

**IN THE MATTER OF Caravan at The Paddock, Spurway Mill, Oakford, EX16 9EU**

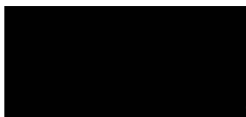
I Louise Margaret COOK of Spurway Mill Farm, Oakford, EX16 9EU. **Do Solemnly and sincerely declare** as follows:

1. I make this declaration in relation to a Certificate of Lawful Use application that will be submitted to Mid Devon District Council, who act as the Local Planning Authority (LPA). regarding the siting and use of a residential caravan, wooden decking area and associated garden area, car parking and vehicular access.
2. My partner John WILDER owns the land known as 'The Paddock' Spurway Mill, Oakford, EX16 9EU, the land is registered with Land Registry under the title number DN441223 John WILDER purchased this land in [REDACTED]. I am aware that at the time of that purchase a caravan was located on site and that fact was contained within the estate agents selling details.
3. The caravan, associated wooden decking, garden area, vehicle parking area, and vehicular access, are outlined in red on a site location plan. I have seen a copy of this Site Location Plan produced by John WILDER as Exhibit JRW1 for identification purposes, and for the avoidance of doubt this declaration will refer to the caravan located on that site.
4. I have lived in a dwelling house known as 'Spurway Mill Farm' with my partner John WILDER, opposite the land the subject of this declaration, continually since [REDACTED]. I can therefore provide very detailed and informative evidence regarding the use of the land and caravan.
5. In 2003 John WILDER had a communication from Mid Devon District Council (MDDC) following an enquiry in connection with planning matters. Following that reply to John we decided to rent/let the caravan on a Shorthold Tenancy arrangement and holiday let basis. The lettings were conducted on a more regular and recorded basis as from April 2012. I have maintained chronological records that relate to that letting and have compiled a spreadsheet and list in relation to those historical lettings. The lettings run continually from April 2012 until the current date. At the date of this declaration the caravan is occupied by [REDACTED], as detailed on the exhibited chronology. [REDACTED] has an agreement to occupy until the autumn 2022. I produce a copy of that list as Exhibit LMC1.
6. The Holiday lettings were arranged through a holiday home company called Direct Holiday Homes Ltd and I produce a letter from that company dated 25<sup>th</sup> February 2022 as Exhibit LMC2.
7. As a result of the commercial letting, I had to arrange for commercial caravan insurance. I have kept a record of that insurance and produce a bundle of insurance policies, and an e-mail, confirming that insurance was in place, as Exhibit LMC3.
8. MDDC have collected Business Rates in relation to the caravan and paddock since it was first assessed in April 2015 under the reference [REDACTED] and continue to do so at the time of this declaration.

9. I believe from the above information and evidence referred to in this statement that it is clear, and based upon the balance of probability, that there has been a residential caravan with associated wooden decking, an associated garden area and vehicular parking and highway access in the location as identified on Exhibit JRW1 for more than ten (10) years in relation to the change of use, and for more than four (4) years in relation to the wooden decking. As a result, that use and operational development is immune from any planning enforcement action that the Local Planning Authority (LPA) may consider is appropriate, and that the LPA can issue a Certificate of Lawful Use to that effect.

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

Signed



Dated

30/05/22.

(Your name)

L. COOK.

Signed



Dated

30/5/22

(Solicitor)

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