

PLANNING AND BUILDING SERVICE

PRE-APPLICATION PLANNING ADVICE ENQUIRY - FEES SCHEDULE

(CHARGES FROM 18 JANUARY 2012)

Proposal	Fee (inc.20% VAT)
Householder proposals	£48
Residential development	
i) 1 dwelling	£120
ii) 2-5 dwellings	£216
iii) 6-9 dwellings	£360
iv) 10-20 dwellings	£636
v) 21+ dwellings	**10% of full planning application fee plus VAT
Industrial/commercial/agricultural and all development not covered in other fee categories	
i) 0 -99m ²	£90
ii) 100-499m ²	£240
iii) 500-999m ²	£450
iv) 1,000m ² + <i>Areas relate to proposed floorspace(measured externally) or the area of development/works. Car parks, hardstandings, service roads or other accesses (only where required for a purpose incidental to the existing use of land) charged at i) rate.</i>	**£540 or 10% of full planning application fee plus VAT whichever greater
Other Development/Proposals	
Change of use	£168
Advertisements	£48
Variation of condition	£60
**Pre-application fees are based on 10% of the fee required for a full planning application plus VAT (irrespective of whether the planning application is an outline submission or an application for full permission).	

See Over

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Reduced Fees	
<ul style="list-style-type: none"> • Proposals by Parish Councils • Proposals by non-profit making clubs or other non profit making sporting or recreational organisations, relating to playing fields for their own use. • Follow up amended pre application enquiries (where submitted within 3 months of date of response on initial pre application enquiry) 	50% reduction
Exemptions	
<ul style="list-style-type: none"> • Affordable Housing Exception Schemes in Rural Areas by Registered Providers • Listed Building works not requiring planning permission • Conservation Area demolition • Article 4 directions • Alterations to dwellinghouses or buildings to which members of the public are admitted, for the purpose of providing means of access for disabled people (or securing the safety, health or comfort of disabled people, in the case of dwellinghouses). • Non-material amendments • Extension of time for implementation 	Free
Notes	
<ul style="list-style-type: none"> • Where proposals include development falling in both the 'residential' category and 'Industrial/commercial/agricultural and all development not covered in other fee categories' category then the fees for both categories are added together. • Where the proposal is for change of use and building works the higher of the two fees will apply. 	