

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

I John Robert WILDER 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 I will submit 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. I own land known as 'The Paddock' Spurway Mill, Oakford, EX16 9EU, the land is registered with Land Registry under the title number DN441223 I purchased this land in [REDACTED]. At the time of my purchase of the land 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 the submitted site location plan. I produce a copy of this Site Location Plan as Exhibit JRW1 for identification purposes, and for the avoidance of doubt.
4. I have lived in a dwelling house known as 'Spurway Mill Farm' with my partner Louise COOK, opposite the land the subject of this declaration, continually since that date [REDACTED] I can therefore provide very detailed and informative evidence regarding the use of the land and caravan.
5. In January 2002 I wrote to Mid Devon District Council (MDDC) regarding the possibility of having a holiday lodge on the land the subject of this declaration. I received a reply from MDDC dated 4<sup>th</sup> February 2003 their reference CC/MS/4/39/03/116/DET PB2003/005. The proposed holiday lodge was not supported at this time, and reference to the 'existing' disused caravan on the site of the enquiry, and this declaration (Exhibit JRW1) was contained within the letter. I produce a copy of that letter Exhibit JRW2. MDDC have therefore been aware of the existence of a caravan on the land since 2003, and there has been no attempt by me to hide or conceal that use.
6. As a result of the reply from MDDC (Exhibit JRW2) my partner (Louise COOK) and I decided to rent/let the caravan on a Shorthold Tenancy arrangement and holiday let basis. Louise COOK will provide more detail regarding that letting within her statutory declaration.
7. The caravan the subject of this declaration is a direct replacement of the previously existing, and no longer fit for purpose, caravan that was the subject of planning enquiry of MDDC in January 2002. I replaced that caravan in 2003. There was no time gap between the first caravan being replaced in the same position by the existing caravan. The current caravan contains the following facilities. Kitchen living room, two (2) bedrooms, and shower room with sink and WC. The following services are provided to the caravan, and have been since 2003, borehole water supply, mains electricity, gas by way of bottled supply, and foul waste goes to an adjacent sewage septic tank. I have used the land outside of the caravan, and as identified on

Exhibit JRW1), as associated garden with car parking. The vehicular access is also identified on Exhibit JRW1, with that vehicular access being from the highway located to the southwest of the caravan. I completed an outside wooden decking area in 2003. At all times of letting the caravan has had the facilities that allow for day-to-day living. Bedding, linen, kitchen crockery/utensils, a microwave oven and a gas oven and heater/fire. Tenants would bring their own personal belongings when occupying. The garden area would have items of domestic paraphernalia such as garden chairs and tables, washing line a b-b-q and children's play equipment.

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 [REDACTED] on before.

Signed [REDACTED]

Dated

30/05/22

(Your name)

John Winder

Signed [REDACTED]

Dated

30/5/22

(Solicitor)

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