

**PLANNING AND LICENSING
FEES & CHARGES SCHEDULE FROM 1 APRIL 2019**

DESCRIPTION OF CHARGE	VAT	FEE	CHARGES		CHARGES	
			April 2018-March 2019 Excl VAT	Inc VAT	April 2019-March 2020 Excl VAT	Inc VAT

SERVICE AREA: PLANNING DEVELOPMENT MANAGEMENT

CHARGING AREA: Planning Application Fees

All Outline Applications

Up to 2.5 hectare, per 0.1 hectare	O	S	462.00	462.00
More than 2.5 hectares	O	S	11,432.00	11,432.00
Each 0.1 hectare in excess of 2.5 hectares to a maximum of £125,000	O	S	138.00	138.00

Householder Applications

Alterations/extensions to a single dwelling	O	S	206.00	206.00
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Full Applications

Alterations/extensions two or more dwellings	O	S	407.00	407.00
New Dwellings (up to 50) per dwelling	O	S	462.00	462.00
New Dwellings more than 50	O	S	22,859.00	22,859.00
Each dwelling in excess of 50 to a maximum of £250,000	O	S	138.00	138.00

Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery)

Gross Floor up to 40sq m	O	S	234.00	234.00
Gross Floor 40 sq m to 75 sq m	O	S	462.00	462.00
Gross Floor 75sq m to 3750 sq m each 75 sq m or part thereof	O	S	462.00	462.00
Gross Floor more than 3750 sq m	O	S	22,859.00	22,859.00
Each additional 75 sq m in excess of 3750 sq m to a maximum of £250,000	O	S	138.00	138.00

Erection of building (on land used for agriculture for agricultural purposes)

Gross Floor Space up to 465 sq m	O	S	96.00	96.00
Gross Floor 465 sq m to 540 sq m	O	S	462.00	462.00
Gross Floor 540 sq m to 4215 sq m each 75 sq m in excess of 540 sq m	O	S	462.00	462.00
Gross Floor more than 4215 sq m	O	S	22,859.00	22,859.00
Each additional 75 sq m in excess of 4215 sq m to a maximum of £250,000	O	S	138.00	138.00

Erection of glasshouses

Gross Floor no more than 465 sq m	O	S	96.00	96.00
Gross Floor more than 465 sq m	O	S	2,580.00	2,580.00

Erection/Alterations/Replacement of Plant and Machinery

Site Area not more than 5 hectares - per 0.1 hectare or part thereof	O	S	462.00	462.00
Site Area more than 5 hectares	O	S	22,859.00	22,859.00
Each additional 0.1 hectare in excess of 5 hectares up to a maximum of £250,000	O	S	138.00	138.00

Applications other than Building Works

Car parks, Service Roads or other accesses	O	S	234.00	234.00
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Waste (Use of land for disposal of refuse or waste materials or deposit of amterial remaining after extraction or storage minerals)

Site Area no more than 15 hectares per 0.1 hectare	O	S	234.00	234.00
Site Area more than 15 hectares	O	S	34,934.00	34,934.00
Each 0.1 hectare in excess of 15 hectares up to a maximum of £65,000	O	S	138.00	138.00

Operations connected with exploratory drilling for oil or natural gas

Site area not more than 7.5 hectares each 0.1 hectare	O	S	508.00	508.00
Site area more than 7.5 hectares	O	S	38,070.00	38,070.00
Each 0.1 hectare in excess of 7.5 hectares up to a maximum of £250,000	O	S	151.00	151.00

Operations (other than exploratory drilling) for the winning and working of oil or natural gas

Site area not more than 15 hectares each 0.1 hectares	O	S	257.00	257.00
Site area more than 15 hectares	O	S	38,520.00	38,520.00
Each 0.1 hectare in excess of 15 hectares up to a maximum of £65,000	O	S	151.00	151.00

Operations (winning and working of minerals) excluding oil or natural gas

Site area not more than 15 hectares each 0.1 hectares	O	S	234.00	234.00
Site area more than 15 hectares	O	S	34,934.00	34,934.00
Each 0.1 hectare in excess of 15 hectares up to a maximum of £65,000	O	S	138.00	138.00

Other operations (not coming within any of the above categories)

Any site area per 0.1 hectares up to a maximum of £1690	O	S	234.00	234.00
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Lawful Development Certificate

Existing Use or operation	O	S	Same As Full	Same As Full
Existing use or operation - lawful not to comply with any condition or limitation	O	S	234.00	234.00
Proposed use or operation	O	S	Half normal planning fee	Half normal planning fee

For further clarification on the planning fees please refer to the The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 and (Amendment) Regulations 2017

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SERVICE AREA: PLANNING DEVELOPMENT MANAGEMENT

CHARGING AREA: Planning Application Fees

Prior Approval

Agricultural and Forestry buildings & operations or demolition of buildings	O	S	96.00	96.00
Telecommunications Code Systems Operators	O	S	462.00	462.00
Proposed Change of Use to State Funded School or Registered Nursery	O	S	96.00	96.00
Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery	O	S	96.00	96.00
Proposed Change of Use of Agricultural Building to a flexible use within Shops, Financial and Professional services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure	O	S	96.00	96.00
Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)	O	S	96.00	96.00
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), where there are no Associated Building Operations	O	S	96.00	96.00
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations	O	S	206.00	206.00
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), where there are no Associated Building Operations	O	S	96.00	96.00
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and Associated Building Operations	O	S	206.00	206.00
Notification for a Prior Approval for a Change of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to dwellinghouses (Class C3)	O	S	96.00	96.00
Notification for prior Approval for Change of Use from Amusements Arcades/Centres and Casinos (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3)	O	S	96.00	96.00
Notification for prior Approval for Change of Use from Amusements Arcades/Centres and Casinos (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3) and Associated Building Operations	O	S	206.00	206.00
Notification for Prior Approval for a Change of Use from Shops (Class A1) Financial and Professional Services (Class A2) Betting Offices and Payday Loan Shops and Casinos (Sui Generis Uses) to restaurants and cafes (Class A3)	O	S	96.00	96.00
Notification for Prior Approval for a Change of Use from Shops (Class A1) Financial and Professional Services (Class A2) Betting Offices and Payday Loan Shops and Casinos (Sui Generis Uses) to restaurants and cafes (Class A3) and Associated Building Operations	O	S	206.00	206.00
Notification for Prior Approval for a Change of Use from Shops (Class A1) Financial and Professional Services (Class A2) Betting Offices and Payday Loan Shops and Casinos (Sui Generis Uses) to restaurants and cafes (Class A3) to Assembly and Leisure Use (Class D2)	O	S	96.00	96.00

Reserved Matters

Application for approval of reserved matters following outline approval	O	S	Full Fee due or if paid £462	Full Fee due or if paid £462
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Approval/Variation/Discharge of condition

Application for removal or variation of a condition following grant of planning permission	O	S	234.00	234.00
Request for confirmation that one or more planning conditions have been complied with - Householder	O	S	34.00	34.00
Request for confirmation that one or more planning conditions have been complied with - Other	O	S	116.00	116.00

Change of Use of a building to use as one or more separate dwellings houses or other cases

Not more than 50 dwellings - each dwelling	O	S	462.00	462.00
More than 50 dwellings	O	S	22,859.00	22,859.00
Each dwelling in excess of 50 up to a maximum of £250,000	O	S	138.00	138.00
Other Changes of use of a building or land	O	S	462.00	462.00

Advertising

Relating to the business on the premises	O	S	132.00	132.00
Advance signs which are not situated on or visible from the site, directing the public to a	O	S	132.00	132.00
Other advertisements	O	S	462.00	462.00

Application for a New Planning Permission to replace an Extant Planning Permission

Applications in respect of major developments	O	S	690.00	690.00
Applications in respect of householder developments	O	S	68.00	68.00
Applications in respect of other developments	O	S	234.00	234.00

Application for a Non-material Amendment following a grant of Planning Permission

Applications in respect of householder development	O	S	34.00	34.00
Applications in respect of other developments	O	S	234.00	234.00

Application for Permission in Principle

For each 0.1 hectare of the site area	O	S	402.00	402.00
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SERVICE AREA: PLANNING DEVELOPMENT MANAGEMENT

CHARGING AREA: Pre-Application Advice

Pre - Application advice

Householder - written response only	S	D	50.00	60.00	50.00	60.00
Householder – written advice and half-hour meeting with planning officer	S	D	75.00	90.00	75.00	90.00
Householder, proposals in a conservation area or works to listed building – written advice and 1 hour meeting with planning officer and conservation officer	S	D	233.33	280.00	233.33	280.00
Change of use of Building or Land	S	D	150.00	180.00	150.00	180.00
Single dwelling, replacement or residential annexe – written advice and 1 hour meeting with planning officer	S	D	150.00	180.00	150.00	180.00
Single dwelling, replacement or residential annexe in a conservation area or for a listed building – written advice and 1 hour meeting with planning officer and conservation officer	S	D	291.67	350.00	291.67	350.00
Alterations to a listed buildings, either residential or commercial – written advice and 1 hour meeting with planning officer and conservation officer	S	D	233.33	280.00	233.33	280.00

Minor Development

Minor development – written advice and 1 hour meeting	S	D	358.33	430.00	358.33	430.00
Additional 1-hour meetings	S	D	125.00	150.00	125.00	150.00
Change of scheme, further comments	S	D	125.00	150.00	125.00	150.00

Major Development

Major development – written advice and 1 hour meeting	S	D	1,200.00	1,440.00	1,200.00	1,440.00
Additional 1-hour meetings	S	D	358.33	430.00	358.33	430.00
Change of scheme, further comments	S	D	358.33	430.00	358.33	430.00

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SERVICE AREA: PLANNING POLICY

CHARGING AREA: Design Panel Review

Design Panel Review

Panel review session, tailored to reflect the proposal

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negotiable

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