



Costs Decision

Site visit made on 20 February 2025

by **C Butcher BSc MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 25 March 2025

Land Opposite Grampound School, South Street, Grampound Road, Cornwall, TR2 4EA

Costs application in relation to Appeal Ref: APP/D0840/W/24/3348059

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Mr A and J Warne for a full award of costs against Cornwall Council.
 - The appeal was against the refusal of planning permission for outline permission with all matters reserved for rural exception site consisting of up to 35 dwellings with a minimum 50% affordable homes.
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Decision

1. The application for an award of costs is refused.

Reasons

2. Parties in planning appeals normally meet their own expenses. However, the Planning Practice Guidance (PPG) advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. In this instance, the applicant has suggested that the original planning application should not have been refused and that any concerns that Members had could have been addressed via conditions or through the reserved matters application. However, while I have disagreed with the conclusion reached by Members, matters relating to character and appearance in particular are clearly subjective and I do not find that the Council acted unreasonably in refusing the application on the basis that the principle of built form on the site would be harmful.
4. Therefore, unreasonable behaviour resulting in unnecessary or wasted expense has not occurred and an award of costs is not warranted.

C Butcher

INSPECTOR