

Development Control Committee

Planning - Application Fees

Schedule of Fees and Charges from 6 December 2023

Description of Charge	Charge April 2023 - 5 Dec 2023		Charge 6 Dec 2023 - March 2025	
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT
Operations				
1. The erection of dwellinghouses (other than development in category 6)				
(1) Where the application is for outline planning permission and—				
(a) the site area is less than 0.5 hectares, £578 for each 0.1 hectare (or part thereof) of the site area;			481.67	578.00
(b) the site area is at least 0.5 hectares but does not exceed 2.5 hectares, £624 for each 0.1 hectare (or part thereof) of the site area;			520.00	624.00
(c) the site area exceeds 2.5 hectares, £15,433 and an additional £186 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £202,500.			12,860.83	15,433.00
			155.00	186.00
(2) Where the application is for permission in principle, £503 for each 0.1 hectare (or part thereof) of the site area.			419.17	503.00
(3) In any other case—				
(a) where the number of dwellinghouses to be created by the development is fewer than 10, £578 for each dwellinghouse;			481.67	578.00
(b) where the number of dwellinghouses to be created by the development is at least 10 but no more than 50, £624 for each dwellinghouse;			520.00	624.00
(c) where the number of dwellinghouses to be created by the development is more than 50, £30,860 and an additional £186 for each dwellinghouse in excess of 50, subject to a maximum in total of £405,000.			25,716.67	30,860.00
			155.00	186.00
2. The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7)				
(1) Where the application is for outline planning permission and—				
(a) the site area is less than 1 hectare, £578 for each 0.1 hectare (or part thereof) of the site area;			481.67	578.00
(b) the site area is at least 1 hectare but does not exceed 2.5 hectares, £624 for each 0.1 hectare (or part thereof) of the site area;			520.00	624.00
(c) the site area exceeds 2.5 hectares, £15,433 and an additional £186 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £202,500.			12,860.83	15,433.00
			155.00	186.00

Description of Charge	Charge April 2023 - 5 Dec 2023		Charge 6 Dec 2023 - March 2025	
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT
(2) Where the application is for permission in principle, £503 for each 0.1 hectare (or part thereof) of the site area.			419.17	503.00
(3) In any other case—				
(a) where no floor space is to be created by the development, £293;			244.17	293.00
(b) where the area of gross floor space to be created by the development does not exceed 40 square metres, £293;			244.17	293.00
(c) where the area of gross floor space created by the development exceeds 40 square metres but is less than 1000 square metres, £578 for each 75 square metres (or part thereof);			481.67	578.00
(d) where the area of gross floor space created by the development is at least 1000 square metres but does not exceed 3750 square metres, £624 for each 75 square metres (or part thereof);			520.00	624.00
(e) where the area of gross floor space created by the development exceeds 3750 square metres, £30,680 and an additional £186 for each 75 square metres (or part thereof) in excess of 3750 square metres, subject to a maximum in total of £405,000.			25,566.67	30,680.00
			155.00	186.00
3. The erection, on land used for the purposes of agriculture, or buildings used for agricultural purposes (other than buildings in category 4)				
(1) Where the application is for outline planning permission and—				
(a) the site area is less than 1 hectare, £578 for each 0.1 hectare (or part thereof) of the site area;			481.67	578.00
(b) the site area is at least 1 hectare but does not exceed 2.5 hectares, £624 for each 0.1 hectare (or part thereof) of the site area;			520.00	624.00
(c) the site area exceeds 2.5 hectares, £15,433 and an additional £186 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £202,500.			12,860.83	15,433.00
			155.00	186.00
(2) Where the application is for permission in principle, £503 for each 0.1 hectare (or part thereof) of the site area.			419.17	503.00
(3) In any other case—				
(a) where the area of gross floor space to be created by the development does not exceed 465 square metres, £120;			100.00	120.00
(b) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £578;			481.67	578.00

Description of Charge	Charge April 2023 - 5 Dec 2023		Charge 6 Dec 2023 - March 2025	
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT
(c) where the area of gross floor space to be created by the development exceeds 540 square metres but is less than 1000 square metres, £578 and an additional £578 for each 75 square metres (or part thereof) in excess of 540 square metres;			481.67	578.00
			481.67	578.00
(d) where the area of gross floor space to be created by the development is at least 1000 square metres but does not exceed 4215 square metres, £624 and an additional £624 for each 75 square metres (or part thereof) in excess of 1000 square metres;			520.00	624.00
			520.00	624.00
(e) where the area of gross floor space to be created by the development exceeds 4215 square metres, £30,860 and an additional £186 for each 75 square metres (or part thereof) in excess of 4215 square metres, subject to a maximum in total of £405,000.			25,716.67	30,860.00
			155.00	186.00
4. The erection of glasshouses on land used for the purposes of agriculture				
(1) Where the area of gross floor space to be created by the development does not exceed 465 square metres, £120.			100.00	120.00
(2) Where the area of gross floor space to be created by the development exceeds 465 square metres but is less than 1000 square metres, £3,225.			2,687.50	3,225.00
(3) Where the area of gross floor space to be created by the development is 1000 square metres or more, £3,483.			2,902.50	3,483.00
5. The erection, alteration or replacement of plant or machinery				
(1) Where the site area is less than 1 hectare, £578 for each 0.1 hectare (or part thereof) of the site area.			481.67	578.00
(2) Where the site area is at least 1 hectare but does not exceed 5 hectares, £624 for each 0.1 hectare (or part thereof) of the site area.			520.00	624.00
(3) Where the site area exceeds 5 hectares, £30,860 and an additional £186 for each 0.1 hectare (or part thereof) in excess of 5 hectares, subject to a maximum in total of £405,000.			25,716.67	30,860.00
			155.00	186.00
6. The enlargement, improvement or other alteration of existing dwellinghouses				
(1) Where the application relates to a single dwellinghouse, £258.			215.00	258.00
(2) Where the application relates to two or more dwellinghouses, £509.			424.17	509.00

Description of Charge	Charge April 2023 - 5 Dec 2023		Charge 6 Dec 2023 - March 2025	
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT
<i>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.</i>			215.00	258.00
<i>8. The construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land</i>			244.17	293.00
<i>9. The carrying out of any operations connected with exploratory drilling for oil or natural gas.</i>				
(1) Where the site area does not exceed 7.5 hectares, £686 for each 0.1 hectare (or part thereof) of the site area.			571.67	686.00
(2) Where the site area exceeds 7.5 hectares, £51,395 and an additional £204 for each 0.1 hectare (or part thereof) of the site area in excess of 7.5 hectares, subject to a maximum in total of £405,000.			42,829.17	51,395.00
			170.00	204.00
<i>10. The carrying out of any operations (other than operations coming within category 9) for the winning and working of oil or natural gas.</i>				
(1) Where the site area does not exceed 15 hectares, £347 for each 0.1 hectare (or part thereof) of the site area.			289.17	347.00
(2) Where the site area exceeds 15 hectares, £52,002 and an additional £204 for each 0.1 hectare (or part thereof) in excess of 15 hectares, subject to a maximum in total of £105,300.			43,335.00	52,002.00
			170.00	204.00
<i>11. The carrying out of any operations not coming within any of the above categories.</i>				
(1) In the case of operations for the winning and working of minerals—				
(a) where the site area does not exceed 15 hectares, £316 for each 0.1 hectare (or part thereof) of the site;			263.33	316.00
(b) where the site area exceeds 15 hectares, £47,161 and an additional £186 for each 0.1 hectare (or part thereof) in excess of 15 hectares, subject to a maximum in total of £105,300.			39,300.83	47,161.00
			155.00	186.00
(2) In any other case, £293 for each 0.1 hectare (or part thereof) of the site area, subject to a maximum in total of £2,535.			244.17	293.00
Uses of Land				
<i>12. The change of use of a building to use as one or more separate dwellinghouses.</i>				

Description of Charge	Charge April 2023 - 5 Dec 2023		Charge 6 Dec 2023 - March 2025	
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT
(1) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses—				
(a) where the change of use is to use as fewer than 10 dwellinghouses, £578 for each additional dwellinghouse;			481.67	578.00
(b) where the change of use is to use as at least 10 but no more than 50 dwellinghouses, £624 for each additional dwellinghouse;			520.00	624.00
(c) where the change of use is to use as more than 50 dwellinghouses, £30,860 and an additional £186 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £405,000.			25,716.67	30,860.00
			155.00	186.00
(2) In all other cases—				
(a) where the change of use is to use as fewer than 10 dwellinghouses, £578 for each dwellinghouse;			481.67	578.00
(b) where the change of use is to use as at least 10 but no more than 50 dwellinghouses, £624 for each dwellinghouse;			520.00	624.00
(c) where the change of use is to use as more than 50 dwellinghouses, £30,860 and an additional £186 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £405,000.			25,716.67	30,860.00
			155.00	186.00
<i>13. The use of land for—</i>				
<i>(a) the disposal of refuse or waste materials,</i>				
<i>(b) the deposit of material remaining after minerals have been extracted from land, or</i>				
<i>(c) the storage of minerals in the open.</i>				
(1) Where the site area does not exceed 15 hectares, £316 for each 0.1 hectare (or part thereof) of the site area.			263.33	316.00
(2) Where the site area exceeds 15 hectares, £47,161 and an additional £186 for each 0.1 hectare (or part thereof) of the site area in excess of 15 hectares, subject to a maximum in total of £105,300.			39,300.83	47,161.00
			155.00	186.00
<i>14. The making of a material change in use of a building or land (other than a material change of use in category 12 or 13(a), (b) or (c))</i>			481.67	578.00

Development Control Committee

Planning - Application Fees

Schedule of Fees and Charges from 6 December 2023

Proposed increase in fee/charge from previous year
Fees set nationally 25-35% increase from 6th December 2023

Basis of charge (eg full cost recovery, statutory charge, subsidised service)
Fees set nationally

Details of any discretionary discounts or concessions
Fees set nationally

Has any benchmarking or consultation been undertaken?
No

Equality Impact Assessment
No

Budget Impact
Fees set nationally. Increases will have a direct correlation to income however we are unsure how the cost of living will effect our income in the coming year.

Development Control Committee
Planning Application Fees 2023/24
Schedule of Fees and Charges from 1 April 2023

Description of Charge	Charge April 2023 - 5 Dec 2023		Charge 6 Dec 2023 - March 2025	
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT
<i>Outline Applications</i>				
£462 per 0.1 hectare for sites up to and including 2.5 hectares	385.00	462.00		
£11432 + £138 for each 0.1 in excess of 2.5 hectares to a maximum of £150,000	9,526.67	11,432.00		
<i>Household Applications</i>				
Alterations/extensions to single dwellinghouse, including works within boundary	171.67	206.00		
<i>Full Applications</i>				
Alterations/extensions to two or more dwellinghouses, including works within boundaries	339.17	407.00		
New dwellinghouses (up to 50 and including 50)	385.00	462.00		
New dwellinghouses (for more than 50) £22,859 + £138 per additional dwellinghouse in excess of 50 up to a maximum fee of £300,000	19,049.17	22,859.00		
<i>Erection of Buildings (not dwellinghouses, agricultural, glasshouses, plant nor machinery)</i>				
Gross floor space to be created by development - No increase in floor space or no more than 40 sq m	195.00	234.00		
Gross floor space to be created by development - More than 40 sq m but no more than 75 sq m	385.00	462.00		
Gross floor space to be created by development - More than 75 sq m but no more than 3,750 sq m	385.00	462.00		
Gross floor space to be created by development - More than 3,750 sq m	19,049.17	22,859.00		
<i>Erection of Buildings (on land used for agricultural purposes)</i>				
Gross floor space to be created by development - Not more than 465 sq m	80.00	96.00		
Gross floor space to be created by development - More than 465 sq m not more than 540 sq m	385.00	462.00		
Gross floor space to be created by development - More than 540 sq m not more than 4,215 sq m	385.00	462.00		
Gross floor space to be created by development - More than 4,215 sq m	19,049.17	22,859.00		

Description of Charge	Charge April 2023 - 5 Dec 2023		Charge 6 Dec 2023 - March 2025	
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT
<i>Erection of Glasshouses (on land used for the purposes of agriculture)</i>				
Gross floor space to be created by development - Not more than 465 sq m	80.00	96.00		
Gross floor space to be created by development - More than 465 sq m	2,150.00	2,580.00		
<i>Erection/Alterations/replacement of Plant & Machinery</i>				
Site area - Not more than 5 hectares (£462 for each 0.1 hectare, or part thereof)	385.00	462.00		
Site area - More than 5 hectares (£22,859 + additional £138 for each 0.1 hectare, or part thereof, in excess of 5 hectares to a maximum of £300,000)	19,049.17	22,859.00		
<i>Car parks, service roads or other access - for existing uses</i>				
<i>Waste (use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)</i>				
Site area - Not more than 15 hectares (£234 for each 0.1 hectare, or part thereof)	195.00	234.00		
Site area - More than 15 hectares (£34,934 + £138 for each 0.1 hectare, or part thereof, in excess of 15 hectares up to a maximum of £78,000)	29,111.67	34,934.00		
<i>Operations connected with exploratory drilling for oil or natural gas</i>				
Site area - Not more than 75 hectares	423.33	508.00		
Site area - More than 7.5 hectares (£38,070 + additional £151 for each 0.1 hectare, or part thereof, in excess of 7.5 hectares up to a maximum of £300,000)	31,725.00	38,070.00		
<i>Operations (other than exploratory drilling) for the winning and working of oil or natural gas</i>				
Site area - Not more than 15 hectares (£257 for each 0.1 hectare, or part thereof)	214.17	257.00		
Site area - More than 15 hectares (£38,520 + £151 for each 0.1 hectare, or part thereof, in excess of 15 hectares up to a maximum of £78,000)	3,208.33	3,850.00		

Description of Charge	Charge April 2023 - 5 Dec 2023		Charge 6 Dec 2023 - March 2025	
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT
<i>Other Operations (winning and working of minerals) excluding natural oil and gas</i>				
Site area - Not more than 15 hectares (£234 for each 0.1 hectare, or part thereof)	195.00	234.00		
Site area - More than 15 hectares (£34,934 + £138 for each 0.1 hectare, or part thereof, in excess of 15 hectares up to a maximum of £78,000)	29,111.67	34,934.00		
<i>Other Operations (not coming with any of the above categories)</i>				
Site area - Any site area (£234 for each 0.1 hectare, or part thereof, up to a maximum of £2,028)	195.00	234.00		
<i>Lawful Development Certificate</i>				
Existing use or operation				
Existing use or operation - lawful not to comply with any condition or limitation	195.00	234.00		
Proposed use or operation	Half the normal planning fee			

Development Control Committee
Planning - Applications other than Building Work
Schedule of Fees and Charges from 1 April 2023

Proposed increase in fee/charge from previous year

Nationally set planning fees

Basis of charge (eg full cost recovery, statutory charge, subsidised service)

Nationally set planning fees

Details of any discretionary discounts or concessions

As set out (none)

Has any benchmarking or consultation been undertaken?

No

Equality Impact Assessment

No

Budget Impact

N/A

Development Control Committee
Planning - Pre-Application Fees
Schedule of Fees and Charges from 1 January 2024

Description of Charge	Charge April 2023 - Dec 2023		Charge January 2024 - March 2025	
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT

Pre-application Advice, Enquiries & Documents Online 2023/24

Planning permission for dropped kerb	23.33	28.00		
Scheme support indication	57.50	69.00		
Householder proposal enquiry	57.50	69.00		
Non-Householder proposal enquiry	75.42	90.50		
30 Minutes with planner (via a virtual meeting)	68.33	82.00		
60 Minutes with planner (via a virtual meeting)	135.83	163.00		
30 Minutes with planner at applicants property where social distancing can be achieved (not a listed building)	113.75	136.50		
60 Minutes with planner at applicants property (not a listed building)	170.00	204.00		
30 Minutes with a conservation specialist at applicants property where social distancing can be achieved (listed building)	165.83	199.00		
Major housing or commercial projects. First hour of each meeting (additional research £60 per hour)	293.75	352.50		
Planning research	62.08	74.50		
Works to protected trees (history of a site and constraints) per hour and part of thereof	94.17	113.00		
Works to protected trees (TPO and Conservation Areas)	28.75	34.50		
Ecological response on proposed action	45.00	54.00		
Planning Administration Charges (e.g. copy documents) (£20 per half hour plus additional if printed)	19.58	23.50		

Pre-application Advice, Enquiries & Documents Online 2024/25

Householder				
- Fee for written response			70.83	85.00
Householder listed building				
- Fee for written response			125.00	150.00
- Fee for additional meeting (per additional officer input)			83.33	100.00
- Fee for additional specialist input (per specialist)			83.33	100.00
Listed building non-householder				
- Fee for written response			333.33	400.00
- Fee for office/remote meeting with written response			416.67	500.00
- Fee for additional meeting (per officer)			166.67	200.00

Description of Charge	Charge April 2023 - Dec 2023		Charge January 2024 - March 2025	
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT
Category A Residential 1-2 dwellings or non-residential gross floor area up to 200sqm, development site areas less than 0.25ha				
- Fee for office/remote meeting with written response*			375.00	450.00
- Fee for additional meeting (per officer)			166.67	200.00
Category B Residential 3-9 dwellings or non-residential gross floor area 201-999sqm, development site area 0.25-0.49 ha				
- Fee for office/remote meeting with written response*			666.67	800.00
- Fee for additional meeting (per officer)			208.33	250.00
Category C Residential 10-49 dwellings or non-residential gross floor area 1000-9999sqm, development site area 0.5-1.5 ha				
- Fee for office/remote meeting with written response*			1,000.00	1,200.00
- Fee for additional meeting (per officer)			416.67	500.00
- Fee for additional specialist input (per specialist)			166.67	200.00
Category D Residential 50-199 dwellings or non-residential gross floor area 10000-20000sqm, development site area 1.5-2.5 ha				
- Fee for office/remote meeting with written response*			2,500.00	3,000.00
- Fee for additional meeting (per officer)			750.00	900.00
- Fee for additional specialist input (per specialist)			166.67	200.00
Category E Residential 200-1000 dwellings or non-residential gross floor area 20000 or more sqm, development site area more than 2.5ha				
- Fee for office/remote meeting with written response* or PPA			3,333.33	4,000.00
- Fee for additional meeting (per officer)			833.33	1,000.00
- Fee for additional specialist input (per specialist)			250.00	300.00
Category F Residential 1000+ dwellings			Bespoke fee or PPA	
Fee Concessions				
- Advice for disabled related development buy a registered disabled person			0.00	0.00
- Advice for Town and Parish Council's			50% of relevant fee	
- Advice for 100% affordable housing development (no cross-subsidy)			25% of relevant fee	
BNG				
- BNG pre-app advice for category A&B			416.67	500.00
- BNG pre-app advice for category C-E			833.33	1,000.00

Description of Charge	Charge April 2023 - Dec 2023		Charge January 2024 - March 2025	
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT
- BNG advice category F—please contact the LPA to discuss				Bespoke fee
- High Hedges per case			458.33	550.00
Enforcement				
- Confirmation of compliance with an enforcement notice			41.67	50.00
- Post enforcement notice advice:				
Householder development			62.50	75.00
Minor development (plus additional specialist fee(s))			166.67	200.00
Major development (plus additional specialist fee(s))			416.67	500.00
Listed Building			250.00	300.00
Other advice related charges				
- PD Enquiry (old 'DIN'):				
Householder			62.50	75.00
Other PD			100.00	120.00
(Requests beyond PD to be directed to the submit a formal certificates)				
Other administrative charges				
- Returning an invalid application			66.67	80.00
- Extra administration fee for processing email or paper application submissions			20.83	25.00
- Site/case search			66.67	80.00
- S106 compliance			66.67	80.00
- Discharge of condition confirmation			66.67	80.00

*Specialist advice included (with the exception of BNG advice)

Note: where fees between dwelling nos. or floor area conflict with site area, the larger fee will apply.

PPA – Planning performance agreement

BNG – Biodiversity Net Gain

PD – Permitted Development

Development Control Committee

Planning - Pre-Application Fees

Schedule of Fees and Charges from 1 January 2024

Proposed increase in fee/charge from previous year
Varies. Benchmarked against other local authorities.

Basis of charge (eg full cost recovery, statutory charge, subsidised service)
Full cost recovery

Details of any discretionary discounts or concessions
N/A

Has any benchmarking or consultation been undertaken?
Yes. Fees have been benchmarked against other local authorities

Equality Impact Assessment
No

Budget Impact
Increases will have a direct correlation to income however we are unsure how the cost of living will effect our income in the coming year.

Development Control Committee

Planning - Prior Approval

Schedule of Fees and Charges from 6 December 2023

Description of Charge	Charge April 2023 - 5 Dec 2023		Charge 6 Dec 2023 - March 2025		Change %
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT	

Prior Approval

Agricultural and Forestry buildings & operations or demolition of buildings	80.00	96.00	100.00	120.00	25.0%
Communications (previously referred to as 'Telecommunications Code Systems Operators)	385.00	462.00	481.67	578.00	25.1%
Proposed Change of Use to State Funded School or Registered Nursery	80.00	96.00	100.00	120.00	25.0%
Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery	80.00	96.00	100.00	120.00	25.0%
Proposed Change of Use of Agricultural Building to a flexible use within Shop, Financial and Professional Services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure	80.00	96.00	100.00	120.00	25.0%
Proposed Change of Use of Agricultural building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouses)	80.00	96.00	100.00	120.00	25.0%
Proposed Change of Use of Agricultural Building to a Dwellinghouses (Use Class C3), where there are no Associated Building Operations	80.00	96.00	100.00	120.00	25.0%
Proposed Change of Use of Agricultural Building to a Dwellinghouses (Use Class C3), and Associated Building Operations	171.67	206.00	215.00	258.00	25.2%
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouses), where there are no Associated Building Operations	80.00	96.00	100.00	120.00	25.0%
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouses), and Associated Building Operations	171.67	206.00	215.00	258.00	25.2%
Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)	80.00	96.00	100.00	120.00	25.0%
Notification for Prior Approval for a Change Of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3)	80.00	96.00	100.00	120.00	25.0%

Description of Charge	Charge April 2023 - 5 Dec 2023		Charge 6 Dec 2023 - March 2025		Change %
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT	

Notification for Prior Approval for a Change Of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3), and Associated Building Operations	171.67	206.00	215.00	258.00	25.2%
Notification for Prior Approval for Change Of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafes (Class A3)	80.00	96.00	100.00	120.00	25.0%
Notification for Prior Approval for Change Of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafes (Class A3), and Associated Building Operations	171.67	206.00	215.00	258.00	25.2%
Notification for Prior Approval for Change Of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)	80.00	96.00	100.00	120.00	25.0%
Notification for Prior Approval for Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop	80.00	96.00	100.00	120.00	25.0%
Notification for Prior Approval for the Temporary Use of Buildings or Land for the Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in connection with that use	80.00	96.00	100.00	120.00	25.0%
Notification for Prior Approval for the Installation, Alteration or Replacement of other Solar Photovoltaic (PV) equipment on the Roofs of Non-domestic Buildings, up to a Capacity of 1 Megawatt	80.00	96.00	100.00	120.00	25.0%

Reserved Matters

Application for approval of reserved matters following outline approval	385.00	462.00	481.67	578.00	25.1%
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Approval/Variation/discharge of condition

Application for removal or variation of a condition following grant of planning permission	195.00	234.00	244.17	293.00	25.2%
Request for confirmation that one or more planning conditions have been complied with (£34 per request for householder otherwise £116 per request)	28.33	34.00			
Request for confirmation that one or more planning conditions have been complied with (£43 per request for householder otherwise £145 per request)			35.83	43.00	26.5%

Description of Charge	Charge April 2023 - 5 Dec 2023		Charge 6 Dec 2023 - March 2025		Change %
	£ Exc VAT	£ Inc VAT	£ Exc VAT	£ Inc VAT	

Change of Use

Number of dwellinghouses - Not more than 50 dwellinghouses (£462 for each)	385.00	462.00			
Number of dwellinghouses - More than 50 dwellinghouses (£22,859 + £138 for each in excess of 50 up to a maximum of £300,00)	19,049.17	22,859.00			
Change of use of a building to use as dwellinghouse(s). Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses -					
(a) Fewer than 10 dwellinghouses, £578 for each additional dwellinghouse;			481.67	578.00	New
(b) at least 10 but no more than 50 dwellinghouses, £624 for each additional dwellinghouse			520.00	624.00	35.1%
(c) more than 50 dwellinghouses, £30,860 and an additional £186 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £405,000			25,716.67	30,860.00	35.0%
In all other cases -					
(a) Where the change of use is to use as fewer than 10 dwellinghouses, £578 for each dwellinghouse;			481.67	578.00	New
(b) at least 10 but no more than 50 dwellinghouses, £624 for each dwellinghouse			520.00	624.00	35.1%
(c) more than 50 dwellinghouses, £30,860 and an additional £186 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £405,000			25,716.67	30,860.00	35.0%
Other Changes Of Use of a building or land	385.00	462.00	481.67	578.00	25.1%

Advertising

Relating to the business on the premises	110.00	132.00	137.50	165.00	25.0%
Advance signs which are not situated on or visible from the site, directing the public to a business	110.00	132.00	137.50	165.00	25.0%
Other advertisements	385.00	462.00	481.67	578.00	25.1%

Application for a Non-material Amendment Following a Grant of Planning Permission

Applications in respect of householder developments	28.33	34.00	35.83	43.00	26.5%
Applications in respect of other developments	195.00	234.00	244.17	293.00	25.2%

Application for Permission in Principle

Site area - £402 for each 0.1 hectare (or part thereof)	335.00	402.00	419.17	503.00	25.1%
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Development Control Committee

Planning - Prior Approval

Schedule of Fees and Charges from 6 December 2023

Proposed increase in fee/charge from previous year
Fees set nationally 25-35% increase from 6th December 2023

Basis of charge (eg full cost recovery, statutory charge, subsidised service)
Fees set nationally

Details of any discretionary discounts or concessions
Fees set nationally

Has any benchmarking or consultation been undertaken?
No

Equality Impact Assessment
No

Budget Impact
Fees set nationally. Increases will have a direct correlation to income however we are unsure how the cost of living will effect our income in the coming year.