

**Planning • Cynllunio**

The information below is a summary of the fee regulations and is intended only as a guide. All applications must be accompanied by the appropriate fee. No decision can be made until the current fee has been paid. These fees are applicable from 24th August 2020.

Category of development		Fee payable	Up to
<b>Domestic</b>			
New Dwellings	a) outline		
	i) where the site area does not exceed 2.5 hectares	£460 per 0.1 hectare	£11,500
	ii) where the site area exceeds 2.5 hectares	£11,500 and an additional £120 for each 0.1 hectares in excess of 2.5 hectares	£150,000
	b) other		
	i) for 50 dwellings or less	£460 for each dwelling house	£23,000
	ii) for more than 50 dwellings	£23,000 and an additional £120 for each dwelling in excess of 50 dwellings	£300,000
Alteration or extensions to existing dwellings	a) where the application relates to one dwelling	£230	
	b) where the application relates to two or more dwellings	£460	
The carrying out of operations (including the erection of a building) within the curtilage of a dwelling for purposes ancillary to the enjoyment of the dwelling as such or the erection of gates, walls, fences or other means of enclosure along the boundary of an existing dwelling house.		£230	
Change of use of a building	a) from existing dwelling to two or more dwellings		
	i) for use as 50 dwellings or less	£460 for each extra dwelling	£23,000
	ii) for use as more than 50 dwellings	£23,000 and an additional £120 for each dwelling in excess of 50 dwellings	£300,000
	b) other		
	i) for use as 50 dwellings or less	£460 for each extra dwelling	£23,000
	ii) for use as more than 50 dwellings	£23,000 and an additional £120 for each dwelling in excess of 50 dwellings	£300,000
<b>Change of use (other than to dwellings or land to waste disposal)</b>			
Material change of use	a) of a building	£460	
	b) of land	£460	
<b>Erection of Buildings (other than dwellings, agricultural, glasshouses, polytunnels, plant and machinery and within a domestic curtilage)</b>			
a) outline	i) site area does not exceed 2.5 hectares	£460 per 0.1 hectare	£11,500
	ii) site area exceeds 2.5 hectares	£11,500 and an additional £84 for each 0.1 hectares in excess of 2.5 hectares	£150,000
	b) other		
	i) where the floor area to be created does not exceed 40 sq.metres	£230	
	ii) where floor area is between 40 sq.metres and 75 sq.metres	£460	
	iii) where the floor area exceeds 75 sq.metres	£460 per 75 sq.metres or part thereof	£287,500
<b>Erection of agricultural buildings on agricultural land</b>			
a) outline	i) site area does not exceed 2.5 hectares	£460 per 0.1 hectare	£11,500
	ii) site area exceeds 2.5 hectares	£11,500 and an additional £120 for each 0.1 hectares in excess of 2.5 hectares	£150,000
	b) other		
	i) where the floor area to be created does not exceed 465 sq.metres	£85	
	ii) where floor area is between 465 sq. metres and 540 sq.metres	£460	
	iii) where the floor area exceeds 540 sq.metres	£460 for the first 540 sq.metres and £460 for each additional 75 sq.metres or part thereof	£300,000

Category of development	Fee payable	Up to	
<b>Erection of Glasshouses and Polytunnels on Agricultural Land</b>			
a) where the gross floor area is less than 465sq.m	£85		
b) where the floor area exceeds 465sq.m	£2,600		
<b>Advertisements</b>			
a) display on business premises	£120		
b) advance directional signs	£120		
c) all other advertisements	£460		
<b>Determinations</b>			
Whether the approval of the Council is required for:-	a) agricultural or forestry development	£100	
	b) demolition of a building where no other development is taking place	£100	
	c) installation of a radio mast, radio equipment, housing or public callbox	£460	
<b>Certificate of Lawfulness</b>			
a) S. 191 – Existing use or development (except where the use so specified is use as 50 or fewer dwellings) Existing use or development is more than 50 dwelling houses	Normal Planning fee (or: £460 per dwelling) £23,000 and an additional £120 for each dwelling house in excess of 50	£300,000	
b) Failure to comply with condition of a planning application	£230 per application		
c) S. 192 – Proposed use or development	Half normal planning fee		
<b>Other applications</b>			
Erection, alteration or replacement of plant and machinery	a) where the site area does not exceed 5 hectares	£460 for each 0.1 hectare	£23,000
	b) where the site area exceeds 5 hectares	£23,000 and an additional £120 for each 0.1 hectares in excess of 5 hectares	£300,000
To carry out any alterations connected with exploratory drilling for oil or natural gas	a) where the site area does not exceed 7.5 hectares	£460 for each 0.1 hectare	£34,500
	b) where the site area exceeds 7.5 hectares	£34,500 and an additional £120 for each 0.1 hectares in excess of 7.5 hectares	£300,000
To use or change the use of land for disposal of refuse/waste materials including material remaining after extraction from land or from the storage of minerals in the open.	a) where the site area does not exceed 15 hectares	£230 for each 0.1 hectare	£34,500
	b) where the site area exceeds 15 hectares	£34,500 and an additional £120 for each 0.1 hectares in excess of 15 hectares	£80,000
The winning and working of minerals	a) where the site area does not exceed 15 hectares	£230 for each 0.1 hectare	£34,500
	b) where the site area exceeds 15 hectares	£34,500 and an additional £120 for each 0.1 hectares in excess of 15 hectares	£80,000
Approval of reserved matters (following the grant of outline permission)	a) first application for approval of one or more reserved matters b) each subsequent application for any remaining reserved matters	Full fee appropriate to category of development £460	
Construction of car parks, service roads or other means of access on land for use in conjunction with an existing use	£230		
Variation or removal of a condition imposed upon a previous planning permission	£230		
Renewal of an unexpired planning permission	£230		
To carry out an operation not coming within any of the above categories	£230 for each 0.1 hectare	£300,000	
Applications made by or on behalf of a Town/Community Council	Half the normal fee		
Non-profit making Sports/Recreation clubs, societies or organizations for:-	£460		
a) Change of use of land to use as a playing field or;	£460		
b) Other operations to the use of land as playing field			
<b>Planning Condition</b>			
a) Enlargement, improvement or other alteration of existing	Each application £35		

Category of development	Fee payable	Up to
<b>dwellinghouse</b>		
b) Carrying out of operations within the curtilage of a dwellinghouse for purposes ancillary to the enjoyment of the dwelling	Each application £35	
c) Construction of car parks, service roads and other means of access on land used for a single undertaking where the development is required for a purpose incidental to the existing use of the land	Each application £35	
d) In any other case	Each application £115	
<b>Non –material amendments</b>		
a) Householder application	£35	
b) In any other case	£115	
<b>Exemptions</b>		
<p>Alterations or extension of an existing dwellinghouse or operations within the curtilage of a dwellinghouse to improve the access, safety, comfort or health of a disabled person.</p> <p>Where the proposed work would normally be classed as permitted development and the permitted development rights have been removed by a condition on a previous planning permission.</p> <p>A resubmission of an application within 12 months following refusal or for dismissal of an appeal. There is no concession for granted applications.</p> <p>A resubmission of a withdrawn application if made within 12 months of the date the previous application was received.</p> <p>A resubmission of an application taken to appeal for non-determination if made within 12 months of the expiry of the 8 week period.</p> <p>Applications for listed building or conservation areas consent or for certificates of appropriate alternative development.</p> <p>Consolidation of two or more subsisting minerals permissions</p>		