

Landmark Chambers

Barrister CV

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Timothy Corner KC

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Tim Corner KC specialises in planning, compulsory purchase and public law, including local government and environment law. He is a former Chairman of the Planning and Environment Bar Association and sits as a Deputy High Court Judge in the Administrative Court



Expertise

Planning

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Planning

Tim's planning work embraces all types of development. He appears regularly in the higher courts and in the Upper Tribunal (Lands Chamber) as well as in inquiries, examinations and hearings. He is listed by Chambers & Partners as a top tier planning silk.

Tim's recent cases in court include:

- ***Secretary of State for Transport v Curzon Park Ltd*** [2023] UKSC 30, [2023] PTSR 1564 (Supreme Court, compulsory purchase, whether when an application for a Certificate of Appropriate Alternative Development-“CAAD”-is determined in relation to a site, applications for CAADs on other land can be taken into account)
- ***R (Spitalfields Historic Buildings Trust) v London Borough of Tower Hamlets & Old Truman Brewery Ltd*** [2023] EWCA Civ 917, (Court of Appeal, lawfulness of standing orders preventing Planning Committee members from voting on a planning application if they were not present when the application was previously considered by the Committee)

- ***R (Transport for London) v London Tribunals*** [2023] EWHC 2889 (Swift J, lawfulness of TfL issuing parking fines based on CCTV evidence and relationship between judicial review and statutory review provisions)
- ***Hayle Town Council v Cornwall Council and Burrington Estates (Hayle) Ltd and Progress Land (Hayle 3) Ltd*** [2023] EWHC 389, (Lane J, whether a planning application had to be reconsidered by the Committee following a change of circumstances)
- ***Wild Justice v Natural Resources Wales*** [2021] Env L.R. 24 (High Court, judicial review challenge to licences to cull wild birds)
- ***Sawkill v Highways England*** [2020] EWHC 801 (Dove J, Development Consent Orders, general principles of statutory construction)
- ***Burgos and Amayo v Secretary of State*** [2019] EWHC 2792 (Jay J, lawfulness of Secretary of State's decision to confirm compulsory purchase order at Seven Sisters)
- ***Leicester University v Secretary of State*** [2016] JPL 709 (Supperstone J, relevance of extrinsic evidence in interpreting planning permissions)
- ***Turner v Secretary of State*** [2015] EWCA Civ 582 (Court of Appeal, bias in public law).

As a Deputy High Court Judge Tim regularly deals with planning cases in the Administrative Court. His recent judgements include ***Bounces Properties v Secretary of State*** [2023] EWHC 735 (Inspector's duty to seek views of parties on points not raised in the evidence), ***Strongroom Ltd v London Borough of Hackney*** [2023] EWHC 488 (costs where a planning judicial view settles), ***R (Wells) v Welwyn Hatfield Borough Council*** [2022] EWHC 3298 (Inspector's duty to inspect property of an objecting third party), ***R (Buxton) v Cambridge City Council*** [2022] JPL 487 (listed buildings, relevance of reversibility of alterations) and ***R (G) v Thanet DC*** [2021] EWHC 2026 (bias, appropriate assessment, delegation to officers).

Tim appeared for the Welsh Government at the examination of the Wylfa Newydd Development Consent Order and recently acted for HS2 in a major compulsory purchase compensation claim in the Upper Tribunal.

Recent public inquiries and Local Plan examinations include appearance at the Bedford Local Plan examination for O & H Ltd (4000 homes in a new settlement) and inquiries for Berkeley (new riverside development in Reading, new school and housing in the Surrey Green Belt), BMOR (12 and 14 storey residential development in Vauxhall), Sainsbury's (new stores with major residential above in Ilford and Whitechapel), Haringey Council (Wards Corner CPO, large scale regeneration) and Canary Wharf and Qatari Diar (Southbank Place development behind the London Eye). He has also recently secured allocation for 5000 new homes and 30h. of employment in the Central Bedfordshire Local Plan, on behalf of O&H Ltd.

Tim is listed by Chambers & Partners as a leading silk in planning law (top tier) and by the Legal 500 as a leading silk in planning and environment law.

Qualifications

- MA (Jurisprudence) and BCL (Bachelor of Civil Law) from Oxford University
- Demy (Open Scholar) of Magdalen College, Oxford

Recommendations

"Tim gives very clear advice and gets straight to the point. He is very personable, approachable, and he has a great style with clients. He is an excellent advocate."

Planning, Legal 500, 2024

"He is a superb advocate. He fights hard for his clients but he is not afraid to provide difficult advice when required." "Tim has an excellent ability to distil complex legal points for the benefit of clients and their expert teams, which results in him being very highly thought of by all with whom he works."

Planning, Chambers and Partners, 2023

"Tim remains an accessible, effective, and meticulously prepared advocate who is prepared to give clients the unvarnished advice they need."

Planning, Chambers and Partners, 2023

"Tim is a strong advocate. He has gravitas, focuses on key issues and is able to develop rapport with inspectors and provide clear strategic advice."

Planning, Legal 500, 2023

"He is incredibly clever but also brings his experience as an advocate and a judge to bear in his advice."

Environment, Legal 500, 2023

"Timothy is an outstanding advocate – one of the absolutely top-notch planning Q[K]Cs. He is a tenacious advocate for schemes but also a critical friend, and that is particularly valuable." "He is extremely knowledgeable, approachable and personable." "He is extremely client-focused and has excellent advocacy skills."

Planning, Chambers and Partners, 2022

"An excellent advocate who brings gravitas to any inquiry or court proceedings."

Environment, Legal 500, 2022

"Tim is a star – well-prepared and meticulous, he listens well and provides counsel of great integrity. He works well with project teams and is prepared to give a plain view of the weaknesses of a case, then chart a course to address them."

Planning, Legal 500, 2022

"He's very good at working with and getting the best out of a team." "His personality is such that he takes every team member with him and he's very technologically savvy."

Planning, Chambers and Partners, 2021

"He cuts through the detail to provide sound, strategic advice." "Very experienced and tactically astute."

Local Government, Chambers and Partners, 2021

"He will forensically examine every single aspect of the case and will be incredibly well prepared for the case." "He has a measured, understated but confident style of advocacy which comes across very well in the High Court."

Planning, Chambers and Partners, 2020

"A very polite and calm opponent who is eminently thorough and never misses a point." "An extremely hard-working and charming advocate."

Local Government, Chambers and Partners, 2020

Cases and inquiries

01 02 24	Supreme Court grants permission to appeal in local authority voting case
17 11 23	High Court confirms that TfL can lawfully use CCTV to issue parking penalties in red route parking bays
24 02 23	Hayle Town Council v Cornwall Council and Burrington Estates (Hayle) Ltd and Progress Land (Hayle 3) Ltd
31 08 22	High Court rules on local authorities' power to make standing orders in relation to voting
17 03 22	Major riverside development allowed in Reading for Berkeley Homes
18 01 21	Wild Justice v Natural Resources Wales [2021] EWHC 35 (Admin)
23 07 20	86 apartments allowed in Brentwood following digital inquiry
03 04 20	Sawkill v Highways England Company Limited [2020] EWHC 801 (Admin)
10 10 19	Burgos & Amayo v Secretary of State for Housing, Communities and Local Government (Wards Corner Regeneration Project CPO)
25 09 19	Successful planning appeals for 10 and 14 storey mixed use development in Vauxhall

23 07 19	Successful planning appeal for 9 storey building in West London
23 01 19	Wards Corner - Secretary of State confirms regeneration CPO in Haringey
22 10 18	Wylfa Newydd Nuclear Generating Station Order
12 10 18	Entrance signage approved for Islington Square development
17 09 18	Cheshire West and Chester Borough Council (Chester Northgate) Compulsory Purchase Order 2017
03 07 18	UK Coal PLC - Bradley site, Durham
03 07 18	Lichfield Core Strategy
03 07 18	Coventry and Warwickshire Gateway call-in inquiry
03 07 18	Housing inquiry for Fairview New Homes in Dartford
03 07 18	Metropolitan Borough of Solihull (Touchwood Extension, Solihull) Compulsory Purchase Order 2015 and the Stopping Up of Highway (West Midlands) Order 201
21 03 18	Green Belt housing and new secondary school allowed in Surrey
14 03 18	Secretary of State allows appeal by Sainsbury's for new store and 683 flats in Ilford
04 12 17	Oxford student accommodation appeal dismissed on heritage grounds
26 06 17	Council of the Borough of South Tyneside (Barrington Street, Coronation Street, East Street, Keppel Street and King Street) Compulsory Purchase Order 2016 and associated Stopping Up Order
25 08 16	London Borough of Hounslow (Hounslow High Street Quarter) Compulsory Purchase Order 2015
09 08 16	Housing inquiry in Northampton for Northampton Borough Council
26 07 16	R. (on the application of Hawksworth Securities Plc) v Peterborough City Council [2016] EWHC 1870 (Admin)
26 07 16	R (Hawksworth Securities PLC) v Peterborough Council and others [2016] EWHC 1870 (Admin)
07 07 16	R (Foster and Langton) v Forest of Dean District Council and the Homes and Communities Agency (CI/2015/3167 & 3169)

17 06 16	William Hill Organization Limited v Crossrail Limited [2016] UKUT 275 (LC)
23 03 16	Dartford BC v Secretary of State and Fairview New Homes Limited [2016] EWHC 649 (Admin)
07 03 16	University of Leicester v Secretary of State [2016] EWHC 476 (Admin) [2016] JPL 709
01 03 16	Secretary of State grants permission for Northampton Sustainable Urban Extension
22 09 15	R (Foster and Langton) v Forest of Dean DC and Homes and Communities Agency [2015] EWHC 2648 (Admin) Cranston J
28 07 15	R (London Borough of Islington and London Borough of Camden) v Mayor of London and Royal Mail Group CO/2162/2015 Ouseley J
11 06 15	Turner v Secretary of State for Communities and Local Government [2015] EWCA Civ 582
03 06 15	Re-hearing inquiry for UK Coal PLC - Bradley site, Durham
23 03 15	Housing inquiry for Fairview New Homes in Willesden
26 02 15	Turner v Secretary of State for Communities and Local Government [2015] EWHC 375 (Admin) Collins J [2015] JPL 936
20 02 15	R (Archway Sheet Metal Works) v Secretary of State, London Borough of Haringey and Tottenham Hotspur Ltd [2015] EWHC 794 (Admin), Dove J
06 06 14	Shell Centre Proposals Approved
14 03 14	Cofferidge Close supermarket inquiry for CBRE Investors
26 02 14	Attorney General v HMB Holdings [2014] UKPC 5
12 12 13	Shell Centre Inquiry
04 10 13	Fairview New Homes Inquiry at Dartford
25 07 13	Housing Inquiry for Indigo Planning in Cramlington, nr Newcastle
11 06 13	Fairview New Homes inquiry at Runnymede
05 06 13	UK Coal Mining v Secretary of State [2013] EWHC 2142 (Admin)

11 03 13	Tottenham Hotspur CPO inquiry
16 01 13	South Northamptonshire Council v Secretary of State for Communities and Local Government [2013] EWHC 11 (Admin)
30 09 12	Aylesbury Vale Core Strategy
13 04 12	Bishopsgate Parking and Powerfocal v Welsh Ministers [2012] UKUT 22 (LC)
19 01 12	O&H Properties Limited, land at Newton Leys, Aylesbury Vale
13 09 11	The London Thames Gateway Development Corporation (Bromley By Bow)(South) Compulsory Purchase Order
04 03 11	Sainsbury's supermarkets, Darlington
11 02 11	Trad Scaffolding Co Ltd v London Thames Gateway Development Corporation [2011] EWHC 314 (Admin)
04 01 11	Sainsbury's supermarkets, Archer Road Sheffield
05 12 10	Hadley Homes, Waltham Forest
06 10 10	R (Birch) v Barnsley MBC [2010] EWCA Civ 1180
04 07 10	Fairview Homes, Croydon
04 05 10	Sainsbury's Supermarkets, Chesterfield
16 04 10	Badger Trust, R (on the application of) v The Welsh Ministers [2010] EWHC 768 (Admin)
23 12 09	Kent International Gateway
25 11 09	R (First Essex Buses) v Secretary of State for Transport & Essex CC [2009] EWHC 3024 Admin
23 07 09	Daventry Housing Appeals Inquiry
01 04 09	UK Coal PLC - Huntington Lane, Shropshire
30 03 09	Tesco Stores, Birmingham

17 12 08	Organisation for Promotion of Environmental Needs Ltd ('OPEN') v London Borough Tower Hamlets & Bishopsgate Apartments LLP
30 10 08	Kirkgate, Huddersfield
28 09 08	London & Bath Estates Group Ltd, R (on the application of) v Secretary of State for Communities & Local Government & Anor [2008] EWHC 204 (Admin)
19 02 08	R (Howsmoor) v South Gloucestershire District Council
25 01 08	The Queen on the Application of London & Bath Estates Group Ltd v Secretary of State for Communities and Local Government & (2) London Borough of Hounslow
11 06 07	Leicestershire County Council v Secretary of State for Communities and Local Government and UK Coal Mining Ltd
25 05 07	R (Kings Cross Railway Lands Group) v Camden LBC [2007] EWHC 1515 (Admin)
10 05 07	Berwick Retail Inquiry
27 11 06	Condron v National Assembly for Wales [2006] EWCA Civ 1573; [2006] All ER (D) 359 (Nov)
21 02 06	English Partnerships - Kings Waterfront
13 09 05	Long Moor Surface Mine Site nr Coalville, Leicestershire
14 07 05	Stancliffe Stone v Peak District National Park Authority [2004] EWHC 1475
12 04 05	First Secretary of State v Sainsbury's Supermarkets Ltd [2005] EWCA Civ 520
01 09 04	Fortune Green Road Inquiry
19 07 04	Morbaine Ltd (2) Roberts (Abigail) v (1) First Secretary of State (2) Stoke on Trent City Council (3) Lear Management Ltd [2004] EWHC 1708 (Admin) CO/1961/2004, CO/1959/2004
23 06 04	Pelham Homes
14 04 04	MTV
25 03 04	Scott v Mid-South Essex Justices EWHC 1001 (Admin)

31 01 04	Tonbridge & Malling Major Sites Inquiry
20 01 04	Delancey London Company Ltd
14 10 03	R (Mount Cook Land Ltd and another) v Westminster City Council [2003] EWCA Civ 1346; [2004] JPL 470
08 04 03	J Sainsbury
14 01 03	Tesco
26 11 02	R (Medway Council and others) v Secretary of State for Transport [2002] EWHC 2516 (Admin); [2003] JPL 583
27 02 02	Secretary of State for the Environment, Transport and the Regions v Thurrock Borough Council [2002] JPL 1278 (CA)

Publications

Articles in Journal of Planning and Environment Law on planning, environment and human rights.