



Costs Decision

by Gareth Symons BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date 19 January 2026

Costs application in relation to Appeal Ref: APP/N0410/C/24/3350433 Bellswood Farm, Bellswood Lane, Iver, Buckinghamshire, SL0 0LU

- The application is made under the Town and Country Planning Act 1990, sections 174, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Buckinghamshire Council for a full award of costs against Mr Paul Kelly.
 - The appeal was against an enforcement notice alleging “A material change of use of the land to vehicle sales, repairs and storage and to facilitate the use, the undertaking of operational development comprising the formation of a vehicular access onto Bellswood Lane, the laying of hardstanding, the erection of fencing and access gates and the siting of portacabins”.
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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 information in support of the two grounds of appeal was thin. However, the points raised were relevant to the grounds of appeal and they required appropriate consideration, as set out in my appeal decision. The appellant’s evidence fell on the side of being respectable, such that the appellant did not behave unreasonably in the appeal process.
4. Therefore, an award of costs is not warranted.

Gareth Symons

INSPECTOR