

# Planning application fees, planning advice charges & service levels

Effective from 17 January 2018

	Planning Application Fee (no VAT)	Planning Advice Fees (inc VAT)
<b>Discharge of Conditions</b>		
<b>Householder</b>	£34 per request	N/A
<b>Other</b>	£116 per request	
<b>Residential</b>		
<b>Domestic Enquiry Form</b> (is permission needed?)	No current charge	£58
<b>Domestic Extensions and ancillary works</b> Enlargement, improvement or alteration of existing dwelling & erection of sheds, fences, gates, walls, means of enclosure etc for purposes ancillary to the existing dwellinghouse	£206 for applications relating to one dwelling. £407 for applications relating to two or more dwellings.	£58
<b>New Dwellings</b> <b>Outline</b> Applications for dwellinghouses	£462 for each 0.1ha (or part) up to 2.5ha If exceeds 2.5ha then £11,432 and £138 for each additional 0.1ha (or part) (max. £150K)	£248 for up to 0.5ha <b>10% of planning fee +VAT</b> (max of £2,484)
<b>In Other Cases</b> - Full applications/Reserved Matters, Changes of use of a building to dwellinghouse(s) or a single dwelling to two or more dwellings	£462 per dwelling created up to 50 dwellings If exceeds 50 dwellings then £22,859 and £138 for each additional dwelling created (max £300K)	£248 1-5 Dwellings £331 6-14 Dwellings <b>10% of the planning fee +VAT</b> for 15 Dwellings+ (max £2,484)
<b>Other Buildings and Structures eg Employment, Retail etc (Gross Floorspace)</b>		
<b>Outline</b> applications for the erection of buildings (other than listed elsewhere in this schedule)	£462 for each 0.1ha (or part) up to 2.5ha If exceeds 2.5ha then £11,432 and £138 for each additional 0.1ha (or part) (max £150K)	£166 for sites under 0.5ha <b>10% of the Planning fee +VAT</b> sites 0.5ha+ (max £1,656)
<b>Full applications/Reserved Matters</b> for the erection of buildings (other than listed elsewhere in the schedule)	£234 up to 40 sq m. <i>In any other case</i> £462 for each 75sq m (or part) up to 3750 sq m  If exceeds 3750 sq m then £22,859 and £138 for each additional 75sqm (or part) (max £300K)	£82 for less than 40 sqm £248 41 - 400sqm  <b>10% of the Planning fee +VAT</b> 400 sqm+ (max £1,656)
The erection, alteration or replacement of plant/machinery	£462 for each 0.1ha (or part) up to 5.0ha If exceeds 5.0ha then £22,859 and £138 for each additional 0.1ha (or part) (max £300K)	£248 for under 0.5ha <b>10% of the Planning fee +VAT</b> 0.5ha+ (max £1,656 +VAT)
<b>Construction of car parks, service roads etc.</b> where the development is required for a purpose incidental to the existing use of the land	£234	£82
<b>PNC</b> - Prior Notification Commercial	£96 per request	N/A
<b>Agriculture (Gross Floorspace Applies)</b> The erection, on land used for agriculture, of buildings to be used for agricultural purposes (other than glasshouses)		
<b>Outline</b>	£462 for each 0.1ha (or part) up to 2.5ha If exceeds 2.5ha then £11,432 and £138 for each additional 0.1ha (or part) max £150K	£166 for sites under 0.5ha <b>10% of the Planning fee +VAT</b> sites 0.5ha+ (max of £1,656)

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<b>Full applications/Reserved Matters</b>	<b>£96</b> for up to 465 sq m <i>In other cases</i> <b>£462</b> up to 540 sq m <i>and thereafter</i> <b>£462</b> for the first 540 sq m and then <b>£462</b> each 75 sq m (or part) up to 4215sqm. Over 4215 sq m then £22,859 and <b>£138</b> for each 75 sqm (or part) (max. £300K)	<b>£58</b> <b>£82</b> <b>£248</b>
<b>Agricultural Glasshouses</b>	<b>£96</b> for up to 465 sq m <b>£2,580</b> in any other case	<b>£58</b> <b>£248</b>
<b>Change of Use</b>		
<b>Change of Use</b> (other than those listed elsewhere in this schedule)	<b>£462</b>	<b>£166</b>
<b>Certificate of Lawfulness</b>		
a) For an <b>EXISTING</b> use/development i) Residential Uses  ii) Use of Land or any operation iii) Not complying with a condition	<b>£462</b> per dwelling, up to 50 dwellings. Where more than 50 dwelling houses £22,859 and an additional <b>£138</b> for each additional dwelling(max. £300K) Normal fee appropriate to that use or operation <b>£234</b>	N/A
b) For a <b>PROPOSED</b> use/development	Half the normal fee appropriate to that use/development	N/A
<b>Determination whether prior Approval of details required</b>		
<b>Agricultural Buildings:</b> access roads & other operations	<b>£96</b>	Covered by other categories
<b>Demolition</b>	<b>£96</b>	Covered by other categories
<b>Forestry Buildings:</b> access roads & other operations	<b>£96</b>	Covered by other categories
<b>Telecommunications</b> - siting and appearance	<b>£462</b>	Covered by other categories
For an application under any Part of Schedule 2 of the General Permitted Development Order relating to development which involves the making of any material change in the use of any buildings or other land, except for an application under Part 4 (temporary buildings and uses)	<b>£96</b>	Covered by other categories
For an application under Part 3 of Schedule 2 of the General Permitted Development Order relating to development consisting of the making of a material change in the use of any buildings or other land and building operations in connection with that change of use.	<b>£206</b>	Covered by other categories
For an application under Parts 4 (temporary buildings and uses), 6 (agricultural and forestry), 7 (non-domestic extensions, alterations etc,) 11 (heritage and demolition) or 14 (renewable energy) of Schedule 2 of the General Permitted Development Order	<b>£96</b>	Covered by other categories
<b>Other Categories</b>		
<b>Creation of Playing Fields</b> for sports clubs etc	<b>£462</b>	No Fee
<b>Variation</b> or removal of a condition.	<b>£234</b>	<b>£58</b>
<b>Vehicular Access</b> onto a classified/trunk road	<b>£234</b>	<b>£58</b>
<b>High Hedges complaints</b>	<b>£402</b>	N/A
<b>Shopfronts</b>	<b>£234</b>	<b>£58</b>

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<b>Permission in Principle</b>	<b>£402</b> for each 0.1 hectare of the site area	Covered by other categories
<b>Advertisements</b>		
<b>Advertisements</b> relating to the business or person operating from the premises	<b>£132</b>	No Fee
<b>Advance signs</b> directing the public to a business	<b>£132</b>	No Fee
<b>All other adverts</b> e.g. hoardings	<b>£462</b>	No Fee
<b>Development crossing Planning Authority boundaries</b>		
<b>Only one fee</b> paid to the authority having the larger site.	<b>One and half times</b> the amount that would have been payable if application had fallen to be made to a single authority	Covered by other categories
<b>Exemptions</b>		
Extensions or other alterations to a dwelling solely to assist a disabled occupier cope with a specific disability	<b>No fee</b> (evidence of disability required)	No Fee (evidence of disability required)
Revised applications submitted within 12 months of refusal/withdrawal/approval of original application with no application by the applicant having already been exempted.	<b>No fee</b> (limited to one application only)	Covered by other categories
Listed Building/Demolition in a Conservation Area	<b>No fee</b>	Covered by other categories
Lop/fell trees covered by Tree Preservation Order	<b>No fee</b>	No Fee
Alternative applications for one site (submitted on same date)	Highest of fees plus half of the rest	Covered by other categories
Applications by Parish/Community Councils	Half the normal fee	No Fee
<b>Application for New Planning Permission to replace an existing Planning Permission (To Extend The Time For Starting)</b> Please Note: Only applies to permissions granted ON or BEFORE 1 October 2010 that have NOT expired.		
If the application is a 'Householder' application	<b>£68</b>	Covered by other categories
If the application is an application for 'Major Development'	<b>£690</b>	<b>£248</b>
In any other case	<b>£234</b>	<b>£82</b>
<b>Application for Non-Material Amendment following a grant of Planning Permission</b>		
If application is a 'Householder' application	<b>£34</b>	No Fee
In any other case	<b>£234</b>	No Fee
<b>Application for Minor-Material Amendment following a grant of Planning Permission</b>		
All applications	<b>£234</b>	No Fee
<b>Any other Operations not coming within any of the above categories</b>		
Manège	<b>£234</b> for each 0.1ha of the site, subject to a maximum of £1,690	<b>£82</b> minimum charge or <b>10% planning fee</b> whichever is greater
<b>Planning Site Histories &amp; Miscellaneous Enquiries</b>		
Planning site histories	N/A	<b>£82</b>
Miscellaneous enquiries not in categories above	N/A	<b>£82</b>
<b>County Matters - Minerals, Waste, Gas and Oil Exploration</b>		
Please contact the County Council		

# Pre-application discussions:

## Service levels:

In introducing charges for pre-application advice the Council wishes to ensure a consistency of our service: The following points are therefore relevant

### The service will provide:-

- Confirmation of request including a reference number, which should be quoted in all correspondence.
- Allocation to a named case officer.
- A request for further information if necessary.
- A meeting or site visit if necessary.
- A written response by letter sent either via the post or e-mail.
- A written response within 15 working days. In more complex cases this response may only be an initial reply with a full reply to follow.
- With an initial request the Council will provide a written response and if required a meeting/ site visit and one follow up response (whether that be in writing or in a meeting). Charges will then apply for any further advice required.

## Extent of advice:

The precise nature and content of advice will vary from case to case. The level of advice will depend on the amount of information provided by the enquirer. The advice which may typically be included in a written response would comprise: -

- Identification of any key planning policies and constraints which may affect the proposal.
- Site history.
- Responses to any consultation (not neighbours).
- A broad assessment of whether the principle of the proposed scheme is acceptable or not, including reference to factors which require further investigation or consideration.
- Likely Section 106 contributions needed.
- If applicable, the enquirer will be signposted to the relevant planning application validation requirements.

## Limitations

- We do not draw plans or design the proposal for the applicant.
- The advice is given in good faith and not binding on the Council. The formal decision of the Council can only be given with the submission of a planning application. There is no guarantee that planning permission will be granted for a future application.
- The fee is not refundable.