

## **DEVELOPMENT CONTROL SECTION**

### **NOTES FOR APPLICANTS:**

### **FEES FOR PLANNING APPLICATIONS**

"Planning applications", as far as District Councils are concerned, includes:-

- (a) applications for planning permission; including `retrospective' applications;
- (b) applications for the approval of reserved matters; and
- (c) applications for consent to display advertisements.

(Fees are also payable on deemed applications which arise when an appeal is made to the Secretary of State against an enforcement notice or a decision on an established use certificate application).

No fee is payable in certain cases (as set out in paragraphs 4 - 9 of the Regulations), summarised as follows:-

Disabled householders' operations or means of access for disabled persons to public buildings or premises;

Permitted development taken away by an Article 4 direction or planning condition, and changes of use (within a Use Class) prohibited by condition;

Certain revised, modified or "repeat" applications.

Modified fees are payable in certain cases on playing field applications made by charitable organisations whose objects are the provision of facilities for sport or recreation, on all applications made by Parish Councils or Community Councils, in respect of certain "alternative" applications, and where certain applications are made for a determination under Schedule 2 to the General Development Order (agriculture and forestry developments).

The fees prescribed by Parliament, are as set out on the following pages from 6 April 2008. Planning fees are zero-rated for the purposes of V.A.T.

**SCALE OF FEES IN RESPECT OF APPLICATIONS MADE OR DEEMED TO BE MADE ON OR AFTER 6 APRIL 2008**

| <i>Category of development</i>  | <i>Fee payable</i>  |
|---|---|
| <i>I. Operations</i>  |   |
| 1. The erection of dwellinghouses (other than development within category 6 below). | <p>(a) Where the application is for outline planning permission and -</p> <p>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(ii) the site area exceeds 2.5 hectares, £8,285 and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000.</p> <p>(b) in other cases -</p> <p>(i) where the number of dwellinghouses to be created by the development is 50 or fewer, £335 for each dwellinghouse;</p> <p>(ii) where the number of dwellinghouses to be created by the development exceeds 50, £16,565, and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000.</p> |

If you intend to make a planning application for 1 or more dwellings, the Council may seek to negotiate a financial contribution or a legal agreement to implement the Outdoor Playing Space Scheme before planning permission can be issued.

The District Council has a policy that expects new housing development to provide or contribute towards children’s playspace and sports ground provision in accordance with an adopted standard.

Where the necessary provision cannot be provided for on site (which will usually be the case for small developments) financial contributions will be sought from the applicant. The District Council will calculate the financial contributions owing and will write to the applicant/agent setting out the process.

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| 2. The erection of buildings (other than buildings in categories 1,3,4,5 or 7). | <p>(a) Where the application is for outline planning permission and -</p> <p>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(ii) the site area exceeds 2.5 hectares, £8,285, and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000.</p> <p>(b) in other cases -</p> <p>(i) where no floor space is to be created by the development, £170;</p> |
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|  | <p>(ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, £170;</p> <p>(iii) where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 75 square metres, £335;</p> <p>(iv) where the area of the gross floor space to be created by the development exceeds 75 square metres, but does not exceed 3750 square metres, £335 for each 75 square metres of that area;</p> <p>(v) where the area of gross floor space to be created by the development exceeds 3750 square metres, £16,565, and an additional £100 for each 75 square metres in excess of 3750 square metres, subject to a maximum in total of £250,000.</p>  |
| <p><b>3.</b> The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4).</p> | <p>(a) Where the application is for outline planning permission and -</p> <p>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(ii) the site area exceeds 2.5 hectares, £8,285, and an additional £100 for each additional 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000.</p> <p>(b) in other cases -</p> <p>(i) where the area of gross floor space to be created by the development does not exceed 465 square metres, £70;</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £335;</p> <p>(iii) where the area of the gross floor space to be created by the development exceeds 540 square metres but does not exceed 4215 square metres, £335 for the first 540 square metres, and an additional £335 for each 75 square metres in excess of 540 square metres; and</p> <p>(iv) where the area of gross floor space to be created by the development exceeds 4215 square metres, £16,565, and an additional £100 for each 75 square metres in excess of 4215 square metres, subject to a maximum in total of £250,000.</p> |
| <p><b>4.</b> The erection of glasshouses on land used for the purposes of agriculture.</p>   | <p>(a) Where the gross floor space to be created by the development does not exceed 465 square metres, £70;</p> <p>(b) where the gross floor space to be created by the development exceeds 465 square metres, £1,870.</p>  |

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| <p><b>5.</b> The erection, alteration or replacement of plant or machinery.</p>  | <p>(a) Where the site area does not exceed 5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 5 hectares, £16,565, and an additional £100 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £250,000.</p>   |
| <p><b>6.</b> The enlargement, improvement or other alteration of existing dwellinghouses.</p>  | <p>(a) Where the application relates to one dwellinghouse, £150;</p> <p>(b) where the application relates to 2 or more dwellinghouses, £295.</p>   |
| <p><b>7.</b></p> <p>(a) The carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse;</p> <p>(b) the construction of carparks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.</p> | <p>£150.</p> <p>£170.</p>  |
| <p><b>8.</b> The carrying out of any operations connected with exploratory drilling for oil or natural gas.</p>  | <p>(a) Where the site area does not exceed 7.5 hectares, £335 for each 0.1 hectares of the site area;</p> <p>(b) where the site area exceeds 7.5 hectares, £25,000, and an additional £100 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £250,000.</p>  |
| <p><b>9.</b> The carrying out of any operations not coming within any of the above categories.</p>   | <p>(a) In the case of operations for the winning and working of minerals -</p> <p>(i) where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;</p> <p>(ii) where the site area exceeds 15 hectares, £25,315, and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000;</p> <p>(b) in any other case, £170 for each 0.1 hectare of the site area, subject to a maximum of £250,000.</p> |

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| <i>II. Uses of land</i>  |  |
| <p><b>10.</b> The change of use of a building to use as one or more separate dwellinghouses.</p>   | <p>(a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses-</p> <p>(i) where the change of use is to use as 50 or fewer dwellinghouses, £335 for each additional dwellinghouse;</p> <p>(ii) where the change of use is to use as more than 50 dwellinghouses £16,565, and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000;</p> <p>(b) in all other cases-</p> <p>(i) where the change of use is to use as 50 or fewer dwellinghouses, £335 for each dwellinghouse;</p> <p>(ii) where the change of use is to use as more than 50 dwellinghouses £16,565, and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000.</p> |
| <p><b>11.</b></p> <p>(a) The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land; or</p> <p>(b) for use of land for the storage of minerals in the open.</p> | <p>(a) Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 15 hectares £25,315, and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000.</p>  |
| <p><b>12.</b> The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories 10, 11(a) or 11(b)).</p>   | <p>£335.</p>   |

**SCHEDULE 2**

Regulation 2(6)

SCHEDULE 2 TO THE 1989 REGULATIONS

**SCALE OF FEES IN RESPECT OF APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS MADE ON OR AFTER 1ST APRIL 2005**

| <i>Category of development</i>   | <i>Fee payable</i> |
|--|--------------------|
| <b>1.</b> Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters -<br><br>(a) the nature of the business or other activity carried on on the premises;<br><br>(b) the goods sold or the services provided on the premises; or<br><br>(c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services. | £95.               |
| <b>2.</b> Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site.   | £95.               |
| <b>3.</b> All other advertisements.  | £335.              |

**NOTE:** This is not an official publication or legal document, it is intended only to be a working guide. Please contact the Planning Section if you have any queries relating to fees.

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| <u>PRIOR APPROVALS</u><br><br>- radio masts, radio equipment housing, public callbox<br>- agricultural and forestry developments<br>- demolition of buildings | £70   |
| HAZARDOUS SUBSTANCES  | PLEASE CHECK WITH PLANNING SECTION, DEVELOPMENT CONTROL ADMIN |
| TELECOMMUNICATIONS MASTS  | £335  |
| APPLICATIONS FOR HIGH HEDGES  | £300<br>(TO BE REVIEWED)                                      |