

Planning application fees, planning advice charges & service levels

Effective from 2 September 2020

	Planning Application Fee (no VAT)	Planning Advice Fees (inc VAT)
Discharge of Conditions		
Householder	£34 per request	N/A
Other	£116 per request	
Residential		
Domestic Enquiry Form (is permission needed?)	No current charge	£58
Domestic Extensions and ancillary works 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
Prior Approval for Larger Householder Extensions	£96	£58
New Dwellings Outline 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 10% of planning fee +VAT (max of £2,484)
In Other Cases - 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 10% of the planning fee +VAT for 15 Dwellings+ (max £2,484)
Other Buildings and Structures eg Employment, Retail etc (Gross Floorspace)		
Outline 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 10% of the Planning fee +VAT sites 0.5ha+ (max £1,656)
Full applications/Reserved Matters 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 10% of the Planning fee +VAT 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 10% of the Planning fee +VAT 0.5ha+ (max £1,656 +VAT)
Construction of car parks, service roads etc. where the development is required for a purpose incidental to the existing use of the land	£234	£82
PNC - Prior Notification Commercial	£96 per request	N/A
Agriculture (Gross Floorspace Applies) The erection, on land used for agriculture, of buildings to be used for agricultural purposes (other than glasshouses)		
Outline	£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 10% of the Planning fee +VAT sites 0.5ha+ (max of £1,656)

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Full applications/Reserved Matters	£96 for up to 465 sq m <i>In other cases</i> £462 up to 540 sq m <i>and thereafter</i> £462 for the first 540 sq m and then £462 each 75 sq m (or part) up to 4215sqm. Over 4215 sq m then £22,859 and £138 for each 75 sqm (or part) (max. £300K)	£58 £82 £248
Agricultural Glasshouses	£96 for up to 465 sq m £2,580 in any other case	£58 £248
Change of Use		
Change of Use (other than those listed elsewhere in this schedule)	£462	£166
Certificate of Lawfulness		
a) For an EXISTING use/development i) Residential Uses ii) Use of Land or any operation iii) Not complying with a condition	£462 per dwelling, up to 50 dwellings. Where more than 50 dwelling houses £22,859 and an additional £138 for each additional dwelling(max. £300K) Normal fee appropriate to that use or operation £234	N/A
b) For a PROPOSED use/development	Half the normal fee appropriate to that use/development	N/A
Determination whether prior Approval of details required		
Agricultural Buildings: access roads & other operations	£96	Covered by other categories
Demolition	£96	Covered by other categories
Forestry Buildings: access roads & other operations	£96	Covered by other categories
Telecommunications - siting and appearance	£462	Covered by other categories
Change of Use from Shops (Class A1), Professional and Financial Services (Class A2), Takaways (Class A5), Betting Offices, Pay Day Loan Shops or Launderettes to Offices (Class B1a)	£96	Covered by other categories
Change of Use of a building and any land within its curtilage from Business (Class B1), Hotels (Class C1), Residential Institutions (Class C2), Secure Residential Institutions (Class C2A) or Assembly and Leisure (Class D2) to a State Funded School or Registered Nursery	£96	Covered by other categories
Change of Use of a building and any land within its curtilage from an Agricultural Building to a State-Funded School or Registered Nursery	£96	Covered by other categories
Change of Use of a building and any land within its curtilage from an Agricultural Building to a flexible use within Shops (Class A1), Financial and Professional Services (Class A2), Restaurants and Cafes (Class A3), Business (Class B1), Storage or Distribution (Class B8), Hotels (Class C1), or Assembly or Leisure (Class D2)	£96	Covered by other categories
Change of Use of a building and any land within its curtilage from Offices (Class B1a) Use to Dwellinghouses (Class C3)	£96	Covered by other categories

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Change of Use of a building and any land within its curtilage from an Agricultural Building to Dwellinghouses (Class C3)	£96 or £206 if it includes building operations in connection with the change of use	Covered by other categories
Change of Use of a building from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops, Launderette: or a mixed use combining one of these uses and use as a dwellinghouse to Dwellinghouses (Class C3)	£96 or £206 if it includes building operations in connection with the change of use	Covered by other categories
Change of use of a building and any land within its curtilage from Light Industrial (Class B1c) to Dwellinghouses (Class C3)	£96	Covered by other categories
Change of Use of a building and any land within its curtilage from Amusement Arcades/Centres and Casinos (Sui Generis Uses) to Dwellinghouses (Class C3)	£96 or £206 if it includes building operations in connection with the change of use	Covered by other categories
Change of Use of a building from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafes (Class A3)	£96 or £206 if it includes building operations in connection with the change of use	Covered by other categories
Change of Use of a building from Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)	£96	Covered by other categories
Change of Use from Shops (Class A1), Professional and Financial Services (Class A2), Takeaways (Class A5), Betting Offices, Pay Day Loan Shops or Launderettes to Offices (Class B1a)	£96	Covered by other categories
Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop	£96	Covered by other categories
Temporary Use of Buildings or Land for the Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in Connection with that Use	£96	Covered by other categories
Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings, up to a Capacity of 1 Megawatt	£96	Covered by other categories
Construction of new dwellinghouses	£334 for each dwellinghouse (not more than 50 dwellinghouses) £16,525 + £100 for each dwellinghouse in excess of 50 (more than 50 dwellinghouses). Maximum fee of £300,000	Covered by other categories
Other Categories		
Creation of Playing Fields for sports clubs etc	£462	No Fee
Variation or removal of a condition.	£234	£58
Vehicular Access onto a classified/trunk road	£234	£58
High Hedges complaints	£402	N/A
Shopfronts	£234	£58

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Permission in Principle	£402 for each 0.1 hectare of the site area	Covered by other categories
Advertisements		
Advertisements relating to the business or person operating from the premises	£132	No Fee
Advance signs directing the public to a business	£132	No Fee
All other adverts e.g. hoardings	£462	No Fee
Development crossing Planning Authority boundaries		
Only one fee paid to the authority having the larger site.	One and half times the amount that would have been payable if application had fallen to be made to a single authority	Covered by other categories
Exemptions		
Extensions or other alterations to a dwelling solely to assist a disabled occupier cope with a specific disability	No fee (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.	No fee (limited to one application only)	Covered by other categories
Listed Building/Demolition in a Conservation Area	No fee	Covered by other categories
Lop/fell trees covered by Tree Preservation Order	No fee	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
Application for New Planning Permission to replace an existing Planning Permission (To Extend The Time For Starting) Please Note: Only applies to permissions granted ON or BEFORE 1 October 2010 that have NOT expired.		
If the application is a 'Householder' application	£68	Covered by other categories
If the application is an application for 'Major Development'	£690	£248
In any other case	£234	£82
Application for Non-Material Amendment following a grant of Planning Permission		
If application is a 'Householder' application	£34	No Fee
In any other case	£234	No Fee
Application for Minor-Material Amendment following a grant of Planning Permission		
All applications	£234	No Fee
Any other Operations not coming within any of the above categories		
Manège	£234 for each 0.1ha of the site, subject to a maximum of £2,028	£82 minimum charge or 10% planning fee whichever is greater
Planning Site Histories & Miscellaneous Enquiries		
Planning site histories	N/A	£82
Miscellaneous enquiries not in categories above	N/A	£82
County Matters - Minerals, Waste, Gas and Oil Exploration		
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.