

6. Category of Development Scale of Fees

6.1 Outline Applications (most types)	(a) Where the site area does not exceed 2.5ha, £335 for each 0.1 ha of the site area. (b) Where the site area exceeds 2.5ha, £8,285 and an additional £100 for each 0.1 ha in excess of 2.5 ha maximum in total £125,000
6.2 Householder applications	(a) On one existing dwelling: £150 (b) On two or more existing dwellings on the same application: £295
(i) Alterations, improvements or extensions to existing dwellings (including garages closer than 5 metres to the dwelling)	
(ii) Erection of buildings in the garden of a dwelling (including sheds, greenhouses, or fences and walls etc.)	£150
6.3 Full Applications	(i) Where the number of dwellinghouses to be created is 50 or less, £335 for each dwellinghouse. (ii) Where the number of dwellings to be created exceeds 50, £16,565 and an additional £100 for each dwelling in excess of 50 dwellinghouses. Maximum £250,000
(i) Erection of dwellings (including conversions to form additional dwellings)	
(ii) Erection of buildings (other than dwellings or plant and machinery or agricultural buildings or glasshouses)	(a) Works not creating more than 40 sq m £170 (including works where no floorspace is created by the development) (b) Between 40 sq m and 75 sq m £335 (c) Where a floor area is greater than 75 sq m but is less than or equal to 3750 sq m, £335 for each 75 sq m or part thereof. (d) Where the floor area exceeds 3750 sq m £16,565 and an additional £100 for each 75 sq m or part thereof in excess of 3750 sq m. Maximum £250,000.
(iii) Erection of agricultural buildings on agricultural land (other than glass houses and polytunnels)	(a) Works not creating more than 465 sq m - £70 (b) £335 for buildings exceeding 465 sq m but not exceeding 540 sq m. (c) Where the works create more than 540 sq m but not exceeding 4215 sq m, £335 for the first 540 sq m and an additional £335 for each 75 sq m in excess of 540 sq m. (d) Where the works create more than 4215 sq m, £16,565 and an additional £100 for each 75 sq m in excess of 4215 sq m. Maximum £250,000
(iv) Erection of glass houses and polytunnels on agricultural land (including outline applications)	(a) Works creating up to 465 sq m - £70. (b) Works creating more than 465 sq m - £1,870.
(v) Erection, alterations or replacement of plant and machinery	(a) Where the site area does not exceed 5 hectares, £335 for each 0.1 hectare of the site area. (b) Where the site area exceeds 5 hectares, £16,565 and an additional £100 for each 0.1 hectare in excess of 5 hectares. Maximum £250,000
(vi) Approval of reserved matters where a flat rate does not apply (see 6.6 (ix))	A fee based on floorspace/ numbers of dwellings involved
6.4 Applications for works other than building works	(i) Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area. (ii) Where the site area exceeds 15 hectares, £25,315 and an additional £100 for each 0.1 hectare in excess of 15 hectares. Maximum £65,000
(i) Winning and working of minerals	
(ii) Use of land for waste disposal	
(iii) Use of land for deposit of material after extraction of minerals	
(iv) Use of land for storage of minerals in the open	
(v) Operations connected with exploratory drilling for oil or natural gas	(a) Where the site area does not exceed 7.5 hectares, £335 for each 0.1 hectares of the site area. (b) Where the site area exceeds 7.5 hectares, £25,000 and an additional £100 for each 0.1 hectare in excess of 7.5 hectares. Maximum £250,000
(vi) Car parks, service roads or other accesses for existing uses	£170
(vii) Playing fields (for sports clubs etc.)	£335
(viii) Any other work not already covered	£170 per 0.1 hectare (or part) of a site to a maximum of £250,000 (=1ha)
6.5 Advertisements	
(i) relating to the business on the premises	£95
(ii) advance signs directing the public to a business	£95
(iii) other advertisements	£335

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6.6 Other Applications	
(i) Variations or removal of a condition	£170
(ii) Change of use of a building to one or more separate dwellings	£335 for each additional dwelling created up to 50 dwellings. Where more than 50 dwellings are created £16,565 and an additional £100 for each dwelling in excess of 50 dwellinghouses. Maximum £250,000.
(iii) Other changes of use except waste or minerals	£335
(iv) Renewal of temporary approval	£170
(v) Renewal of unimplemented permission	£170
(vi) Notification of agricultural or forestry buildings, an operations of demolition. Notification of Telecommunications code system operations to determine whether the prior approval of the authority is required.	£70 £335
(vii) Duplicate applications made by the same applicant within 28 days	Full fee for both applications
(viii) Development crossing planning authority boundaries requiring several applications	Only one fee, paid to the authority having the larger site but calculated for the whole scheme, and subject to a special ceiling.
(ix) Reserved matters where applicants earlier reserved matters applications have incurred total fees equalling that for a full application for entire scheme	£335
(x) Non compliance with conditions including retention of temporary buildings	£170 (if not exempt as a revision)
6.7 Lawful Development Certificates	
(a) For an existing use of buildings or land or any existing operations.	Normal Fee
(b) Any matter constituting a failure to comply with a condition of planning permission.	£70
(c) For a proposed use of buildings or land or any proposed operations.	Half normal fee
6.8 Concessionary fees and exemptions	
(i) Extension and alteration to a dwelling in which a disabled person lives or is going to live to improve access, safety, comfort and health of the disabled person	No fee
(ii) Works to provide means of access for disabled persons to buildings where members of the public are admitted	No fee
(iii) Applications by Parish Councils	Half fee
(iv) Alternative applications - e.g. several changes of use of property	Full fee for one application and half fee for the rest
(v) Applications required by reason of an Article 4 Direction	No fee
(vi) Application required because of a condition attached to a planning permission removing permitted development rights	No fee
(vii) An application relating to a change of use within a class of the Use Classes Order in a case where planning permission is required solely because the change is prohibited by a condition imposed on a previous grant of planning permission	No fee
(viii) Revised applications, by the same applicant, for development of the same character, type and description on the same sites:- (a) within 12 months of the date of decision (b) within 12 months of the date of submission of a withdrawn application provided the full fee was paid on the original application	No fee for the first re-submission only. Further re-submissions: full fee
6.9 Written confirmation of compliance with conditions or conditions attached to a grant of planning permission	
(a) for enlargement of dwelling houses or operations within the curtilage	£25 each
(b) for any other development	£85 each request