

Pre-Planning Application Advice Fee Schedule – applicable from 17th May 2021

We aim to provide written advice within 25 working days from receipt of your request form, plan, fee and information.

Advice will be given on the basis of the form, plans and information submitted with the initial enquiry. Any meeting (if proposed by the Authority and agreed to by the enquirer) additional to the initial written advice, will attract an additional fee of 50% of the whole of the relevant pre application fee.

Any subsequent plans, revisions or other amendments to the scheme will be treated as a new enquiry and charged on that basis.

Proposed Type of Development Description/Advice Requested	Fee	Advice included in costs
Do I need Planning Permission or Listed Building Consent?	No Charge	Written response
Householder extensions and alterations	£150	Written response from a Planning Officer
Householder advice on Discharge of Conditions	£75	Written response from a Planning/Conservation Officer
Householder extensions and alterations to Listed Building	£200	Written response from a Planning/Conservation Officer
Advice on removal of Occupancy Restrictions	£150	Written response from a Planning Officer
Non-householder advice on Discharge of Conditions (including Listed Buildings)	£150	Written response from a Planning/Conservation Officer
Listed building and/or archaeology advice where Planning Permission is not required	£150 for Domestic dwellings and ancillary buildings	Written response from a Planning /Conservation Officer
	£250 for non-residential buildings	

Proposal for 1 open market dwelling (including single replacement dwelling)	£350	Written response from a Planning Officer
Proposal for 1 affordable local needs dwelling including single replacement dwelling)	£250	
Proposal for 2 - 3 dwellings	£450	Written response from a Planning Officer
Proposal for 2-3 all affordable local needs dwelling	£350	
Proposal for 4 - 9 dwellings	£700	Written response from a Planning Officer
Proposal for 4-9 all affordable local needs dwelling	£500	
Proposal for 10+ dwellings	£1,500	Written response from a Planning Officer
Proposal for 10+ all affordable local needs dwelling	£1,000	
General Advertisements	£100	Written response from a Planning Officer
Advertisements on Listed Buildings	£150	Written response from a Planning Officer
Erection of 1 wind turbine	£300	Written response from a Planning Officer
Erection of 2 or more wind turbines	£400	Written response from a Planning Officer
Solar/Photovoltaic installation, Geothermal , Bioenergy, Hydro energy	£200	Written response from a Planning Officer

Advice concerning Prior Notifications (e.g. agricultural and forestry works, change of use of B1 offices to dwellings, some telecommunications developments)	£100	Written response from a Planning Officer
Searches above standard searches for legal purposes	£100	One hour of search work
Change of use of buildings or land	£350	Written response from a Planning Officer

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 £100 Listed Building/Land £150</p>	<p>Written response from a Planning Officer</p>
<p>Development of land or buildings between: 101m² – 250m² 0.01 - 0.025ha</p>	<p>Non Listed Building/Land £200 Listed Building/Land £250</p>	<p>Written response from a Planning Officer</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>Listed Building/Land</p> <p>£600</p>	<p>Written response from a Planning Officer</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>Listed Building/Land</p> <p>£1,200</p>	<p>Written response from a Planning Officer</p>
<p>Development of land or buildings over</p> <p>1000m²+ 0.1ha+</p>	<p>Non Listed Building/Land</p> <p>£1,500</p> <p>Listed Building/Land</p> <p>£1800</p>	<p>Written response from a Planning Officer</p>