

Exhibit JRW 2



20/05/22

Mr J Wilder
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Oakford
TIVERTON
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Development Control
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Your Ref

Date 4 February 2003

My Ref CC/MS/4/39/03/116/DET
PB2003/0051

Contact: Mr C Corrigan
Planning Officer

Dear Mr Wilder

RE: ERECTION OF HOLIDAY COTTAGE AT SPURWAY MILL, OAKFORD

I am writing to you in response to your enquiry for the above development that was received on 13th January, 2002.

The site you indicated to me during my site visit was located across the road from your dwelling, on the site of an existing disused caravan. I indicated to you, on this visit, that it may indeed be possible to erect a holiday cottage/chalet on this site and that I would investigate into this possibility further.

However on further investigation and after consulting Devon County Council Highways, the Local Planning Authority's policies on tourist accommodation and from speaking to my Area Planning Officer, I have ascertained that this site may not be suitable for the erection of a holiday let as it located away from the main dwelling house and outbuildings.

MDDC Policy on tourist accommodation states that:

"Where new building is necessary it should be generally small in scale and grouped with existing buildings."

Therefore despite the site you have indicated being well screened and having suitable highway access, the likelihood is that due to its location, away from the main dwelling house and outbuildings, any application would be considered to be essentially, new development within the open countryside, which under current policies and guidance is unacceptable.

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Telephone (Main Switchboard) 01884 255255 JONATHAN GUSCOTT
Dx: 49011 (Tiverton) Head of Planning

DAVID VALENTINE
Development Control Manager

For a full list of Council members, his/her name and address can be obtained from

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I hope this has been of some benefit and ask that if you have any further questions please do not hesitate to contact myself or another member of staff.

Finally I would like to apologise for the delay in responding to your enquiry and hope that it has not caused too much inconvenience.

Yours sincerely


C CORRIGAN
Development Control Division