

## Local List – Validation of Planning and other Applications Annex J – Fees

- 1.0 Planning application charges have been payable since 1<sup>st</sup> December 1983. The fees are set by Central Government as laid down by the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008. This set of fees came into force of 6 April 2008.

### Mixed Types of Development

- 2.0 The appropriate fees for each type of development are to be aggregated subject to the maximum fee.

### Measurements

- 3.0 Please note:

- Floor space is taken to be the gross amount (all storeys) to be created by the development shown in the application. This is an external measurement, including the thickness of external and internal walls.
- Floor space does not include other areas inside a building which are not readily usable such as lift-shafts, tanks & loft spaces, open balconies, open covered ways or minor canopies, open vehicle parking areas, terraces and the like: domestic outside toilets, coalhouses and areas with a headroom of less than 1.5 metres.
- Party walls are to be measured to their centre line.
- 0.1 hectare = 0.24 acre
- 1 hectare = 10000 sq.m or 2.4711 acres
- 1ft = 0.3048m
- 1sq.ft = 0.0929sq.m

### Fees

- 4.0 The correct fee must be provided before the application is registered.
- 4.1. If the application is required solely as a result of the removal of permitted development rights, then no fee is required.
- 4.2. If the application relates to access, safety, health or comfort improvements to a dwelling for a disabled person, then no fee is required. In this case, a letter of justification from a doctor (or other appropriate person) must be provided before the application is registered.
- 4.3 If a fee is paid by a cheque that is subsequently dishonoured or by electronic payment that is subsequently declined, then the original start date for processing the application will be disregarded. Once a replacement fee has been received, the application will be re-started (on the day immediately after this Council is satisfied that we have received the full fee).

<b>Outline Applications</b>	<ul style="list-style-type: none"> <li>• Where the site area does not exceed 2.5 hectares, <b>£335.00</b> per 0.1 hectare (or part thereof)</li> <li>• Where the site area exceeds 2.5 hectares <b>£8,285.00</b> plus an additional <b>£100.00</b> per 0.1 hectare, subject to a maximum of <b>£125,000.00</b></li> </ul>
<b>Householder Applications</b>	
The enlargement, improvement or other alterations to an existing dwelling house	<ul style="list-style-type: none"> <li>• <b>£150.00</b> per dwelling;</li> <li>• Where the application relates to two or more dwellings <b>£295.00</b></li> </ul>
<b>Full Applications/Reserved Matters</b>	
Erection of Dwellings	<ul style="list-style-type: none"> <li>• <b>£335.00</b> per dwelling house (50 or fewer dwellings)</li> <li>• Where the development exceeds 50 dwellings <b>£16,565.00</b> plus an additional <b>£100.00</b> for each dwelling subject to a maximum of <b>£250,000.00</b></li> </ul>
Erection of buildings other than dwellings, agricultural buildings, glasshouses, or plant and machinery	<ul style="list-style-type: none"> <li>• Where no additional floor space is created <b>£170.00</b></li> <li>• Works not creating more than 40sq.m of additional floor space <b>£170.00</b></li> <li>• Works creating more than 40sq.m but not more than 75sq.m of additional floor space <b>£335.00</b></li> <li>• Works creating more than 75sq.m but not more than 3750sq.m of additional floor space <b>£335.00</b> for each 75 sq.m</li> <li>• Works creating more than 3750sq.m <b>£16,565.00</b> plus an additional <b>£100.00</b> for each 75sq.m subject to a maximum of <b>£250,000.00</b></li> </ul>
Erection, alteration or replacement of plant and machinery	<ul style="list-style-type: none"> <li>• Where the site area does not exceed 5 hectares, <b>£335.00</b> for each 0.1 hectare</li> <li>• Where the site area exceeds 5 hectares <b>£16,565.00</b> plus an additional <b>£100.00</b> for each 0.1 hectare subject to a maximum of <b>£250,000.00</b></li> </ul>
Erection of Agricultural Buildings, other than glass houses and polytunnels	<ul style="list-style-type: none"> <li>• Floor space to be created not exceeding 465sq.m - <b>£70.00</b></li> <li>• Floor space to be created exceeds 465sq.m but not more than 540sq.m - <b>£335.00</b></li> <li>• Floor space to be created is more than 540sq.m but does not exceed 4215sq.m - <b>£335.00</b> for the first 540sq.m and <b>£335.00</b> for each additional 75sq.m</li> <li>• Floor space exceeds 4215sq.m <b>£16,565.00</b> plus an <b>additional £100.00</b> for each 75 sq.m subject to a maximum of <b>£250,000.00</b></li> </ul>

Erection of Glasshouses and Polytunnels on land used for the purposes of agriculture	<ul style="list-style-type: none"> <li>• Floor space to be created does not exceed 465sq.m - <b>£70.00</b></li> <li>• Floor space to be created exceeds 465sq.m - <b>£1870.00</b></li> </ul>
Approval of Reserved Matters where Flat Rate does not apply	<ul style="list-style-type: none"> <li>• A fee based upon the amount of floor space or number of dwelling houses involved</li> </ul>
Discharge of Condition / Confirmation of Compliance with Planning Condition / Approval of Details Reserved by Condition	<ul style="list-style-type: none"> <li>• <b>£25</b> per request for householder applications</li> <li>• <b>£85</b> per request for all other applications</li> </ul>
<b>Prior Notice Applications</b>	
Agricultural / Forestry Buildings	<ul style="list-style-type: none"> <li>• <b>£70.00</b></li> </ul>
Demolition of building only (where no other work is taking place)	<ul style="list-style-type: none"> <li>• <b>£70.00</b></li> </ul>
Telecommunications Prior Approval	<ul style="list-style-type: none"> <li>• <b>£335.00</b></li> </ul>
<b>Certificates of Lawful Use or Development</b>	
Application for an Existing Use of land or Operational development	<ul style="list-style-type: none"> <li>• <b>Same fee</b> as if making a planning application</li> </ul>
Application for an Existing Activity in Breach of Planning Condition(s)	<ul style="list-style-type: none"> <li>• <b>£170.00</b></li> </ul>
Application for a Proposed Use or Operation	<ul style="list-style-type: none"> <li>• <b>Half the Fee Payable</b> as if making a planning application</li> </ul>
<b>Advertisement Applications</b>	
Adverts relating to the Business displayed on the Premises	<ul style="list-style-type: none"> <li>• <b>£95.00</b></li> </ul>
Signs Directing the Public to a Business premises which are not visible from the site	<ul style="list-style-type: none"> <li>• <b>£95.00</b></li> </ul>
All other Advertisements (e.g. Hoardings)	<ul style="list-style-type: none"> <li>• <b>£335.00</b></li> </ul>
<b>Other Applications</b>	
Construction of Car Parks, Service Roads or other Accesses where they are required for a purpose incidental to the existing use of the land	<ul style="list-style-type: none"> <li>• <b>£170.00</b></li> </ul>
Other Operations on Land	<ul style="list-style-type: none"> <li>• <b>£170.00</b> per 0.1 hectare (or part thereof) of site area subject to a maximum of <b>£250,000.00</b></li> </ul>
Change of Use of building to use as one or more separate dwellinghouses	<ul style="list-style-type: none"> <li>• 50 or fewer dwellings, <b>£335.00</b> per dwelling</li> <li>• More than 50 dwellings, <b>£16,565.00</b> plus an additional <b>£100.00</b> for each dwelling subject to a maximum of <b>£250,000.00</b></li> </ul>
Change of Use of a building or land	<ul style="list-style-type: none"> <li>• <b>£335.00</b></li> </ul>
Continued use of land or the retention of buildings or works on land without compliance with a condition attached to a permission, including renewal of temporary permissions	<ul style="list-style-type: none"> <li>• <b>£170.00</b></li> </ul>

Renewal of a Planning Permission where the development has not begun and the time limit has not expired	• <b>£170.00</b>
Removal or Variation of Conditions	• <b>£170.00</b>
<b>Concessionary Fees and Exemptions</b>	
Works to Improve the Disabled Person Access to a Public Building, or to Improve their Access, Safety, Health or Comfort in their dwelling house	• <b>No Fee</b>
Applications made by Parish Councils	• <b>Half the Normal Fee</b>
Applications required by an Article 4 Direction or Removal of Permitted Development Rights	• <b>No Fee</b>
Playing Fields (for Sports Clubs etc.)	• <b>£335.00</b>
Revised or Fresh Application of the same character submitted within 12 months of - A Refusal; - Making an application that was withdrawn, or; - The expiry of the 8 week period where the applicant has appealed on grounds of non-determination	• <b>No Fee</b>
Revised or Fresh Application of the same character or description made by the same applicant within 12 months of receiving permission	• <b>No Fee</b>
Duplicate Applications made by the same applicant submitted within 28 days of each other	• <b>Full Fee</b> for Each Application
Alternative Applications for one site submitted at the same time	• <b>Highest of the Fees</b> applicable for each alternative and a sum equal to half of the rest
Development Cross Local Authority Boundaries	• Only one fee paid to the Authority having the larger site but calculated for the whole scheme and subject to a special ceiling