

Pre-Planning Application Advice Fee Schedule

Proposed Type of Development Description/Advice Requested	Fee	Number of Meetings and written advice included in costs	Service Standard
Do I need Planning Permission or Listed Building Consent?	No Charge	Written response	Response within 3 working days
Householder extensions and alterations	£100	Written response from a Planning Officer to a completed pre-application form and one meeting or site visit if necessary	Initial contact within 15 working days. Site visit only if considered necessary by the Authority
Householder advice on Discharge of Conditions	£50	Written response from a Planning/Conservation Officer to a completed pre-application form	Initial contact within 15 working days
Householder extensions and alterations to Listed Building	£150	Written response from a Planning Officer in consultation with Cultural Heritage to a completed Pre-application form and one meeting or site visit if necessary	Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority
Advice on removal of Occupancy Restrictions	£100	Written response from a Planning Officer to a completed Pre-application form	Initial contact within 15 working days.
Non-householder advice on Discharge of Conditions (including Listed Buildings)	£100 (£150 including 1 meeting or site visit)	Written response from a Planning/Conservation Officer to a completed Pre-application form. One meeting or site visit (if necessary).	Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority
Listed building and/or archaeology advice where Planning Permission is not required	£100 Domestic dwellings and ancillary buildings	Written response from a Planning Officer/Conservation Officer to a completed Pre-application form. One meeting or site visit (if necessary).	Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority
	(£150 including 1 meeting or site visit)		
	£200 for non-residential buildings		
	(£250 including 1 meeting or site visit)		

<p>Proposal for 1 open market dwelling (including single replacement dwelling)</p> <p>Proposal for 1 affordable local needs dwelling including single replacement dwelling</p>	<p>£150 (£250 including 1 meeting or site visit)</p> <p>£100 (£170 including 1 meeting or site visit)</p>	<p>Written response from a Planning Officer to a completed Pre-application form. One meeting or site visit (if necessary).</p>	<p>Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority</p>
<p>Proposal for 2 - 3 dwellings</p> <p>Proposal for 2-3 all affordable local needs dwelling</p>	<p>£300 (£450 including 1 meeting or site visit)</p> <p>£200 (£300 including 1 meeting or site visit)</p>	<p>Written response from a Planning Officer to a completed Pre-application form. One meeting or site visit (if necessary).</p>	<p>Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority</p>
<p>Proposal for 4 - 9 dwellings</p> <p>Proposal for 4-9 all affordable local needs dwelling</p>	<p>£700 (£850 including 1 meeting or site visit)</p> <p>£470 (£570 including 1 meeting or site visit)</p>	<p>Written response from a Planning Officer to a completed Pre-application form. One meeting or site visit (if necessary).</p>	<p>Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority</p>
<p>Proposal for 10+ dwellings</p> <p>Proposal for 10+ all affordable local needs dwelling</p>	<p>£1,500 (£1,650 including 1 meeting or site visit)</p> <p>£1,000 (£1,150 including 1 meeting or site visit)</p>	<p>Written response from a Planning Officer to a completed Pre-application form. One meeting or site visit (if necessary).</p>	<p>Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority</p>

General Advertisements	£100 (£150 including 1 meeting or site visit)	Written response from a Planning Officer to a completed Pre-application form. One meeting or site visit (if necessary).	Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority
Advertisements on Listed Buildings	£150 (£200 including 1 meeting or site visit)	Written response from a Planning Officer to a completed Pre-application form. One meeting or site visit (if necessary).	Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority
Erection of 1 wind turbine	£200 (£300 including 1 meeting or site visit)	Written response from a Planning Officer to a completed Pre-application form. One meeting or site visit (if necessary).	Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority
Erection of 2 or more wind turbines	£300 (£400 including 1 meeting or site visit)	Written response from a Planning Officer to a completed Pre-application form. One meeting or site visit (if necessary).	Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority
Solar/Photovoltaic installation, Geothermal , Bioenergy, Hydro energy	£200 (£300 including 1 meeting or site visit)	Written response from a Planning Officer to a completed Pre-application form. One meeting or site visit (if necessary).	Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority
Advice concerning Prior Notifications (e.g. agricultural and forestry works, change of use of B1 offices to dwellings, some telecommunications developments)	£100 (£200 including 1 meeting or site visit)	Written response from a Planning Officer to a completed Pre-application form. One meeting or site visit (if necessary).	Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority
Searches above standard searches for legal purposes	£100	One hour of search work	Initial contact within 15 working days
Change of use of buildings or land	£250 (£350 including 1 meeting or site visit)	Written response from a Planning Officer to a completed Pre-application form. One meeting or a site visit (if necessary)	Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority

Any other development including:

- Alterations and extensions to non-householder development;
- Agricultural buildings and structures;
- Commercial;
- Retail;
- Leisure;
- Industrial;
- Mineral extraction/processing;
- Waste development

Breakdown of charges dependent on the size of the development is given below

<p>Development of land or buildings between: 1m² - 100m² 0.0001ha – 0.01ha</p>	<p>Non Listed Building/Land</p> <p>£100</p> <p>(£150 including 1 meeting or site visit)</p> <p>Listed Building/Land</p> <p>£150</p> <p>(£200 including 1 meeting or site visit)</p>	<p>Written response from a Planning Officer to a completed Pre-application form. One meeting or a site visit (if necessary)</p>	<p>Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority</p>
<p>Development of land or buildings between: 101m² – 250m² 0.01 - 0.025ha</p>	<p>Non Listed Building/Land</p> <p>£200</p> <p>(£250 including 1 meeting or site visit)</p> <p>Listed Building/Land</p> <p>£250</p> <p>(£300 including 1 meeting or site visit)</p>	<p>Written response from a Planning Officer to a completed Pre-application form. One meeting or a site visit (if necessary)</p>	<p>Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority</p>

<p>Development of land or buildings between:</p> <p>251m² – 500m² 0.025ha – 0.05ha</p>	<p>Non Listed Building/Land</p> <p>£500</p> <p>(£600 including 1 meeting or site visit)</p> <p>Listed Building/Land</p> <p>£600</p> <p>(£700 including 1 meeting or site visit)</p>	<p>Written response from a Planning Officer to a completed Pre-application form. One meeting or a site visit (if necessary)</p>	<p>Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority</p>
<p>Development of land or buildings between</p> <p>501m² – 999m² 0.05 – 0.09ha</p>	<p>Non Listed Building/Land</p> <p>£1,000</p> <p>(£1,150 including 1 meeting or site visit)</p> <p>Listed Building/Land</p> <p>£1,200</p> <p>(£1350 including 1 meeting or site visit)</p>	<p>Written response from a Planning Officer to a completed Pre-application form. One meeting or a site visit (if necessary)</p>	<p>Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority</p>

Development of land or buildings over 1000m ² + 0.1ha+	Non Listed Building/Land	Written response from a Planning Officer to a completed Pre-application form. One meeting or a site visit (if necessary)	Initial contact within 15 working days. Meeting or site visit only if considered necessary by the Authority
	£1,500 (£1,650 including 1 meeting or site visit)		
	Listed Building/Land		
	£1800 (£2100 including 1 meeting or site visit)		

No fee will be charged for advice for the following:

- Any proposal by a Parish Council to undertake development which is free to use by the community.
- Proposals for improving accommodation for registered disabled persons will be provided free of charge.

Any additional meetings or site visits will be charged at a rate of £100 per meeting per officer attending. Any additional written advice for the same enquiry (without meeting or site visit) will be charged at a rate of 50% of the initial rate.