



Ministry of Housing,  
Communities &  
Local Government

Mr David Bellchamber  
Cobham Conservation & Heritage Trust  
PO Box 335  
Cobham  
Surrey  
KT11 9AY

Our ref: APP/Y3615/W/16/3159894

18 June 2018

Dear Sir

**LOCAL GOVERNMENT ACT 1972 – SECTION 250(5)  
TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 78 AND 320  
APPEAL BY WISLEY PROPERTY INVESTMENTS LIMITED  
LAND AT WISLEY AIRFIELD, HATCH LANE, OCKHAM GU23 6NU  
APPLICATION: REF: 15/P/00012**

**APPLICATION FOR AN AWARD OF COSTS**

1. I am directed by the Secretary of State to refer to the enclosed letter notifying you of his decision on the above named appeal.
2. This letter deals with the application by Cobham Conservation & Heritage Trust for a full award of costs against Wisley Property Investments Ltd. The application as submitted and the response of Wisley Property Investments Ltd are recorded in the Inspector's Costs Report, a copy of which is enclosed.
3. In planning inquiries, the parties are normally expected to meet their own expenses, and costs are awarded only on grounds of unreasonable behaviour resulting in unnecessary or wasted expense in the appeal process. The application for costs has been considered in the light of the Planning Practice Guidance, the Inspector's Costs Report, the parties' submissions on costs, the inquiry papers and all the relevant circumstances.
4. The Inspector's conclusions are stated at CR13-24. He recommended that your application for a full award of costs be refused.
5. Having considered all the available evidence, and having particular regard to the Planning Practice Guidance, the Secretary of State agrees with the Inspector's conclusions in his report and accepts his recommendation. Accordingly, he has

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decided that a full award of costs against Wisley Property Investments Ltd, on grounds of 'unreasonable behaviour', is not justified in the particular circumstances. The application is therefore refused.

6. This decision on your application for an award of costs can be challenged under section 288 of the Town and Country Planning Act 1990 if permission of the High Court is granted. The procedure to follow is identical to that for challenging the substantive decision on this case and any such application must be made within six weeks from the day after the date of the Costs decision.
7. A copy of this letter has been sent to Wisley Property Investments Ltd.

Yours faithfully

*Jean Nowak*

Authorised by the Secretary of State to sign in that behalf