



Development Services

Pre application (No Consultation) Enquiry Fees – January 2018

Scale of fees are based on 15% of the planning application fee PLUS VAT (minimum fee £50)

Some application types are not subject to the pre application service

Category of Development	Fee Payable	Maximum Fee
SCHEDULE 1		
OPERATIONS		
1. New Dwellings (1) Outline (a) where the site area does not exceed 2.5 hectares (b) where the site area exceeds 2.5 hectares (2) In other cases (a) where number of dwellinghouses created is 50 or fewer (b) where number of dwellinghouses created is more than 50	£69.30 (+ VAT) per 0.1 hectare or part thereof £1,714.80 (+ VAT) + £20.70 (+ VAT) for each additional 0.1 hectare or part thereof in excess of 2.5 hectares £69.30 (+ VAT) for each dwellinghouse £3,428.85 (+ VAT) + £20.70 (+ VAT) for each dwellinghouse in excess of 50	£22,500 (+ VAT) £45,000 (+ VAT)
2. Erection of buildings other than in Category 1,3,4,5 or 7 (1) (a) where the site area does not exceed 2.5 hectares (b) where the site area exceeds 2.5 hectares (2) (a) where no floorspace is to be created (b) where the area of gross floorspace created does not exceed 40m ² (c) where the area of gross floorspace created exceeds 40m ² but does not exceed 75m ²	£69.30 (+ VAT) per 0.1 hectare or part thereof £1,714.80 (+ VAT) + £20.70 (+ VAT) for each additional 0.1 hectare or part thereof in excess of 2.5 hectares £50 (+ VAT) £50 (+ VAT) £69.30 (+ VAT)	£22,500 (+ VAT)

<p>(d) where the area of gross floorspace created exceeds 75m² but does not exceed 3750m²</p> <p>(e) where the area of gross floorspace exceeds 3750m²</p>	<p>£69.30 (+ VAT) for each 75m² or part thereof</p> <p>£3,428.85 (+ VAT) + £20.70 (+ VAT) for each 75m² or part thereof in excess of 3750m²</p>	<p>£45,000 (+ VAT)</p>
<p>3. Agricultural buildings (other than glasshouses)</p> <p>(1) (a) where the site area does not exceed 2.5 hectares</p> <p>(b) where the site area exceeds 2.5 hectares</p> <p>(2) (a) where the area of gross floorspace does not exceed 465m²</p> <p>(b) where the area of gross floorspace exceeds 465m² but not 540m²</p> <p>(c) where the area of gross floorspace exceeds 540m² but not 4215m²</p> <p>(d) where the area of gross floorspace exceeds 4215m²</p>	<p>£69.30 (+ VAT) per 0.1 hectare or part thereof</p> <p>£1,714.80 (+ VAT) + £20.70 (+ VAT) for each additional 0.1 hectare or part thereof in excess of 2.5 hectares</p> <p>£50 (+ VAT)</p> <p>£69.30 (+ VAT)</p> <p>£69.30 (+ VAT) for first 540m² + £69.30 (+ VAT) for each 75m² or part thereof</p> <p>£3,428.85 (+ VAT) + £20.70 (+ VAT) for each 75m² or part thereof in excess of 4215m²</p>	<p>£22,500 (+ VAT)</p> <p>£45,000 (+ VAT)</p>
<p>4. Glasshouses</p> <p>(a) where the area of gross floorspace does not exceed 465m²</p> <p>(b) where the area of gross floorspace exceeds 465m²</p>	<p>£50 (+ VAT)</p> <p>£387 (+ VAT)</p>	
<p>5. The erection, alteration or replacement of plant and machinery</p> <p>(a) where site area does not exceed 5 hectares</p> <p>(b) where site area exceeds 5 hectares</p>	<p>£69.30 (+ VAT) for each 0.1 hectare or part thereof</p> <p>£3,428.85 (+ VAT) + £20.70 (+ VAT) for each 0.1 hectare or part thereof in excess of 5 hectares</p>	<p>£45,000 (+ VAT)</p>
<p>6. Enlargement, improvement or other alteration of existing dwellinghouse</p> <p>(a) where application relates to 1 dwellinghouse</p> <p>(b) where application relates to 2 or more dwellinghouses</p>	<p>£50 (+ VAT)</p> <p>£61.05 (+ VAT)</p>	

<p>7. 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>£50 (+ VAT)</p>	
<p>8. The construction of car parks, service roads and other means of access on land used for the purpose of a single undertaking, where the development is required for a purpose incidental to the existing use of the land</p>	<p>£50 (+ VAT)</p>	
<p>9. Not applicable to Borough Council applications – for County Matter applications only</p>		
<p>10. The carrying out of any operations not coming within any of the above categories</p> <p>(1) in case of operations for the winning and working of minerals</p> <p>(a) where site area does not exceed 15 hectares</p> <p>(b) where site area exceeds 15 hectares</p> <p>(2) in any other case</p>	<p>£50 (+ VAT) for each 0.1 hectare or part thereof</p> <p>£5,240.10 (+ VAT) + £20.70 (+ VAT) for each 0.1 hectare or part thereof in excess of 15 hectares</p> <p>£50 (+ VAT) for each 0.1 hectare or part thereof</p>	<p>£11,700 (+ VAT)</p> <p>£304.20 (+ VAT)</p>
<p>USES</p>		
<p>11. Change of use of a building to use as one or more separate dwellinghouses</p> <p>(1) where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses</p> <p>(a) where the change of use is to use as 50 or fewer dwellinghouses</p> <p>(b) where the change of use is to use as more than 50 dwellinghouses</p> <p>(2) in all other cases</p> <p>(a) where the change of use is to use as 50 or fewer dwellinghouses</p> <p>(b) where the change of use is to use as more than 50 dwellinghouses</p>	<p>£69.30 (+ VAT) for each additional dwellinghouse</p> <p>£3,428.85 (+ VAT) + £20.70 (+ VAT) for each dwellinghouse in excess of 50 dwellinghouses</p> <p>£69.30 (+ VAT) for each additional dwellinghouse</p> <p>£3,428.85 (+ VAT) + £20.70 (+ VAT) for each dwellinghouse in excess of 50 dwellinghouses</p>	<p>£45,000 (+ VAT)</p> <p>£45,000 (+ VAT)</p>

<p>12. Not applicable to Borough Council applications – for County Matter applications only</p>		
<p>13. The making of a material change in the use of a building or land (other than a material change of use in Category 11</p>	Not part of pre application service	
DETERMINATIONS		
<p>14. Fees for certain applications under the General Permitted Development Order</p> <p>a) for an application under any Part of that schedule relating to the making of any material change in the use of any buildings or other land, except for Part 4</p> <p>b) for an application under Part 3 of that schedule consisting of the making of a material change of use of any buildings or other land and building operations in connection with that change of use;-</p> <p>Class C, Class J, Class M, Class N, Class O, Class P, Class PA, Class Q, Class R, Class S, Class T</p> <p>c) for an application under Part 4 (Temporary Buildings and Uses), Part 6 (Agricultural and Forestry), Part 7 (Non Domestic Extensions, Alterations etc.), Part 11 (Heritage and Demolition), Part 14 (Renewable Energy) of that schedule</p> <p>d) for an application under Part 16 (Communication) of that schedule</p>	<p>Not part of pre application service</p> <p>Not part of pre application service</p> <p>Not part of pre application service</p> <p>Not part of pre application service</p>	
OTHER PERMISSION		
<p>15. Not applicable to Borough Council applications – for County Matter applications only</p>		
<p>16. Confirmation of compliance with a condition/s attached to a planning permission</p> <p>a) where the request relates to Category 6 or 7 above</p> <p>b) where the request relates to any other category</p>	<p>Not part of pre application service</p> <p>Not part of pre application service</p>	
<p>17. Non Material Changes to a Planning Permission</p> <p>a) if the application is a householder application</p> <p>b) in any other case</p>	<p>Not part of pre application service</p> <p>Not part of pre application service</p>	

18. Certificate of appropriate alternative development	£50 (+ VAT)	
Variation of condition on an unexpired planning permission (Section 73A)	£50 (+ VAT)	
LAWFUL DEVELOPMENT CERTIFICATE		
Lawful Development Certificate		
a) application for an existing use of land or operational development not supported by an Established Use Certificate	Not part of pre application service	
b) application supported by an Established Use Certificate	Not part of pre application service	
c) application for proposed use of buildings or operations over or under land	Not part of pre application service	
EXTANT PERMISSIONS		
Application for grant of replacement planning permission subject to a new time limited		
a) if the application is a householder application	£50 (+ VAT)	
b) if the application is an application for major development	£103.50 (+ VAT)	
c) in any other case	£50 (+ VAT)	
SCHEDULE 2		
ADVERTISEMENTS		
1. Advertisements displayed externally on business premises, the forecourt of business premises, wholly with reference to all or any of the following matters		
(a) the nature of the business or other activity carried out on the premises;	£50 (+ VAT)	
(b) the goods sold or the services provided on the premises;	£50 (+ VAT)	
(c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services	£50 (+ VAT)	
2. 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	£50 (+ VAT)	
3. All other advertisements	£69.30 (+ VAT)	

MEETINGS		
<p>All pre-application enquiries relating to 'major' development will include one meeting with officers (Major, Minor and Other development is as defined by central government)</p> <p>Additional meetings for 'major' development will be charged at</p> <p>Meetings relating to minor / other developments will be charged at</p>	<p>£100 (+ VAT)</p> <p>£50 (+ VAT)</p>	