

Appendix B4A - Pre-Application Charging Schedule

Existing Pre App Charging Schedule (2015-16)

Development Type ¹	Written advice only	Single meeting with planning officer and follow-up written advice	One further written response
1 Dwellings			
1 dwelling	£165 plus VAT. Total payable = £198	£250 plus VAT Total payable = £300	£70 plus VAT Total payable = £85
2-50 dwellings	£550 plus VAT Total payable = £660	£760 plus VAT Total payable = £912	£120 plus VAT Total payable = £144
50 – 200 Dwellings	£2,235 plus VAT. Total payable = £2,682	£2,410 plus VAT. Total payable = £2,892	£160 plus VAT. Total payable = £192
201 + dwellings	£7,550 plus VAT. Total payable = £9,060	£7,725 plus VAT. Total payable = £9,280	£160 plus VAT. Total payable = £192
2 Agricultural			
466m2 plus	£235 plus VAT. Total payable = £282	£320 plus VAT. Total payable = £384	£70 plus VAT. Total payable = £84
3 Other Non-Residential			
1001-5000m2	£490 plus VAT Total payable = £588	£625 plus VAT Total payable = £750	£120 plus VAT. Total payable = £144
5001 – 10000m2	£2,235 plus VAT Total payable = £2,682	£2420 plus VAT. Total payable = £2,904	£160 plus VAT. Total payable = £192
1 hectare plus	£7,550 plus VAT. Total payable = £9,060	£7,725 plus VAT. Total payable = £9,280	£160 plus VAT. Total payable = £192

¹ Note: The Council will seek to negotiate a 'Planning Performance Agreement' for all proposals for "major" development". The charges for this will be set at an hourly rate appropriate for the level of officer dealing with the application, in agreement with the applicant. The costs are based on the complexity of the work required and the appropriate officer appointed (i.e. Planning/Senior Planning Officer £35.00 per hour; Principal Planning Officer £40.00 per hour).

Development Type	Written advice only	Single meeting with planning officer and follow-up written advice	One further written response
4 Wind/Solar Farms			
Under 1 hectare	£410 plus VAT. Total payable = £492	£530 plus VAT. Total payable = £636	£105 plus VAT. Total payable = £136
More than 1 hectare	£2,235 plus VAT Total payable = £2,682	£2,410 plus VAT. Total payable = £2,892	£160 plus VAT. Total payable = £192
5 Change of Use			
Any	£410 plus VAT. Total payable = £492	£530 plus VAT. Total payable = £636	£105 plus VAT. Total payable = £126
6 Advertisement			
Any	£130 plus VAT. Total payable = £156	£215 plus VAT. Total; payable = £258.	£70 plus VAT. Total payable = £840
7 Householder			
	£80 plus VAT. Total payable = £96	£100 plus VAT. Total; payable = £120	£35 plus VAT. Total payable = £42
8 Listed Buildings			
	£80 plus VAT. Total payable = £96	£100 plus VAT. Total; payable = £120	£35 plus VAT. Total payable = £42
9 Discharge of Conditions			
	£130 plus VAT. Total payable = £156	£215 plus VAT. Total; payable = £258	£70 plus VAT. Total payable = £84
10 Reduced Fees			
Small businesses (up to 5 employees)	£130 plus VAT. Total payable = £156.00	£215 plus VAT. Total; payable = £258.00	£70 plus VAT. Total payable = £84.00

11. Single one-off meetings at the Council's Offices – no formal written advice given

Meetings charged at £45 +VAT per officer in attendance for each hour or part thereof.
Total payable = £54 per officer in attendance for each hour or part thereof

NB: No fees are payable for the following proposals:

- Works to trees
- Proposals where an application is due to an Article 4 direction or as a result of planning conditions
- Development specifically required for the needs of disabled persons (exemption applies where planning fee would be exempt)
- Development required by and for Parish Councils
- Development required by and for a Registered Charity

Proposed Pre App Charging Schedule (2016-17)

Development Type ²	Written advice only	Single meeting with planning officer and follow-up written advice	One further written response
1 Dwellings			
1 dwelling	£175 plus VAT. Total payable = £210	£265 plus VAT Total payable = £318	£75 plus VAT Total payable = £90
2-50 dwellings	£580 plus VAT Total payable = £696	£800 plus VAT Total payable = £960	£130 plus VAT Total payable = £156
50 – 200 Dwellings	£2,350 plus VAT. Total payable = £2,820	£2,530 plus VAT. Total payable = £3,036	£170 plus VAT. Total payable = £204
201 + dwellings	£7,930 plus VAT. Total payable = £9,516	£8,115 plus VAT. Total payable = £9,738	£170 plus VAT. Total payable = £204
2 Agricultural			
466m2 plus	£250 plus VAT. Total payable = £300	£340 plus VAT. Total payable = £408	£75 plus VAT. Total payable = £90
3 Other Non-Residential			
1001-5000m2	£515 plus VAT Total payable = £618	£660 plus VAT Total payable = £792	£130 plus VAT. Total payable = £156
5001 – 10000m2	£2,350 plus VAT Total payable = £2,820	£2,530 plus VAT. Total payable = £3,036	£170 plus VAT. Total payable = £204
1 hectare plus	£7,930 plus VAT. Total payable = £9,516	£8,115 plus VAT. Total payable = £9,738	£170 plus VAT. Total payable = £204

² Note: The Council will seek to negotiate a 'Planning Performance Agreement' for all proposals for "major" development". The charges for this will be set at an hourly rate appropriate for the level of officer dealing with the application, in agreement with the applicant. The costs are based on the complexity of the work required and the appropriate officer appointed (i.e. Planning/Senior Planning Officer £35.00 per hour; Principal Planning Officer £40.00 per hour).

4 Wind/Solar Farms			
Under 1 hectare	£430 plus VAT. Total payable = £516	£560 plus VAT. Total payable = £672	£110 plus VAT. Total payable = £132
More than 1 hectare	£2,350 plus VAT Total payable = £2,820	£2,530 plus VAT. Total payable = £3,036	£170 plus VAT. Total payable = £204
5 Change of Use			
Any	£430 plus VAT. Total payable = £516	£560 plus VAT. Total payable = £672	£115 plus VAT. Total payable = £138
6 Advertisement			
Any	£140 plus VAT. Total payable = £168	£230 plus VAT. Total; payable = £276	£75 plus VAT. Total payable = £90
7 Householder			
	£85 plus VAT. Total payable = £102	£105 plus VAT. Total; payable = £126	£40 plus VAT. Total payable = £48
8 Listed Buildings			
	£85 plus VAT. Total payable = £102	£105 plus VAT. Total; payable = £126	£40 plus VAT. Total payable = £48
9 Discharge of Conditions			
	£140 plus VAT. Total payable = £168	£230 plus VAT. Total; payable = £276	£75 plus VAT. Total payable = £90
10 Reduced Fees			
Small businesses (up to 5 employees)	£140 plus VAT. Total payable = £168	£230 plus VAT. Total; payable = £276	£75 plus VAT. Total payable = £90
11. Single one-off meetings at the Council's Offices – no formal written advice given			
Meetings charged at £50 +VAT per officer in attendance for each hour or part thereof. Total payable = £60 per officer in attendance for each hour or part thereof			

NB: No fees are payable for the following proposals:

- Works to trees
- Proposals where an application is due to an Article 4 direction or as a result of planning conditions
- Development specifically required for the needs of disabled persons (exemption applies where planning fee would be exempt)
- Development required by and for Parish Councils
- Development required by and for a Registered Charity