

Proposed Fee Increases from April 2012 (Current charges at Annex 1)

Pre application advice Schedule of Fees from 1st April 2012

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

Category	Fee (+VAT)
Householder enquiry (i.e. house extensions, garages, sheds, etc)	£55 +VAT = £66
Other commercial development (to establish if "development" or whether "permitted development" or not)	£55 +VAT = £66

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

Proposed Development Type	Fee for formal written advice (see notes 1 & 2)
Householder	£55 +VAT = £66
Advertisements	£55 +VAT = £66
Commercial (where no new floorspace)	£80 +VAT = £96
Change of use (non residential)	£80 +VAT = £96
Telecommunications	£110 +VAT = £132
Listed buildings alterations etc	£110 +VAT = £132
Other	£110 +VAT = £132

Small scale commercial development (includes shops, offices and other commercial uses)	
Up to 500m ²	£280 +VAT = £336
500-999m ²	£555 +VAT = £666
Small scale residential (including changes of use /conversions)	
1 dwelling	£110 +VAT = £132
2-3 dwellings	£280 +VAT = £336
4-9 dwellings	£555 +VAT = £666

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 and roads, and certificates of lawfulness

Category - Major Development

Proposed Development Type	Fee for formal written advice (see notes 1,2 & 6)
Major new residential sliding scale as follows (including changes of use /conversions)	
10-49 dwellings	£1,700 +VAT = £2040
50-199 dwellings	£2,330+VAT = £2796
Small scale commercial development (inc shops, offices, other commercial uses)	
1,000m ² - 3,000m ²	£1,700 +VAT = £2040

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 Development

Proposed Development Type	Fee for formal written advice (see notes 1,4 & 6)
Single use or mixed use developments involving sites of 1.5hs or over Development of over 200 dwellings Development of over 3,000m ² of commercial floorspace Planning briefs / Masterplans	Fee to be negotiated with minimum fee of £3,180 +VAT = £3816 (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.

Note 6 – Where during the enquiry additional detailed or complex specialist input is required, an additional charge may be levied.

Exemptions

Advice sought in the following categories is free:

- Where the enquiry is made by a parish council or town council
- For alterations, extensions, etc. to a dwelling house for the benefit of a registered disabled person
- Proposals solely for the carrying out of the operations for the purpose of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted
- Advice on how to submit an application
- Advice covered in Section B relating to ongoing enforcement investigations, prior to the instigation of any formal proceedings.