and the workshop which still remained intact was full of Mr Elton's woodworking tools, plant and machinery such as table saws, chisels, lathes and pillar drives and also contained raw timber. There is now produced and shown to me a photograph marked "**PDW4**" which shows the double garage on the Site and which contained tools, timber and building materials. This double garage is still remaining on the Site (albeit we bricked up part of it in 2011).
5. I submitted my bid to purchase the property by 30th May 2008 but there was a delay of around a year in exchanging the contracts for the purchase because the former owner, Mr Elton, had passed away and his son was not immediately available to sign the documentation. I was registered as the legal owner of the property on 6th April 2009, and there is now produced and shown to me the deeds from the Land Registry at "**PDW5**" which confirm my status as legal proprietor of the Site and the adjacent dwelling.
6. During the intervening period between offering to purchase the property and completion of the purchase, the dwelling remained unoccupied and unfortunately it was targeted by vandals who ripped out the snooker table that was in the dwelling and smashed the windows. However, when I acquired the

property many of Mr Elton's personal items still remained in the dwelling such as his clothes, and the woodworking tools and machinery also still remained in the workshop. Mr Elton's flatbed truck also remained on the Site (which can be seen in the photographs at page 2 of the Advert at **PDW2**), which he would use to transport timber to and from the forestry. There were also piles of roof tiles, window frames and glass near to the workshops.

7. On 28th July 2009 I submitted a planning application to demolish Coed Y Cefn House and to construct a replacement dwelling because I had concerns about the structural integrity of the existing dwelling. Planning permission was granted by Caerphilly County Borough Council on 16 December 2009 and there is now produced and shown to me marked "**PDW6**" a copy of the decision notice.
8. Bond Demolition Ltd undertook the demolition of the former Coed Y Cefn House and I oversaw the project. Demolition works began in mid-2010 and the replacement dwelling was subsequently completed a few years later. We also demolished the workshops over stages beginning in 2011 for health and safety reasons associated with the deterioration of their structure and the asbestos roof which remained on one of the workshops. I disposed of Mr Elton's woodworking machinery and tools that had been stored in the workshops. There is now produced and shown to me marked "**PDW7**" photographs dated in or around 2013 showing the top slab of the foundations upon which the workshops stood, and also shows the remnants of one of the workshop's walls which still remains on the Site today.
9. During the demolition and reconstruction of the dwelling, I had concerns about the security of the property and whether it would again be targeted by vandals. In 2009 I arranged for Mr Jeffrey Casey, who was at the time employed as a machine operative by Bond Demolition Ltd to live at the property in a touring caravan that he owned. Mr Casey's touring caravan was originally sited alongside the former dwelling, but in 2010 he moved it on to the Site near to the double garage to be further away from the building works and to give him more privacy. Mr Casey ceased working for Bond Demolition Ltd in 2011 and moved his touring caravan off the Site. I continued to have concerns over the security of the property because it would have otherwise been unoccupied so I bought a static caravan and installed it on the part of the Site where the workshops stood and I asked my son, Mr Michael Wells, to live there to ensure that the property remained occupied and so that he could help to ensure that it remained secure. Michael lived in the static caravan as his sole residence until 2017 when he moved out to his own newly built dwelling-house in Caerphilly. The caravan still remains on Site today (although it is no longer occupied in any permanent residential capacity) and a photograph of the static caravan is at "**PDW8**".
10. I moved into the newly constructed Coed Y Cefn House in 2015 and I continue to reside there.
11. Since April 2009, in addition to the Site being used for the storage and residential use of a caravan between 2009 and 2017, I have used the Site as a storage and salvage yard in connection with the running of Bond Demolition Ltd. Given the size of the Site is it perfectly placed to store material (such as dressed stone, slate etc) that we salvage from demolition projects. Bond Demolition Ltd employees will then sort through the salvaged material to determine what can be re-used on other projects, and employees will regularly

make use of the static caravan which still remains on the Site for welfare and shelter. In 2010 I installed two storage containers on the Site to store salvaged materials from building projects undertaken by Bond Demolition Ltd. There is now produced and shown to me an aerial photograph of the Site dated 2018 marked "PDW9", in which the storage containers, as well as the piles of building materials and the caravan can all be seen.

12. I can confirm that the use of the Site as a storage and salvage yard remains ongoing and is used solely in connection with the running of Bond Demolition Ltd, albeit that the Site was also used to store building materials for the demolition and construction of Coed Y Cefn House prior to 2014. I try to keep the Site well maintained and tidy by regularly mowing it with my tractor.

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.

Declared by Paul Douglas Wells

at 5 PICCADILLY SQUARE, CAERDYLLI

on 21st MAY 2021

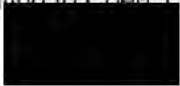
before me

Signed.....

Witness Statement: P. D. Wells
Exhibit: PDW1

EXHIBIT PDW1

This is Exhibit PDW1 referred to in the Statutory Declaration of Paul Douglas Wells relating to Cefn Y Cefn House, Rhyd Y Gwern Lane, Machen dated []

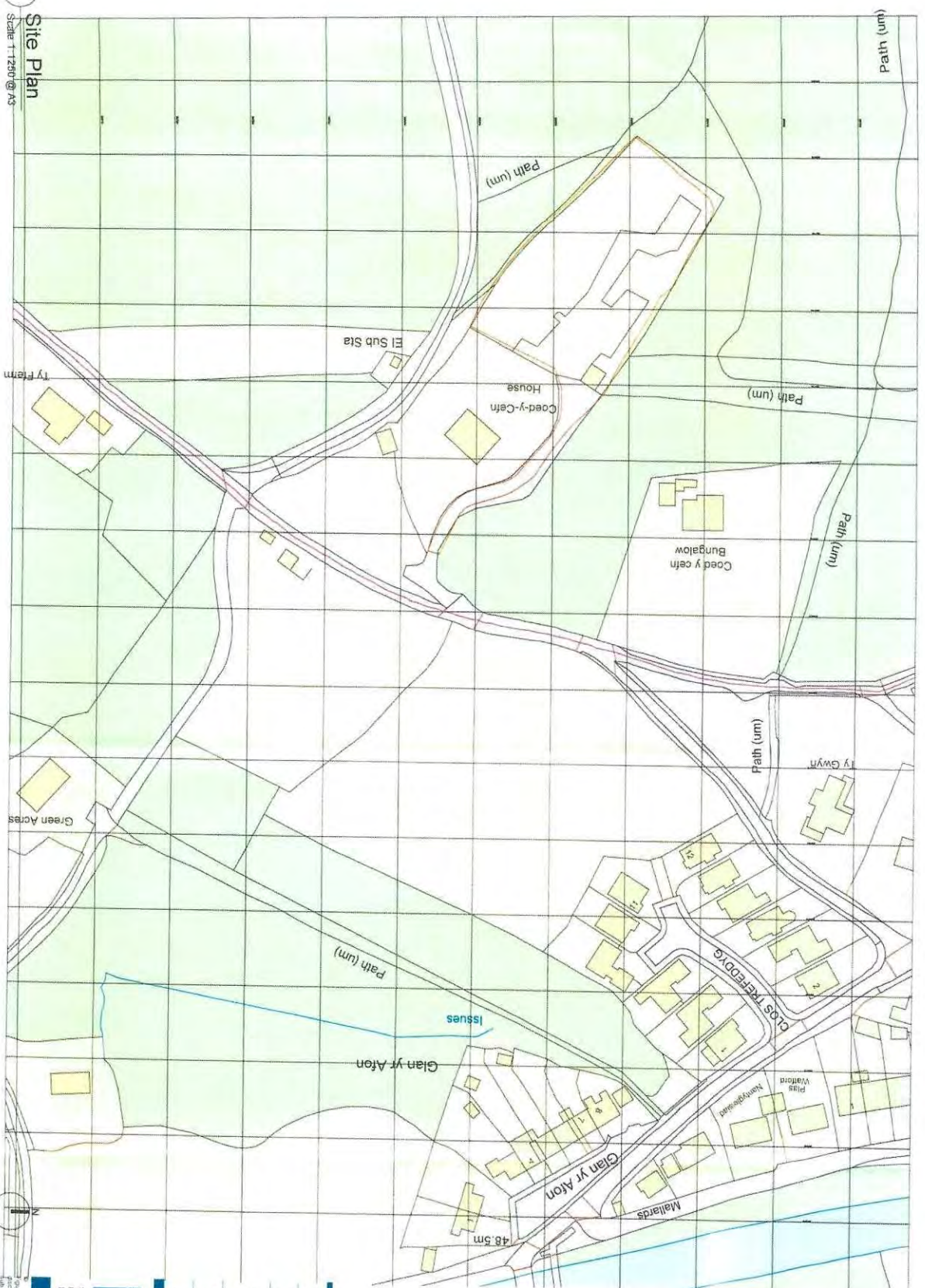


Declared.....

Dated..... *21st MAY 2021*

Before me.. 

Solicitor/Commissioner for Oaths



1) Site Plan
Scale 1:1250 @ A3

19 Coed Tŷp
Report
NPT/01/19
www.hammond-ftd.co.uk



SCALE	DATE	DRAWN BY
1:1250	dec 19	elh
1948	SL 01	REVISION

REV | DESCRIPTION | DATE
 01/01
 MIKE WELLS
 MACHEN, COED-Y-CEFN HOUSE
 DRAWING TITLE
 SITE LOCATION PLAN

This drawing is the property of Hammond FTD and is not to be used for any other purpose without the written consent of Hammond FTD. It is to be used for the purpose of the project only and is not to be used for any other purpose. If you have any queries, please contact the author of this drawing.

19/1007

Caerphilly County Borough Council
 Planning Services
 17 DEC 2019

**COED Y CEFN HOUSE
RHYD Y GWERN LANE
MACHEN**



www.brinsons.co.uk

**PRICE: OFFERS IN EXCESS OF £350,000 by sealed bids
due noon 30th May 2008**

(VIEWING: BY APPOINTMENT WITH BRINSONS

BRINSONS



BRINSONS

'Eastgate' Market Street, Caerphilly CF83 1NX
Sales (029) 20 867711 Fax (029) 20 864028
Email sales@brinsons.co.uk

www.brinsons.co.uk

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavour to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you.

Present Accommodation

We are pleased to offer this rare and unique detached cottage set in very large gardens with adjoining paddocks totalling approx 2 acres. A fantastic location which is totally private and in the heart of the country side yet just minutes from Machen with its village amenities and ease of access to Cardiff, Newport and the M4 Corridor. The property which is totally private and approached via a concrete driveway off Rhyd Y Gwern Lane, currently comprises a 2 bed detached cottage which has been extended to provide an integral garage with games room over. It must be noted that this property is in a poor state of repair and will require total refurbishment or even redevelopment subject to planning. The large gardens are mainly laid to lawn planted with a range of mature plants and trees, several patio areas and a disused swimming pool. There are also a number of out buildings including detached garages, sheds and a very large storage barn. There are also 2 fenced off paddocks ideal for horses. Early Viewing is highly recommended to appreciate the potential offered with this property.

Hallway Entered from the front via 1/2 glazed double wooden doors, windows to both sides, double radiator. Doors off to kitchen and:

Sitting Room 16'1 x 13'1 (4.90m x 3.99m) Round bay window to front plus Velux type window for further natural lighting. Tiled floor, spotlights to ceiling, radiator, glass panelled door to:

Lounge 21'8 x 11'5 (6.60m x 3.48m) Large main reception room, stone fireplace feature "Porthole" window, door off to rear lobby and inner hall, radiator.

First Floor

Snoker Room 24' x 15' (7.32m x 4.57m): Very large room. Aluminium sliding doors to front giving access to veranda. Windows to side, fireplace, door to lobby area with sliding doors to rear veranda and stairs to:

Second Floor

Two interconnecting rooms. 14'4 x 10' (4.37m x 3.05m) and 13'3 x 10' (4.04m x 3.05m) both having windows to side.

Outside

Private driveway leading to cottage.

Large gardens surrounding property plus 2 fenced off paddocks. Disused swimming pool. Range of outbuildings including various garages, sheds, greenhouses plus large concrete block building.



Rear Lobby Stairs to first floor level, radiator, window and door giving access to conservatory, further doors to kitchen and bathroom

Kitchen 15'7 x 10'3 (4.75m x 3.12m) Fitted with a basic range of wall and base units, inset 1 1/2 bowl sink unit, plumbed for washing machine and dishwasher. Floor mounted coal central heating boiler. Fully tiled walls, windows to side-rear.

Bathroom White suite comprising low level WC, pedestal wash hand basin and panelled bath, fully tiled walls.

Conservatory 20' x 10' (6.10m x 3.05m) Timber construction set on dwarf brick wall. Door to side.

First Floor

Bedroom 1 14' x 12' (4.27m x 3.66m) Windows to front and rear, pull down stairs to loft. Airing cupboard, radiator.

Bedroom 2 12'9 x 9'10 (3.89m x 3.00m) Window to front, fitted storage cupboards, radiator.

Garage Annex

Inner Hall: Doors to garage and rear garden. Stairs to first floor.

Garage 22'9 x 15' (6.93m x 4.57m): Double sized garage area with concrete floor, wooden doors, window to side.

TENURE

We are advised that this property is Freehold. The purchaser is advised to obtain verification from their solicitor or surveyor.

PRICE

Offers In Excess Of £350,000 by sealed bids due noon 30th May 2008

VIEWING

By appointment with sole agents Brinsons

Our description of any appliance and/or service (including any central heating system) should not be taken as any guarantee that these are in working order.



BRINSONS

www.brinsons.co.uk

EXHIBIT PDW3

This is Exhibit PDW3 referred to in the Statutory Declaration of Paul Douglas Wells relating to [REDACTED] House, Rhyd Y Gwern Lane, Machen dated [REDACTED]

Declared.....

Dated..... *21st MAY 2021*

Before me.. [REDACTED]

Solicitor/Commissioner for Oaths



EXHIBIT PDW4

This is Exhibit PDW4 referred to in the Statutory Declaration of Paul Douglas Wells relating to [REDACTED] use, Rhyd Y Gwern Lane, Machen dated [REDACTED]

Declared.....

Dated..... *21st MAY 2021*

Before me..

[REDACTED]
Solicitor/Commissioner for Oaths



EXHIBIT PDW5

This is Exhibit PDW5 referred to in the Statutory Declaration of Paul Douglas Wells relating to Coed Y Cefn House, Rhyd Y Gwern Lane, Machen dated []



Declared.....

Dated... *21st MAY 2021*



Before me..

Solicitor/Commissioner for Oaths

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
CYM432711

Edition date / Dyddiad yr
argraffiad 06.04.2009

- This official copy shows the entries on the register of title on 02 OCT 2020 at 17:09:45.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 02 Oct 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 02 HYDREF 2020 am 17:09:45.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 02 Hydref 2020.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

CAERPHILLY/CAERFFILI

- 1 (15.01.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Coed-Y-Cefn House, Machen, Caerphilly (CF83 8NX).
- 2 (15.01.2009) The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the land in this title dated 28 September 1955 made between (1) The Honourable Charles Christian Simon Rodney And Others (Vendor) and (2) Albert George Ellis (Purchaser).

NOTE: Copy filed.

Title number / Rhif teitl CYM432711

B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

- 1 (06.04.2009) PROPRIETOR: PAUL DOUGLAS WELLS of Mackworth Grange, South Pandy Lane, Caerphilly CF83 3HS.
- 2 (06.04.2009) The price stated to have been paid on 1 April 2009 for the land in this title and in CYM432900 was £330,000.

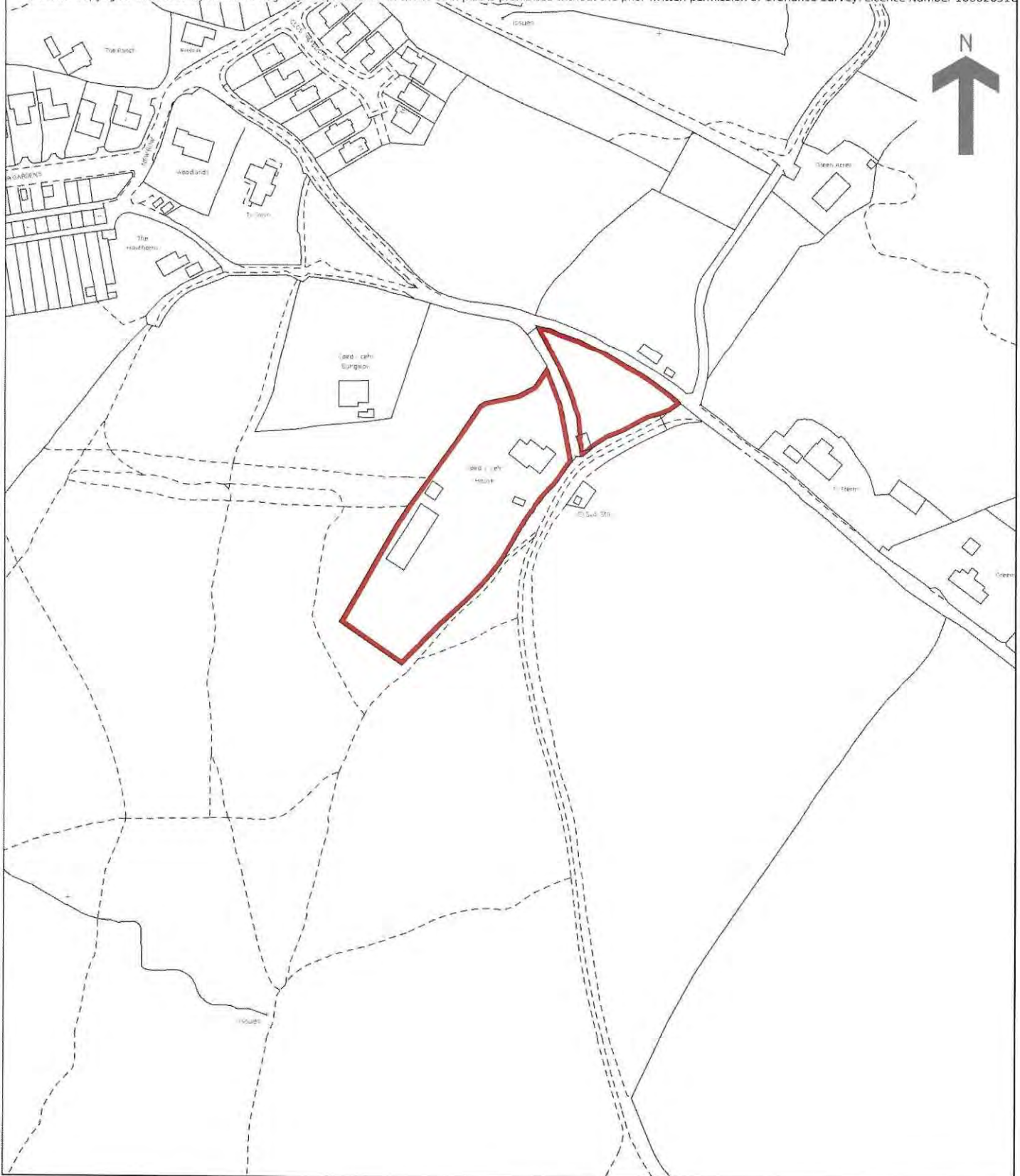
End of register / Diwedd y gofrestr

HM Land Registry
Official copy of
title plan

Title number **CYM432711**
Ordnance Survey map reference **ST2188NW**
Scale **1:2500**
Administrative area **Caerphilly / Caerffili**



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Witness Statement: P. D. Wells
Exhibit: PDW6

EXHIBIT PDW6

This is Exhibit PDW6 referred to in the Statutory Declaration of Paul Douglas Wells relating to [REDACTED] house, Rhyd Y Gwern Lane, Machen dated [REDACTED]

Declared.....

Dated..... *21st MAY 2021*.....

Before me... [REDACTED]

Solicitor/Commissioner for Oaths



Directorate of the
Environment
Planning Division
Council Offices, Pontllanfraith
Blackwood NP12 2YW
Tel: 01495 226622
Fax: 01495 235013

Adran y Cyfarwyddwr
Gwasanaethau Environment
Is-Adran Cynllunio
Swyddfeydd y Cyngor, Pontllanfraith
Coed Duon NP12 2YW
Ffon: 01495 226622
Ffacs: 01495 235013

Town and Country Planning Act, 1990

Town and Country Planning (General Development Procedure) Order, 1995

PERMISSION FOR DEVELOPMENT

APPLICATION NO. 09/0608/FULL

APPLICANT

Mr & Mrs P Wells
C/O CLC
The Design Office
19 Heol Y Deri
Rhiwbina
Cardiff
CF14 6HA

AGENT

CLC
The Design Office
19 Heol Y Deri
Rhiwbina
Cardiff
CF14 6HA

WHEREAS on 28 July 2009, you submitted an application for permission to Erect replacement dwelling at Coed-Y-Cefn House, Rhyd-Y-Gwern Lane, Machen. (hereinafter called "the development")

The Caerphilly County Borough Council as the Local Planning Authority hereby PERMITS the development.

This permission is subject to the following conditions:-

- 01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02 The external surfaces of the development shall not be constructed until samples of the materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.



Directorate of the
Environment
Planning Division
Council Offices, Pontllanfraith
Blackwood NP12 2YW
Tel: 01495 226622
Fax: 01495 235013

Adran y Cyfarwyddwr
Gwasanaethau Environment
Is-Adran Cynllunio
Swyddfeydd y Cyngor, Pontllanfraith
Coed Duon NP12 2YW
Ffon: 01495 226622
Ffacs: 01495 235013

Town and Country Planning Act, 1990

Town and Country Planning (General Development Procedure) Order, 1995

- 03 Demolition associated with the development hereby approved shall operate during daylight hours only, ceasing operations one hour before sunset and not commencing until one hour after sunrise.
REASON: To minimise disturbance to foraging bats utilising the building during the night.
- 04 Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats into the dwelling shall be submitted to the Local Planning Authority for approval. The development shall thereafter be undertaken in compliance with these approved details.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with paragraph 5.2.7 of Planning Policy Wales, paragraph 1.4.3 of draft TAN 5 and Section 40 of the Natural Environment and Rural Communities Act 2006.
- 05 Before any soils or hardcore are brought onto site a scheme for their importation and testing for contamination, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 06 Prior to the commencement of works on site a scheme for the drainage of foul, land and surface water shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.



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Town and Country Planning Act, 1990

Town and Country Planning (General Development Procedure) Order, 1995

- 07 Prior to the commencement of development a method statement shall be submitted in respect to the construction of the temporary haul road leading to the site. This statement shall also address the removal of this road and its restoration, as part of the paddock area. The road shall be removed upon the construction of the dwelling and the restoration works completed within one month of that completion date.
REASON: In the interests of visual amenity.

DATED: 16 December 2009

CHIEF PLANNING OFFICER

Advisory Note(s)

1. The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:
 - Collapse of shallow coal mine workings.
 - Collapse of, or risk of entry into, mine entries (shafts and adits).
 - Gas emissions from coal mines including methane and carbon dioxide.
 - Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
 - Transmission of gases into adjacent properties from underground sources through ground fractures.
 - Coal mining subsidence.
 - Water emissions from coal mine workings.Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

N.B. It is important that you should read the notes on the reverse of this form.



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Environment
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Town and Country Planning (General Development Procedure) Order, 1995

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted. Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

2. Please find attached the comments of Group Manager (Transportation Planning); Dwr Cymru/Welsh Water and Head of Public Protection that are brought to the applicant's attention.
3. The following policy(ies) of the Council Approved Unitary Development Plan is/are relevant to the conditions of this permission: DC1, C7 and C12.

N.B. It is important that you should read the notes on the reverse of this form.

EXHIBIT PDW7

This is Exhibit PDW7 referred to in the Statutory Declaration of Paul Douglas Wells relating to [REDACTED] House, Rhyd Y Gwern Lane, Machen dated [REDACTED]

Declared.....

Dated..... *21st MAY 2021*.....

Before me... [REDACTED]

Solicitor/Commissioner for Oaths



EXHIBIT PDW8

This is Exhibit PDW8 referred to in the Statutory Declaration of Paul Douglas Wells relating to [REDACTED] in House, Rhyd Y Gwern Lane, Machen dated [REDACTED]

Declared.....

Dated..... *21st MAY 2018*.....

Before me.... [REDACTED]

Solicitor/Commissioner for Oaths



Witness Statement: P. D. Wells
Exhibit: PDW9

EXHIBIT PDW9

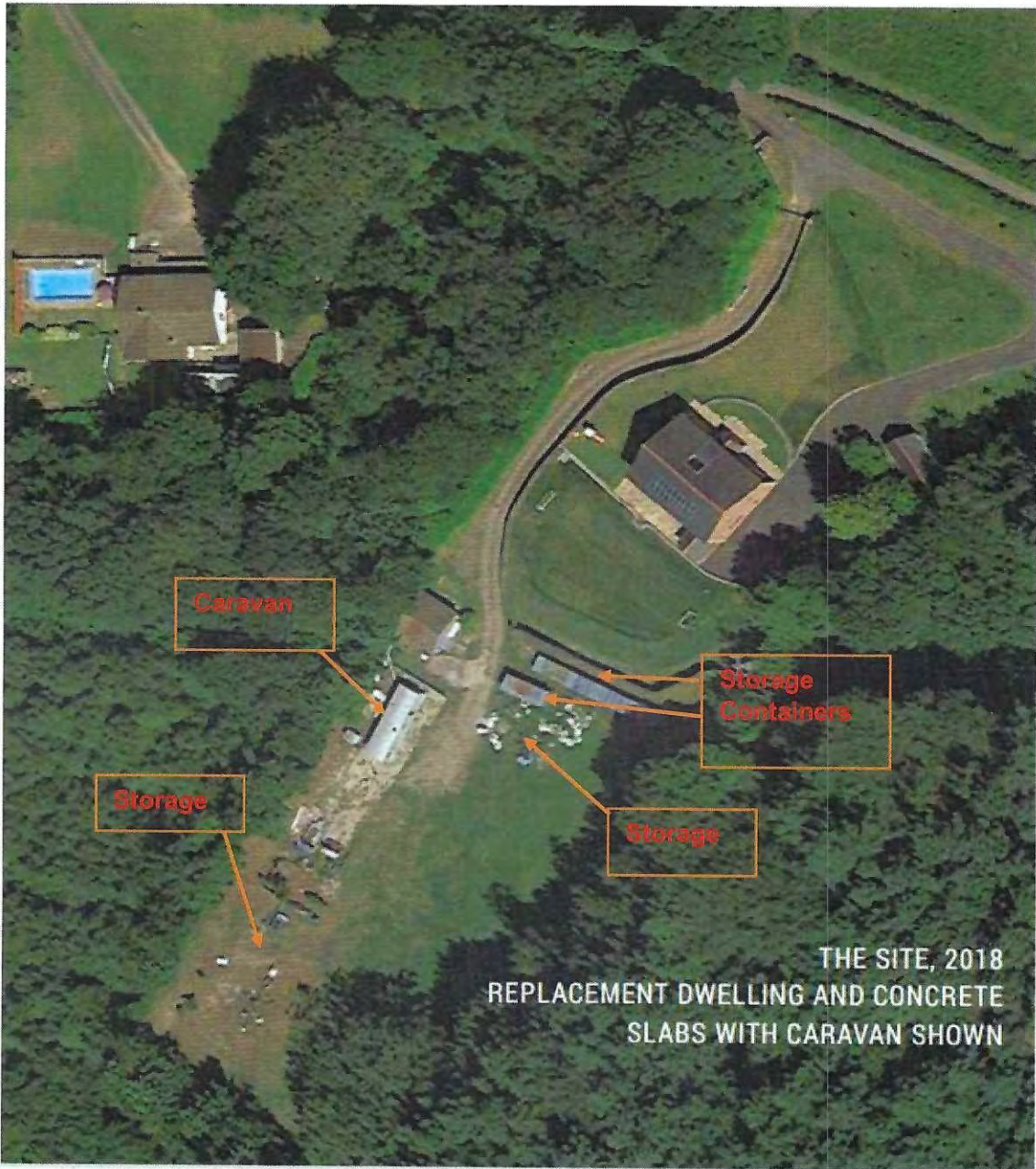
This is Exhibit PDW9 referred to in the Statutory Declaration of Paul Douglas Wells relating to [REDACTED] in House, Rhyd Y Gwern Lane, Machen dated []

Declared.....

Dated.....

Before me.....

Solicitor/Commissioner for Oaths



Caravan

Storage

Storage Containers

Storage

THE SITE, 2018
REPLACEMENT DWELLING AND CONCRETE
SLABS WITH CARAVAN SHOWN