

## Annex 2 - Fees and Charges

### Section A - Advice as to whether permission / consent is required ?

Category	Existing fee	Proposed fee
<b>Householder enquiry</b> (ie house extensions, garages/ sheds, etc)	£36	£50
<b>Listed Building enquiry</b> (is LBC required for works eg. re-roofing, re-painting, re-wiring, plumbing etc)	No fee	£50
<b>Other commercial development</b> (to establish if “development” or whether “permitted development” or not )	No fee	£50

### Section B - Advice in relation to the prospects of permission / consent being granted?

#### Category - Minor Development

Proposed Development Type	Fee for formal written advice (see notes 1+2)	Fee for 2 <sup>nd</sup> and any subsequent written advice (see notes 1+2)
Householder	£50	£25
Advertisements	£50	£25
Commercial (where no new floorspace)	£75	£38
Change of Use	£75	£38
Telecommunications	£100	£50
Other (see note 3)	£100	£50
Small scale commercial development (inc shops, offices other commercial uses)		
• up to 500m2	£250	£125
• 500-999m2	£500	£250
Small scale residential		
• 1 dwelling	£100	£50
• 2-3 dwellings	£250	£125
• 4-9 dwellings	£500	£250

**Note 1 - All fees are subject to VAT**

Note 2 - with site visit and meeting if Development Management Officer considered to be required).

Note 3 – Includes all other minor development proposals not falling within any of the categories such as variation or removal of condition, car parks+roads, and certificates of lawfulness

## Category – Major Developments

Proposed Development Type	Fee for formal written advice (see notes 1+2)	Fee for 2 <sup>nd</sup> and any subsequent written advice (see notes 1+2)
Major new residential sliding scale as follows <ul style="list-style-type: none"> <li>• 10 –49 dwellings</li> <li>• 50-199 dwellings</li> </ul>	£1,500 £2,000	£750 £1,000
Small scale commercial development (inc shops, offices other commercial uses) <ul style="list-style-type: none"> <li>• 1,000m2 - 3,000m2</li> </ul>	£1,500	£750

**Note 1 - All fees are subject to VAT**

Note 2 - with site visit and meeting if Development Management Officer considered to be required).

## Category – Very Large scale developments

Proposed Development Type	Fee for formal written advice (see notes 1+4)
<ul style="list-style-type: none"> <li>• Single use or mixed use developments involving sites of 1.5ha or over</li> <li>• Development of over 200 dwellings</li> <li>• Development of over 3,000m2 of commercial floorspace</li> <li>• Planning Briefs / Masterplans</li> </ul>	Fee to be negotiated with minimum fee of £3,000 (see note 5)

**Note 1 - All fees are subject to VAT**

Note 4 - With multiple meetings including a lead officer together with Development Management case officer and other specialist officer inputs as required for a period of up to 12 months

Note 5 - The fee for pre-application advice expected to be **not less than 20%** of anticipated planning fee for a full application for the development proposed

## Exemptions

Advice sought in the following categories is free:

- Where the enquiry is made by a Parish Council or Town Council
- Where the development is for specific accommodation/facilities for a registered disabled person.
- Advice on how to submit an application
- Enquiries relating to Planning Enforcement