



Costs Decision

Site visit made on 21 October 2025

by **S Harrington MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 31st October 2025

Costs application in relation to Appeal Ref: APP/D0840/W/25/3366532

Trewavas Farm, Wendron, Helston, Cornwall TR13 0NR

- 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 Mrs Natalie Martin for a full award of costs against Cornwall Council.
 - The appeal was against the refusal of planning permission for a proposed agricultural access track.
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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. The applicant contends that the Council has acted unreasonably as it has prevented development from proceeding that should have been permitted and produced a vague reason for refusal that was issued without any dialogue with the applicant or agent.
4. Although the Council do refer to a lack of justification for the proposal within their decision notice, it is evident from the Council's officer delegated report and its response to the applicant's statement of case that the Council had regard to the character of the surrounding area and site context in making its decision.
5. Even if the Officer did not visit the site, the Council's decision included consideration of the landscape character area the appeal site falls within and its reason for refusal is sufficiently unambiguous and refers to relevant development plan policies. A reasonable planning balance was exercised by the Council having regard to adopted development plan policy and other material considerations in reaching their decision.
6. The National Planning Policy Framework outlines that local planning authorities should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.
7. Nevertheless, there is no statutory requirement of the Council to negotiate during the application process. The Council's application acknowledgement letter and

policy on amendments clearly outline the Council's specific approach on these matters.

8. Given the above, I find that unreasonable behaviour resulting in unnecessary or wasted expense has not occurred and an award of costs is not warranted.

S Harrington

INSPECTOR