

Fees and Charges

2024/25



Printed Date: 29/01/2024

Last modified: 29/01/2024

A full schedule of the fees and charges for all Council services for the coming year

Environment & Sustainability

Planning Development Control

A) Pre-Application Charges

a) Householder Applications - Advice (Written)

Householder advice on acceptability of a proposal

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
1,249	100.00	105.00	S	Discretionary

b) Householder Applications - Other

Site Visit and advice on historic buildings

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
1,251	189.00	199.00	S	Discretionary

bb) Trees

Site visit and advice on trees - development site

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
1,673	368.00	386.00	S	Discretionary

Site visit and advice on trees - householder

1,250	116.00	122.00	S	Discretionary
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c) Planning Investigation/Research - Commercial Organisations Only

Investigation/ Research Requiring Both Office And Site Based Work Per Hr

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
667	315.00	331.00	S	Discretionary

Investigation/ Research Requiring Office Based Work Only Per Hr

666	252.00	265.00	S	Discretionary
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d) Planning Investigation/Research - Service Fees

High Hedge Legislation

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
665	685.00	725.00	S	Discretionary

e) Written Advice (Initial advice plus one additional response)

01) Single New Dwelling/Replacement Dwelling

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
1,303	326.00	342.00	S	Discretionary

02) Minor Proposals - 2 - 3 dwellings)

780	498.00	523.00	S	Discretionary
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02b) Larger Minor Proposal (4-9 dwellings) or up to 1000 sq m commercial/other new build	1,672	995.00	1,045.00	S	Discretionary
05) Dropped kerbs - confirmation whether planning permission required	1,322	72.00	76.00	S	Discretionary
06) Advertisements, per advertisement	1,422	142.00	149.00	S	Discretionary
07) Other Miscellaneous developments (as agreed by the Planning Development Management)	1,423	160.00	168.00	S	Discretionary

f) Meetings (charge per meeting)

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
01) Single New Dwelling/Replacement Dwelling	1,304	398.00	418.00	S	Discretionary
02) Minor Proposal (2-3 dwellings)	777	682.00	716.00	S	Discretionary
02b) Large Minor Proposal (4-9 dwellings) or up to 1000 sq m commercial/other new build	1,671	1,328.00	1,394.00	S	Discretionary
03) Major Proposal 10 - 24 dwellings or 1,000 - 2,000 sq m commercial floor space	776	2,430.00	2,552.00	S	Discretionary
05) Strategic Proposals (25 -49 dwellings or 2,000- 10,000sq m commercial floor space)	774	3,720.00	3,906.00	S	Discretionary
06) Strategic Proposals (+50 dwellings or +10,000 sq m commercial)	775	5,720.00	6,006.00	S	Discretionary
07) Advertisements	1,424	395.00	415.00	S	Discretionary
08) Planning Performance Agreements for major/complex proposals (Terms to be agreed)	1,454			S	Discretionary

B) Planning Application Fees

a) Household Development

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
Alteration/Addition To Existing Dwelling	669	206.00	258.00	S	Statutory
Alteration/Addition To Two Or More Existing Dwellings	670	407.00	509.00	S	Statutory
Erection Of Outbuildings, Fences Etc Within Curtilage Of A Dwelling	671	206.00	258.00	S	Statutory

b) Outline Applications

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
The site area does not exceed 0.5 hectares: fee for each 0.1 hectare (or part thereof)	1,726		578.00	s	Statutory
The site area does not exceed 2.5 hectares: for each 0.1 hectare of the site area	673	462.00	624.00	S	Statutory
The site area exceeds 2.5 hectares (and an additional £115 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000;)	672	11,432.00	15,433.00	S	Statutory

c) Full Applications And Reserved Matters

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
Erection Of Dwellings Per Dwelling Created Up To A Max of 50 Dwellings	674	462.00	624.00	S	Statutory
Where the number of dwellinghouses to be created by the development exceeds 50 (and an additional £115 for each dwellinghouse in excess of 50 up to a maximum total fee of £250,000)	675	22,859.00	30,860.00	S	Statutory

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d) Erection Of Buildings Other Than Dwellings, Agricultural Buildings, Glasshouses Or Plant And Machinery

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
No new floor space	680	234.00	293.00	S	Statutory
Where floor space does not exceed 40m ²	678	234.00	293.00	S	Statutory
Where the floor space created is between 40m ² and 75m ²	679	462.00	578.00	S	Statutory
Where the floor space created is between 75m ² and 3750m ²	677	462.00	624.00	S	Statutory
Where the floor space created is more than 3750m ² (with £115 for each additional 75m ² in excess of 3750m ² subject to a maximum fee of £250,000)	676	22,859.00	30,860.00	S	Statutory

e) Erection Of Other Agricultural Buildings On Land Used For Purposes Of Agriculture (Other Than Glasshouses)

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
Where the gross floor space does not exceed 465m ²	686	96.00	120.00	S	Statutory
Where the gross floor space exceeds 540m ² but does not exceed 4215m ² £385 for the first 540m ² and an additional £385 for each 75m ² in excess of 540m ²	685	462.00	578.00	S	Statutory
Where the gross floor space exceeds 4215m ² £19,049 (and an additional £115 for each 75m ² in excess of 4215 up to a maximum fee of £250,000)	683	22,859.00	30,860.00	S	Statutory
Where the gross floor space exceeds 465m ² but does not exceed 540m ²	684	462.00	624.00	S	Statutory

f) Erection Of Glasshouses Used For Purposes In Agriculture

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
Where the gross floor space does not exceed 465m ²	681	96.00	120.00	S	Statutory
Where the gross floor space exceeds 465m ²	682	2,580.00	3,225.00	S	Statutory

g) Erection Of Glasshouses Used For Purposes In Agriculture

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
Where the gross floor space exceeds 1000m ²	1,731		3,483.00	s	Statutory

g) Erection, Alteration Or Replacement Of Plant And Machinery

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
Where the site area does not exceed 5 hectares, £385 for each 0.1 hectare of the site area	688	462.00	578.00	S	Statutory
Where the site area exceeds 5 hectares £19,049 (an additional £115 for each 0.1 hectares in excess of 5 hectares subject to a maximum of £250,000)	687	22,859.00	30,860.00	S	Statutory

h) Applications other than Building Works

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
Car Parks, Service Roads Or Other Accesses (Existing Uses Only)	704	234.00	293.00	S	Statutory

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h) Erection, Alteration Or Replacement Of Plant And Machinery

Where the site area is mote than 1 hectare but does not exceed 5 hectares: fee for each 0.1 hectare (or part thereof)

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
1,735		624.00	s	Statutory

i) Exploratory Drilling For Oil Or Natural Gas

where the site area does not exceed 7.5 hectares, £423 for each 0.1 hectare of site area

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
699	508.00	686.00	S	Statutory

where the site area exceeds 7.5 hectares, £31,725 (with an additional £126 for each 0.1 hectares in excess of 7 hectares up to a maximum fee of £250,000)

1,273	38,070.00	51,395.00	S	Statutory
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j) Operations For Winning And Working Of Minerals

where the site area does not exceed 15 hectares, £195 for each 0.1 hectare of the site area

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
701	234.00	316.00	S	Statutory

where the site area exceed 15 hectares, £29,112 (and an additional £115 for each 0.1 hectares in excess of 15 hectares up to a maximum of £65,000)

1,274	34,934.00	47,161.00	S	Statutory
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k) Operations (other than exploratory drilling) for the winning And working Of Minerals of oil or natural gas

Where the site area does not exceed 15 hectares: fee for each 0.1 hectare (or part thereof)

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
1,736		347.00	s	Statutory

Where the site area exceeds 15 hectares (and additional £204 for each 0.1 hectare in excess of 15 hectares up to a maximum fee of £105,300)

1,737		52,002.00	s	Statutory
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k) The carrying out of any operations not coming within any of the above categories

£195 for each 0.1 hectare of the site area, subject to a maximum of £1,690

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
703	234.00	293.00	S	Statutory

For Non-Compliance With Conditions , Including Retention Of Temporary Building (If Not As A Revision)

705	234.00	293.00	S	Statutory
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l) Change Of Use Of Building To Use As One Or More Separate Dwellings - change of use is from a previous use as a single dwelling house to use as two or more single dwelling houses:

Where the change of use is to use as 50 or fewer dwelling houses £385 per new dwelling

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
1,275	462.00	624.00	S	Statutory

where the change of use is to use as more than 50 dwelling houses, £19,049 (and an additional £115 for each dwelling house in excess of 50, up to a maximum fee of £250,000)

1,276	22,859.00	30,860.00	S	Statutory
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m) Change Of Use Of Building To Use As One Or More Separate Dwellings - In all other cases:

Where the change of use is to use as 50 or fewer dwelling houses £385 per new dwelling

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
1,277	462.00	624.00	S	Statutory

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where the change of use is to use as more than 50 dwelling houses, £19,049 (and an additional £115 for each dwelling house in excess of 50, up to a maximum fee of £250,000) 1,278 22,859.00 30,860.00 S Statutory

n) Change Of Use Of Building To Use As One Or More Separate Dwellings - change of use is from a previous use as a single dwelling house to use as two or more single dwelling houses:

Not more than 10 dwellinghouses: fee for each dwellinghouse 1,733 578.00 s Statutory

n) The use of land for: a) the disposal of refuse or waste materials; b) the deposit of material remaining after minerals have been extracted from land; or c) the storage of minerals in the open

Where the site area does not exceed 15 hectares, £195 for each 0.1 hectares of the site area 1,279 234.00 316.00 S Statutory

Where the site area exceeds 15 hectares, £29,112 (and an additional £115 for each 0.1 hectare in excess of 15 hectares, subject to a maximum fee of £65,000) 1,280 34,934.00 47,161.00 S Statutory

o) Change Of Use Of Building To Use As One Or More Separate Dwellings - In all other cases:

Erection Of Dwellings (1 To 9 Dwellings) 1,734 578.00 s Statutory

o) Other Changes Of Use

Other Changes Of Use (Except Waste Or Minerals) 710 462.00 578.00 S Statutory

p) Concessionary Fees and Exemptions

01) Works To Improve The Disabled Person Access To A Public House, Or To Improve His Access, Safety, Health Or Comfort At His Dwelling House 689 0.00 0.00 S Statutory

02) Applications By Parish etc. Councils (Advertisement Applications Also) - Half the normal fee 690 0.00 0.00 S Statutory

03) Applications Required Because Of The Removal Of Permitted Development Rights By A Condition Or By Article 4 Direction 691 0.00 0.00 S Statutory

04) Playing Fields (For Sports Clubs) 692 462.00 578.00 S Statutory

05) Revised Or Fresh Application For Development Of The Same Character Or Description Within 12 Months C Receiving Permission 694 0.00 0.00 S Statutory

06) Exemptions For Applications Following A Refusal, Withdrawn Application etc., Are Available On The Same Basis As For Planning Applications 723 0.00 0.00 S Statutory

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07) Revised / Fresh Application For Development (Or Advertisement_ Of Same Character Or Description Within 12 Months Of Expiry Of Statutory 8 Weeks Period Where Applicant Has Appealed To Secretary Of State On The Grounds Of Non-Determination	693	0.00	0.00	S	Statutory
08) Duplicate Applications Made By The Same Applicant Within 28 Days - Normal fee for both applications	695	0.00	0.00	S	Statutory
09) Alternative Applications For One Site. Highest Of Fees Applicable For Each Alternative And A Sum Equal To Half The Rest.	696	0.00	0.00	S	Statutory
10) Development Crossing Planning Authority Boundaries, Requiring Several Applications - Only 1 Fee Is Paid To The Authority Having The Larger Site, But Calculated For The Whole Scheme And Subject To Special Ceiling.	697	0.00	0.00	S	Statutory
11) Reserved Matters Where The Applicants Earlier Reserved Matters Applications Have Incurred Total Fees Equalling That For A Full Application For Entire Scheme	698	462.00	578.00	S	Statutory

q) Applications In Relation To Permission In Principle

£402 for each 0.1 hectare of the site area

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
1,219	402.00	503.00	S	Statutory

r) Advertisements

Advance Signs Directing The Public To A Business

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
718	132.00	165.00	S	Statutory

Advertisements Relating To The Business On The Premises

717	132.00	165.00	S	Statutory
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Other Advertisements

719	462.00	578.00	S	Statutory
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s) Fees For Applications For Certificates Of Lawful Use Or Development

For Existing Use Or Development - The Amount That Would Be Payable In Respect Of An Application For Planning Permission

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
720			S	Statutory

For Proposed Use or Development - Half The Amount That Would Be Payable In Respect Of An Application For Planning Permission

722			S	Statutory
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Lawful not to comply with any condition

1,428	234.00	293.00	S	Statutory
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t) Miscellaneous Applications

Notification of Agricultural Or Forestry Development Or Demolition Under The General Development Order

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
712	96.00	120.00	S	Statutory

Notification of Demolition under the General Development Order

1,281	96.00	120.00	S	Statutory
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Notification of Telecommunication Development Under The General Development Order

713	462.00	578.00	S	Statutory
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u) Confirmation of Compliance with planning condition attached to Planning Permission

Application or removal or variation of a condition following grant of planning permission

Record	2023/24 Charge	2024/25 Charge	VAT	Statute
1,429	234.00	293.00	S	Statutory

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Per Condition for a householder application	978	34.00	43.00	S	Statutory
Per condition for all other types of application	979	116.00	145.00	S	Statutory

v) Requests for Non Material Amendments

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
Householder	783	34.00	43.00	S	Statutory
Others	782	234.00	293.00	S	Statutory

w) Hazardous Substances Consent

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
Applications For Removal Of Conditions And Continuation Of An Existing Consent	716	200.00	250.00	S	Statutory
Applications Where Twice The Controlled Quantity Of Substance Is Not Exceeded	714	250.00	313.00	S	Statutory
Applications Where Twice The Controlled Quantity Of Substances Will Be Exceeded	715	400.00	500.00	S	Statutory

x) Fees For Certain Applications Under The General Permitted Development Order

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
01) Part 4 Class CA (Provision of a temporary state-funded school on "vacant commercial land")	1,509	96.00	120.00	S	Statutory
02) Part 4 Class E (temporary use of land or building for the purposes of "commercial film making")	1,510	96.00	120.00	S	Statutory
03) Part 7 Class C (erection of a "collection facility" within the curtilage of a shop)	1,511	96.00	120.00	S	Statutory
04) Part 14 Class J (Installation of solar panels on a non-domestic building)	1,512	96.00	120.00	S	Statutory

z) Fees For Certain Applications Under The General Permitted Development Order

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
05) Larger Home Extensions	1,738		120.00	s	Statutory
06) Additional storeys on a home	1,739		120.00	s	Statutory
07) Change of Use from Commercial/Business/Service (Class E) or Betting Office or Pay Day Loan Shop to mixed use including two flats (C3)	1,740		120.00	s	Statutory
08) Change of Use of a building or land from Commercial/Business/Service (Class E), Hotels (C1), Residential Institutions (C2), Secure Residential Institutions (C2A) to a State Funded School	1,741		120.00	s	Statutory
09) Change of Use of a building or land within its curtilage from an Agricultural Building to a State Funded School	1,742		120.00	s	Statutory
10) Change of Use of a building and any land within its curtilage from an Agricultural Building to a flexible commercial use within Commercial/Business/Service (E3), Storage or Distribution (B8) or Hotels (C1)	1,743		120.00	s	Statutory
11) Change of Use of a building or land within its curtilage from Commercial/Business/Service (Class E) to dwellinghouses (C3): fee for each dwellinghouse	1,744		125.00	s	Statutory
12) Change of Use of a building or land within its curtilage from an Agricultural Building to Dwellinghouses (C3): fee for change of use or £258 if it includes building operations in connection with the change of use)	1,745		120.00	s	Statutory

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13) Change of Use of a building from Betting Office, Pay Day Loan Shop, Launderette, a mixed use combining one of these uses and use as dwellinghouse(s);or Hot Food Takeaways to Dwellinghouses (C3): fee for change use or £258 it it invcludes building operations in connection with the change of us	1,746	120.00	s	Statutory
14) Change of Use of a building or land within its curtilage from Amusement Arcades/Centres and Casinos to Dwellinghouses (C3): fee for change of use or £258 it it includes building operations in connection with the chan of use)	1,747	120.00	s	Statutory
15) Moveable structure within the curtilage of a historic visitor attraction or listwed pub/restaurant/etc.	1,748	120.00	s	Statutory
16) Construction of not more than 10 new dwellinghouses: fee for each dwellinghouse	1,749	418.00	s	Statutory
17) Construction of between 10 and 50 new dwellinghouses: fee for each dwellinghouse	1,750	451.00	s	Statutory
18) Construction of more than 50 new dwellinghouses: fee plus £135 for each dwellinghouse in excess of 50 up a maximum fee of £405,000	1,751	22,309.00	s	Statutory

C) Planning Miscellaneous Fees

a) Photocopying Charges For Current Applications

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
01) A4 - First Sheet	654	3.80	4.00	S	Discretionary
02) A4 - Each Subsequent Sheet	655	1.15	1.20	S	Discretionary
03) A3 - First Sheet	656	4.85	5.10	S	Discretionary
04) A3 - Each Subsequent Sheet	657	1.37	1.40	S	Discretionary
05) A2 - First Sheet	658	22.13	23.20	S	Discretionary
06) A2 - Each Subsequent Sheet	659	3.30	3.50	S	Discretionary
07) A1 - First Sheet	660	22.13	23.20	S	Discretionary
08) A1 - Each Subsequent Sheet	661	4.40	4.60	S	Discretionary
09) A0 - First Sheet	662	22.13	23.20	S	Discretionary
10) A0 - Each Subsequent Sheet	663	6.00	6.30	S	Discretionary

b) Service Fees

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
Planning Decision Notice and copies of TPO's (Each)	651	33.70	36.00	S	Discretionary

c) Publicity Schedule Of Planning Proposals

	Record	2023/24 Charge	2024/25 Charge	VAT	Statute
By email	1,282	0.00	0.00	S	Discretionary
Paper Copy	664	116.00	122.00	S	Discretionary

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