



Planning - pre-application enquiry fees (April 2019)

Fees for our advice services are outlined below with the exceptions of:

- listed building consents that do not require planning permission

The table below covers all research time on a case, including a site visit by a Development Officer, meetings and a final written response.

Please note:

For Category C proposals, a meeting will only be held at the discretion of the case officer

Where additional officers are required at meetings to give specialist advice, there will be an additional flat rate of £50 per hour or part of an hour

The fee needs to be paid before a request for pre-application advice will be processed.

Category A	Major Projects (Large Scale, Complex Developments)
<ul style="list-style-type: none"> - Developments involving sites of between 1 and 2ha - 2000 square metres or more commercial floor space - Development requiring an Environmental Impact Assessment - Telecommunications equipment and masts-composite proposals for 10 or more sites <p>Sites of 2 ha and over, the fee for these enquiries will be determined on a case by case basis</p>	£2500

Category B		Other Major Developments
	<ul style="list-style-type: none"> - Provision of 10 or more residential units provided the site area is 0.5 - 1ha - Provision of 1000 square metres - 2000 square metres of commercial floor space - Mixed use developments on a site 0.5 - 1ha 	£1500
Category C		Minor Developments
	Householder works or extension	£60
	<p>Small scale residential (1 – 9 dwellings and where site is less than 0.5ha).</p> <p>This is a sliding scale of:</p> <ul style="list-style-type: none"> For 1 dwelling For 2 dwellings For 3 - 5 dwellings For 6 - 9 dwellings 	<ul style="list-style-type: none"> £50 £150 £400 £750
	<p>Commercial Development</p> <p>Development relating to shops, offices, B1, B2 or B8 or other commercial business property:</p> <ul style="list-style-type: none"> 0 - 75 sq m 76 - 150 sq m 151 - 500 sq m 501 - 700 sq m 701 - 850 sq m 851 - 999 sq m 	<ul style="list-style-type: none"> £80 £150 £300 £400 £500 £600
	<p>Agricultural Development</p> <p>Development relating to agricultural buildings, polytunnels and glasshouses:</p> <ul style="list-style-type: none"> Up to 465 sq m 466 – 540 sq m 541 – 765 sq m 766 – 999sq m Over 1000 sq m 	<ul style="list-style-type: none"> £40 £100 £300 £500 £750
	Advertisements	£60

	Individual proposals for Telecommunications equipment and masts	£80
Category D	Change of use only	£150

Please note: fees in the above table are inclusive of VAT.