



Costs Decision

Site visit made on 30 October 2025

by **C Butcher BSc MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 8 December 2025

Costs application in relation to Appeal Ref: APP/D0840/W/25/3370951

Barn to the west of Truthan Manor, Truthan, St Erme TR4 9BB

- 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 John Mathews for a full award of costs against Cornwall Council.
- The appeal was against the refusal of prior approval for the conversion of barn to dwelling (Class Q).

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 set out that the Council withheld information that was submitted by a third party, and that as a result, the reasoning behind the refusal of the application was unclear.
4. This was an unusual situation wherein the Council had received confidential information. I do acknowledge that this would have been frustrating for the applicant. However, as a result of information received from third parties during the course of the appeal, it has become clear that the Council was justified in refusing the application. Given that I have agreed with their assessment, it is clear that the appeal was an inevitable outcome in this case.
5. Therefore, unreasonable behaviour resulting in unnecessary or wasted expense has not occurred and an award of costs is not warranted.

C Butcher

INSPECTOR