

PLANNING FEES (19 August 2019)

Operation	Works to be done	Fee Payable
1. Erection of dwellings (Outline)	- up to 2.5 hectares - over 2.5 hectares	£462 per 0.1 hectares. £11,432 plus an additional £138 for each 0.1 hectare above 2.5 hectares (<i>subject to a maximum of £125,000</i>).
2. Erection of Dwellings (Full or Reserved Matters)	- 50 or fewer dwellings - more than 50 dwellings	£462 per dwelling. £22,859 plus an additional £138 for each dwelling in excess of 50 dwellings (<i>subject to a maximum charge of £300,000</i>).
3. Householder Application: - Alterations, Extensions, Garages, Fences, Gates etc (<i>includes: Domestic solar panels and domestic wind turbines</i>)	- one dwelling affected - two or more dwellings affected	£206 £407
3a. Householder Application: PD Rights Removed and Article 4(2) Directions		£206
4. New Vehicular Access		£234
5. Buildings other than dwellings (Outline)	- up to 2.5 hectares - over 2.5 hectares	£462 per 0.1 hectares. £11,432 plus an additional £138 for each 0.1 hectare above 2.5 hectares (<i>subject to a maximum charge of £150,000</i>).
6. Buildings other than dwellings (Full and Reserved Matters) (<i>Includes: non-domestic solar panels on roof and non-domestic wind turbines</i>)	- 40 square metres or less of new floor space - in between 40 and 75 square metres of new floor space - in between 75 and 3750 square metres of new floor space - over 3750 square metres of new floor space	£234 £462 £462 per each area of 75 square metres of new floor space created. £22,859 plus an additional £138 for each 75 square metres of new floor space above 3750 square metres (<i>subject to a maximum charge of £300,000</i>).
7. Change of Use of buildings to dwellings	- where there is 50 or less new dwellings to be created - where there is 50 or more new dwellings to be created	£462 for each NEW dwelling. £22,859 plus an additional £138 for each dwelling created in excess of 50 dwellings (<i>subject to a maximum charge of £300,000</i>).
8. Other Changes of Use	- material change in the use of a building or land	£462
9. Erection of Agricultural Buildings – other than greenhouses (Outline)	- up to 2.5 hectares - over 2.5 hectares	£462 per 0.1 hectares. £11,432 plus an additional £138 for each 0.1 hectare above 2.5 hectares (<i>subject to a maximum charge of £150,000</i>).
10. Erection of Agricultural Buildings - other than greenhouses (Full and Reserved Matters)	- 465 square metres or less of new floor area created - in between 465 and 540 square metres of new floor area created	£96 £462

	<ul style="list-style-type: none"> - in between 540 and 4215 square metres of new floor area created - over 4215 square metres 	<p>£462 for the first 540 square metres of floor space created plus an additional £462 for each 75 square metres in excess of 540 square metres.</p> <p>£22,859 plus an additional £138 for each 75 square metres in excess of 4215 square metres (<i>subject to a maximum charge of £300,000</i>).</p>
11. Erection of glasshouse on land used for agricultural purposes.	<ul style="list-style-type: none"> - under 465 square metres of gross floor area - over 465 square metres of gross floor area 	<p>£96</p> <p>£2,580</p>
12. Erection, Alteration or Replacement of Plant Machinery (<i>includes: free standing solar panels – (non domestic), and wind turbines (non domestic)</i>)	<ul style="list-style-type: none"> - where the site area does not exceed 5 hectares - where the site area exceeds 5 hectares 	<p>£462 for each 0.1 hectares.</p> <p>£22,859, plus an additional £138 for each 0.1 hectare in excess of 5 hectares (<i>subject to a maximum charge of £300,000</i>).</p>
13. Advertisements	<ul style="list-style-type: none"> - on business premises - for business premises - all other adverts 	<p>£132 (<i>attached to premises</i>)</p> <p>£132 (<i>if sign can be seen from premises</i>)</p> <p>£462 (<i>if sign cannot be seen from premises</i>)</p>
14. Other operations	- any other operation not covered by the categories above	£234 per 0.1 hectare of the site (<i>subject to a maximum charge of £2,028</i>).
15. Agricultural/Demolition Determination		£96
16. Discharge of Condition Compliance	Where the condition relates to a application for extension or alteration to a dwelling house	£34
	Where the condition relates to any other form of application.	£116
17. Renewal of temporary permissions/modification of conditions	- 73 Modification (before implementation)	£234
	- 73A Continuation (implemented)	£234
18. Lawful Use Certificates	Section 191 – clarification of a Lawful Use (existing)	Contact Planning for clarification of fee: Fee = whatever it would have been if an application was to be submitted.
	Section 192 – enquiry if they need permission (proposed)	Fee = 'half' what it would have been if a Full application was to be submitted.
19. Wind Turbines (<i>non domestic</i>)		Please contact Planning for a fee.
20. Non-Material Amendment (<i>following grant of planning permission</i>)	- Householder developments	£34
	- Other developments	£234
21. Prior Approval Applications	- Larger Home Extension	£96
	- All Types	£96
	- Applications in Conjunction with Building Works	£206

Fees

A payment is required to accompany most applications, depending on the type of application and the work proposed . The above fees are set by Central Government.

Whats happens to a Planning Application

Applications for planning permission are handled by the Council in accordance with acts of Parliament, Government advice and regulations which apply throughout the country.

Checking

On receipt of an application it is checked to ensure that the forms and certificates have been completed correctly, and the forms, plans and drawings give enough information about the proposed development and the correct fee has been paid. If anything is incomplete or missing we will invalidate the application and send a letter (or via email) to the Agent (initially) or Applicant (if no Agent) requesting the information. The application will be kept on hold until it is validated.