

TENDRING DISTRICT COUNCIL



PLANNING FEES PAYABLE FROM 17th January 2018

	<u>CATEGORY OF DEVELOPMENT</u>	<u>CRITERIA</u>	<u>FEE PAYABLE</u>
	<u>I - OPERATIONS</u>		
1 (1)	<u>Dwellings</u> Outline Planning Permission for the erection of dwelling houses	(a) Site area does not exceed 2.5ha (b) Site area exceeds 2.5ha	£462 for each 0.1ha or part thereof £11,432 for 2.5ha, plus £138 for each 0.1ha in excess of 2.5ha. Maximum Fee £300,000.
1 (2)	<u>Dwellings</u> Full Planning Permission for the erection of dwelling houses. (And First Reserved Matters Applications)	(a) Not more than 50 dwellings (b) More than 50 dwellings	£462 per dwelling £22,859 for 50 dwellings, plus £138 for each dwelling in excess of 50. Maximum Fee £300,000.
1 (3)	<u>Permission in Principle</u> On land allocated for development in Brownfield Register, Development Plan or Neighbourhood Plan	(a) Stage 1 (PiP) – minor housing-led developments of fewer than 10 units) (b) Stage 2 (Technical Details Consent)	£402 per 0.1ha of the site area or Free of charge for sites on Brownfield Register Same fee as a planning application
2 (1)	<u>Other Buildings</u> Outline Planning Permission for the erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7)	(a) Site area does not exceed 2.5ha (b) Site area exceeds 2.5ha	£462 for each 0.1ha or part thereof £11,432 for 2.5ha, plus £138 for each 0.1ha thereafter. Maximum Fee £300,000.
2 (2)	<u>Other Buildings</u> Full Planning Permission for the erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7) (And First Reserved Matters Applications)	(a) No floor area is being created (b) Gross external floor space created does not exceed 40sq.m (c) Gross external floor space created exceeds 40sq.m but not 75sq.m (d) Gross external floor space created exceeds 75sq.m but not 3750sq.m (e) Gross external floor space created exceeds 3750sq.m	£234 £234 £462 £462 for each 75sq.m or part thereof £22,859 for 3750sq.m, plus £138 for each 75sq.m thereafter. Maximum Fee £300,000.

3 (1)	<p><u>Agricultural Buildings</u></p> <p>Outline Planning Permission for the erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than Category 4)</p>	<p>(a) Site area does not exceed 2.5ha</p> <p>(b) Site area exceeds 2.5ha</p>	<p>£462 for each 0.1ha or part thereof</p> <p>£11,432 for 2.5ha, plus £138 for each 0.1ha thereafter.</p> <p>Maximum Fee £150,000.</p>
3 (2)	<p><u>Agricultural Buildings</u></p> <p>Full Planning Permission for the erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than Category 4) (And First Reserved Matters Applications)</p>	<p>(a) Gross external floor space created does not exceed 465sq.m</p> <p>(b) Gross external floor space created exceeds 465sq.m but not 540sq.m</p> <p>(c) Gross external floor space created exceeds 540sq.m but not 4215sq.m</p> <p>(d) Gross external floor space created exceeds 4215sq.m</p>	<p>£96</p> <p>£462</p> <p>£462 for 540sq.m, plus £462 for each 75sq.m thereafter.</p> <p>£22,859 for 4215sq.m, plus £138 for each 75sq.m thereafter.</p> <p>Maximum Fee £300,000.</p>
4	<p>Erection of glasshouses on land used for purposes of agriculture</p>	<p>(1) Gross external floor space created does not exceed 465sq.m</p> <p>(2) Gross external floor space exceeds 465sq.m</p>	<p>£96</p> <p>£2,580</p>
5	<p>The erection, alteration or replacement of plant and machinery.</p>	<p>(1) Site area does not exceed 5ha</p> <p>(2) Site area exceeds 5ha</p>	<p>£462 per 0.1ha or part thereof</p> <p>£22,859 for 5ha, plus £138 for each 0.1ha thereafter</p> <p>Maximum Fee £300,000</p>
6	<p>Enlargement, improvement or other alteration to existing dwelling houses</p>	<p>(1) Application related to one dwelling house</p> <p>(2) Application relates to 2 or more dwelling houses</p>	<p>£206</p> <p>£407</p>
7	<p>Operations (including erection of a building) within the curtilage of an existing dwelling house</p>	<p>For purposes ancillary to the enjoyment of the dwelling house, or erection or construction of gates, fence, walls or other means of enclosure</p>	<p>£206</p>
8	<p>Construction of car parks, service roads and other means of access</p>	<p>For the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.</p>	<p>£234</p>
9	<p>Carrying out of any operations connected with exploratory drilling for oil or natural gas</p>	<p>(1) Site area does not exceed 7.5ha</p> <p>(2) Site area exceeds 7.5ha</p>	<p>£508 per 0.1ha or part thereof</p> <p>£38,070 for 7.5ha, plus £151 for each 0.1ha thereafter</p>

			Maximum Fee £300,000
9a	Carrying out of any operations (other than operations coming within Category 9) for the winning and working of oil or natural gas	(1) Site area does not exceed 15ha (2) Site area exceeds 15ha	£257 for each 0.1ha or part thereof £38,520 for 15ha, plus £151 for each 0.1ha thereafter. Maximum Fee £78,000
10	Carrying out of any operation not coming within any of the above categories	(1) In the case of winning and working of minerals – (a) Site area does not exceed 15ha (b) Site area exceeds 15ha (2) In any other case	£234 for each 0.1ha or part thereof £34,934 for 15ha, plus £138 for each 0.1ha thereafter. Maximum Fee £78,000 £234 for each 0.1ha or part thereof, subject to a maximum of £2,028.
II - USE OF LAND			
11 (1)	The change of use of a building to use as one or more separate dwellings where change of use is from a previous use as a single dwelling to use as two or more single dwellings.	(a) Where change of use is to use as 50 or fewer dwellings (b) Where change of use is to use as more than 50 dwellings	£462 for each additional dwelling £22,859 for 50 dwellings, plus £138 for each dwelling in excess of 50 dwellings. Maximum fee of £300,000
11 (2)	The change of use of a building to use as one or more separate dwellings	(a) Where change of use is to use as 50 or fewer dwellings (b) Where change of use is to use as more than 50 dwellings	£462 for each dwelling £22,859 for 50 dwellings, plus £138 for each dwelling in excess of 50 dwellings. Maximum fee of £300,000
12	Use of land for – (a) The disposal of refuse or waste materials (b) The deposit of material remaining after minerals have been extracted from the land; or (c) The storage of minerals in the open.	(1) Where the site area does not exceed 15ha. (2) Where the site area exceeds 15ha	£234 per 0.1ha £34,934 for 15ha, plus an additional £138 for each 0.1ha thereafter. Maximum fee of £78,000
13	Material change of use of a land or building (other than category 11 or 12 (a), (b) or (c)).	Material change of use	£462

FEES FOR ADVERTISEMENTS			
1	Advertisements displayed externally on business premises, the forecourt or other land within the curtilage, wholly with reference to all or any of the following:		£132

	<ul style="list-style-type: none"> (a) The nature of the business or other activity carried out on the land. (b) The goods sold or the services provided on the premises. (c) The name and qualifications of the person carrying on such business or activity or supplying such goods or services. 	
2	Advertisements for the purpose of directing members of the public to business premises, or drawing attention to their existence, within the locality but not visible from the site.	£132
3	All other advertisements.	£462

<u>LAWFUL DEVELOPMENT CERTIFICATES (LDC)</u>		
1	<p>LDC - Existing Use – Section 191 (a) and (b) of TCPA 1990</p> <ul style="list-style-type: none"> (a) Whether any existing use of buildings or other land is lawful; (b) Whether any operations which have been carried out in, on, over or under land are lawful 	Same fee as a planning application
2	<p>LDC – Existing Use – Section 191 (c) of TCPA 1990</p> <ul style="list-style-type: none"> (c) Whether any other matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful 	£234
3	<p>LDC – Proposed use – Section 192 (1) (a) or (b)</p> <ul style="list-style-type: none"> (a) Whether any proposed use of buildings or other land would be lawful; or (b) Whether any operations proposed to be carried out in, on, over or under land would be lawful 	Half of the planning fee

<u>REMOVAL/VARIATION/DISCHARGE OF CONDITION</u>		
1	Application to vary or remove a condition following the grant of planning permission.	£234
2	<p>Approval of details reserved by condition (Discharge of Conditions)</p> <ul style="list-style-type: none"> (a) Where permission relates to development within Category 6 or 7 above (Householder Applications) £34 (b) Where permission relates to any other category of development £116 	
3	<p>Confirmation of compliance with condition(s) attached to planning permission</p> <ul style="list-style-type: none"> (a) Where permission relates to development within Category 6 or 7 above (Householder Applications) £34 (b) Where permission relates to any other category of development £116 	

<u>PRIOR APPROVAL APPLICATIONS</u>		
1	<p>Whether prior approval of details is required for</p> <ul style="list-style-type: none"> (a) Agricultural buildings/operations, (b) Forestry buildings/operations (c) Demolition of buildings. 	£96
2	Whether prior approval of details is required for telecommunications equipment	£462

3	Whether prior approval of details required for change of use of B1 (a) offices to dwelling houses (C3).	£96
4	Whether prior approval of details required for the change of use from B1 (Business), C1 (Hotels), C2 (Residential Institution), C2A (Secure Residential institutions) or D2 (Assembly and Leisure) to a state funded school.	£96
5	Whether prior approval of details required for the change of use from an agricultural building to either A1 (Shops), A2 (Financial and Professional Services), A3 (Restaurants and cafes), B1 (Business), B8 (Storage and Distribution), C1 (Hotels) or D2 (Assembly and Leisure).	£96
6	Whether prior approval of details required for the change of use from agricultural building to a state funded school or registered nursery.	£96
7	Whether prior approval of details required for the change of use of agricultural building to a dwelling (Use Class C3) and for Associated Operational Development	£96
8	Whether prior approval of details required for the change of use of a building from a retail use (Use Class A1) or (A2 – Financial & Professional Services) or a Mixed Retail and Residential use to a use falling within Use Class C3 (Dwelling House) and for associated development.	£96

<u>NON MATERIAL AMENDMENTS</u>		
1	Applications in respect of householder development	£34
2	Applications in respect of all other development	£234

<u>RESERVED MATTERS APPLICATION</u>		
1	Application for approval of reserved matters following outline approval	A flat rate fee of £462 is payable for any reserved matter application where the total amount paid for previous reserved matter(s) application(s) alone, equals or exceeds the fee that would have been payable for full permission for the whole development. The flat rate fee can only be applied where the reserved matter(s) application(s) is by the same applicant in respect of the same outline permission.

<u>REDUCTIONS IN PAYMENT</u>		
1	Application by Parish Councils 50% of normal fee.	
2	Simultaneous alternative applications for one site 100% highest fee plus 50% fees for other applications.	
3	Application is made on behalf of a non profit making sports club for works for playing fields not involving buildings then the fee is £462.	
4	Where an application crosses one or more local or district planning authorities then the fee goes to the authority that contains the larger part of the application site. The fee payable is the sum of fees payable for each part of the site calculated separately or if it comes to a smaller figure 150% of the fee had there only been one application to a single authority.	

<u>EXEMPTIONS</u>	
1	One revised or fresh application for same character or description of development following refusal, withdrawal or appeal against non-determination. In the case of a refusal, the revised application must be made within 12 months of the date the application was refused. In the case of a withdrawal, the revised application must be made within 12 months of the making of the earlier one. In the case of an appeal against non-determination, within 12 months of the expiry of the 8 week period or (in the case of major applications) 13 week period for determination. The applicant may benefit from a free go only once for any given site regardless of the type of development.
2	One revised or fresh application for same character of development within 12 months of permission. The applicant may benefit from a free go only once for any given site regardless of the type of development.
3	Alterations, extensions, access etc. to a dwelling house and works to improve the access for disabled persons to a public building. For the purposes of the 2008 regulations a disabled person means a person who is within any of the descriptions of persons to whom Section 29 of the National Assistance Act 1948 applies or a child who is disabled for the purposes of Part III of the Childrens Act 1989.
4	Applications for Listed Building Consent, relating to conditions on such permissions, or Certificate of Lawfulness for Proposed Works to a listed building.
5	Planning Permission for relevant demolition in a Conservation Area or relating to conditions on such permissions.
6	Applications to lop or fell trees subject to Tree Preservation Orders, or in a Conservation Area.
7	If the application is for a lawful development certificate for existing use where an application for planning permission for the same development would be exempt from the need to pay a planning fee.
8	Householder Prior Notification in relation to rear extensions (Amendment to GPDO - May 2013).
9	If the application is for consent to display an advertisement, made by the same applicant, following a withdrawal of an earlier application or where the application is made following a refusal, no fee is payable. In the case of a withdrawal, the revised application must be made within 12 months of the making of the earlier one. In the case of a refusal, the revised application must be made within 12 months of the date the application was refused. The applicant may benefit from a free go only once for any given site regardless of the type of development.
10	If an application is for consent to display an advertisement which results from a direction under Regulation 7 of the 2007 Regulations, dis-applying deemed consent under Regulation 6 to the advertisement in question.

<u>NOTES FOR GUIDANCE</u>	
1	Your application cannot be validated unless the correct fee is received. Should there be any dispute about the fees, concessions or exemptions claimed the Council will write to you as soon as possible.
2	When calculating gross floor space measure the total external dimensions of the proposed building(s).
3	When calculating site areas the whole of the red line application site must be included unless otherwise agreed by the Local Planning Authority.
4	When floor space or site area is not an exact multiple of the unit of measurement provided by the fees scale, the amount remaining is taken to be a whole unit for fee purposes (e.g. it is rounded up).

5	<p>Should your application involve more than one category of development the fees are assessed on the following basis:-</p> <p>a) Erection of residential accommodation with other buildings:- Outline:- £462 for each 0.1ha site area up to 2.5 hectares, then £11,432 for 2.5ha, plus £138 for each 0.1ha thereafter Full or reserved matters:- Combined fee required.</p> <p>b) Other mixed development (not including residential):- Only the highest of the category fees is charged.</p>
6	<p>This is a summary of Government Regulations and should not be construed as a legal document. Full details of the Regulations are contained in the Town and Country Planning (Fees for Application and Deemed Applications) (Amendment) Regulations 1989, 1997, 2008, 2012, 2013 and 2014 available from www.legislation.gov.uk.</p>