

Planning & Regeneration Fees & Charges

Appendix 4

Texts in Italic denote Statutory Fees

	Agreed charges 2016/17			Proposed charges 2017/18			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2017/18			
Plan charges (Number relates to number of dwellings)									
1	417.50	83.50	501	417.50	83.50	501	0%		Discretionary
2	501.00	100.20	601.2	501.00	100.20	601.2	0%		Discretionary
3	584.50	116.90	701.4	584.50	116.90	701.4	0%		Discretionary
4	668.00	133.60	801.6	668.00	133.60	801.6	0%		Discretionary
5	751.50	150.30	901.8	751.50	150.30	901.8	0%		Discretionary
6	835.00	167.00	1002	835.00	167.00	1002	0%		Discretionary
7	918.50	183.70	1102.20	918.50	183.70	1102.20	0%		Discretionary
8	1,002.00	200.40	1202.40	1,002.00	200.40	1202.40	0%		Discretionary
9	1,085.50	217.10	1302.60	1,085.50	217.10	1302.60	0%		Discretionary
10	1,169.00	233.80	1402.80	1,169.00	233.80	1402.80	0%		Discretionary
Inspection charges (Number relates to number of dwellings)									
1	542.75	108.55	651.30	542.75	108.55	651.30	0%		Discretionary
2	668.00	133.60	801.60	668.00	133.60	801.60	0%		Discretionary
3	793.25	158.65	951.90	793.25	158.65	951.90	0%		Discretionary
4	918.50	183.70	1102.20	918.50	183.70	1102.20	0%		Discretionary
5	1,043.75	208.75	1252.50	1,043.75	208.75	1252.50	0%		Discretionary
6	1,169.00	233.80	1402.80	1,169.00	233.80	1402.80	0%		Discretionary
7	1,294.25	258.85	1553.10	1,294.25	258.85	1553.10	0%		Discretionary
8	1,419.50	283.90	1703.40	1,419.50	283.90	1703.40	0%		Discretionary
9	1,544.75	308.95	1853.70	1,544.75	308.95	1853.70	0%		Discretionary
10	1,670.00	334.00	2004.00	1,670.00	334.00	2004.00	0%		Discretionary
2c. Erection or conversion of small residential dwellings (Newly Constructed Dwellings, Building Notice Application)									
Building Notice charges (Number relates to number of dwellings)									
1	960.25	192.05	1152.30	960.25	192.05	1,152.30	0%		Discretionary
2	1,169.00	233.80	1402.80	1,169.00	233.80	1,402.80	0%		Discretionary
3	1,377.75	275.55	1653.30	1,377.75	275.55	1,653.30	0%		Discretionary
4	1,586.50	317.30	1903.80	1,586.50	317.30	1,903.80	0%		Discretionary
5	1,795.25	359.05	2154.30	1,795.25	359.05	2,154.30	0%		Discretionary
6	2,004.00	400.80	2404.80	2,004.00	400.80	2,404.80	0%		Discretionary

Planning & Regeneration Fees & Charges

Appendix 4

Texts in Italic denote Statutory Fees

	Agreed charges 2016/17			Proposed charges 2017/18			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2017/18			
Full Plan Application(Plan & inspection charges)	208.75	41.75	250.50	208.75	41.75	250.50	0%		Discretionary
Building Notice charge	208.75	41.75	250.50	208.75	41.75	250.50	0%		Discretionary
2o. Domestic Alterations to a single dwelling (Electrical work) Notifiable electrical work (non competent person)									
Any electrical work other than re-wiring a dwelling.									
Full Plan Application(Plan & inspection charges)	334.00	66.80	400.80	334.00	66.80	400.80	0%		Discretionary
Building Notice charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Discretionary
Re-wiring or new installation in a dwelling									
Full Plan application (plan charge)	125.25	25.05	150.30	125.25	25.05	150.30	0%		Discretionary
Full Plan application (inspection charge)	250.50	50.10	300.60	250.50	50.10	300.60	0%		Discretionary
Building Notice charge	375.75	75.15	450.90	375.75	75.15	450.90	0%		Discretionary
2p. Non Domestic Work - Extensions and new build (Full plans Application)									
Floor area not exceeding 10m2									
Full Plan Application(Plan & inspection charges)	459.25	91.85	551.10	459.25	91.85	551.10	0%		Discretionary
Regularisation charge	597.03		597.03	597.03		597.03	0%		Discretionary
Floor area exceeding 10m2 but not exceeding 40m2									
Plan charge	250.50	50.10	300.60	250.50	50.10	300.60	0%		Discretionary
Inspection charge	417.50	83.50	501.00	417.50	83.50	501.00	0%		Discretionary
Regularisation charge	868.40		868.40	868.40		868.40	0%		Discretionary
Floor area exceeding 40m2 but not exceeding 60m2									
Plan charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Discretionary
Inspection charge	542.75	108.55	651.30	542.75	108.55	651.30	0%		Discretionary
Regularisation charge	1139.78		1139.78	1139.78		1139.78	0%		Discretionary
Floor area exceeding 60m2 but not exceeding 100m2									
Plan charge	417.50	83.50	501.00	417.50	83.50	501.00	0%		Discretionary
Inspection charge	668.00	133.60	801.60	668.00	133.60	801.60	0%		Discretionary
Regularisation charge	1411.15		1411.15	1411.15		1411.15	0%		Discretionary
Floor area exceeding 100m2 but not exceeding 200m2									
Plan charge	501.00	100.20	601.20	501.00	100.20	601.20	0%		Discretionary
Inspection charge	918.50	183.70	1102.20	918.50	183.70	1,102.20	0%		Discretionary
Regularisation charge	1845.35		1845.35	1845.35		1845.35	0%		Discretionary

Planning & Regeneration Fees & Charges

Appendix 4

Texts in Italic denote Statutory Fees

	Agreed charges 2016/17			Proposed charges 2017/18			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2017/18			
2q. Non Domestic Work - Non Domestic work alterations (underpinning)									
Up to 10m in length									
Plan & inspection charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Discretionary
Regularisation charge	434.20		434.20	434.20		434.20	0%		Discretionary
2r. Non Domestic Work - Non Domestic work alterations (Replacement windows (non competent person scheme) including shop fronts)									
Per installation up to 10 windows									
Plan & inspection charge	167.00	33.40	200.40	167.00	33.40	200.40	0%		Discretionary
Regularisation charge	217.10		217.10	217.10		217.10	0%		Discretionary
Per installation between 11 and 25 windows									
Plan & inspection charge	208.75	41.75	250.50	208.75	41.75	250.50	0%		Discretionary
Regularisation charge	271.38		271.38	271.38		271.38	0%		Discretionary
2s. Non Domestic Work - Non Domestic work alterations (Renovation of a thermal element)									
Estimated cost up to £50,000									
Plan & inspection charge	542.75	108.55	651.30	542.75	108.55	651.30	0%		Discretionary
Regularisation charge	705.58		705.58	705.58		705.58	0%		Discretionary
Estimated cost between £50,000 and £100,000									
Plan charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Discretionary
Inspection charge	501.00	100.20	601.20	501.00	100.20	601.20	0%		Discretionary
Regularisation charge	1085.50		1085.50	1085.50		1085.50	0%		Discretionary
2t. Non Domestic Work - Non Domestic work alterations (Alterations not described elsewhere including structural alterations and installation of controlled fittings)									
Estimated cost of work less than or equal to £5,000									
Plan & inspection charge	250.50	50.10	300.60	250.50	50.10	300.60	0%		Discretionary
Regularisation charge	325.65		325.65	325.65		325.65	0%		Discretionary
Estimated cost of work greater than £5,000 but less than or equal to £25,000									
Plan & inspection charge	417.50	83.50	501.00	417.50	83.50	501.00	0%		Discretionary
Regularisation charge	542.75		542.75	542.75		542.75	0%		Discretionary

Planning & Regeneration Fees & Charges

Appendix 4

Texts in Italic denote Statutory Fees

	Agreed charges 2016/17			Proposed charges 2017/18			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2017/18			
3a. When a monetary contribution is included in the agreement			5% of the overall cost value of the agreement up to a maximum of £50,000			5% of the overall cost value of the agreement up to a maximum of £50,000, with a minimum of £1,510.			Discretionary
3b. In the absence of any monetary contribution	1,450		1,450	1,510		1,510	4%		Discretionary
4 Self-build and Custom Housebuilding								The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016/2017	
Fee to be entered onto the Council's Self-build and Custom Housebuilding Register, or re-entered of entry has previously laped (per entry)				50		50	n/a		Discretionary
Annual fee to be retained on the Council's Self-build and Custom Housebuilding Register (per entry)				25		25	n/a		Discretionary
5. Pre-Application									
5a. Pre-Application Charges									
<i>S.93 of Local Government Act 2003</i>									
Category A - Strategic Development (150+ residential units 5,000 sm+) - Meeting	5400.00	1080.00	6,480.00	6,480	1,296	7,776	20%	N/A	Discretionary
Category B - Large Scale Development (25 to 149 units/2,000 sm to 4,999sm) - Meeting	3600.00	720.00	4,320.00	4,320	864	5,184	20%	N/A	Discretionary
Category C - Major Development (10 to 24 units/1000 sm to 1999 sm) - Meeting	2250.00	450.00	2,700.00	2,700	540	3,240	20%	N/A	Discretionary
Category D - Outline reserved matters major development - meeting	1350.00	270.00	1,620.00	1,620	324	1,944	20%	N/A	Discretionary
Category E - Minor development 1 (5-9 units/ 100 sm to 999 sm) - Written response	725.00	145.00	870.00	870	174	1,044	20%	N/A	Discretionary

Planning & Regeneration Fees & Charges

Appendix 4

Texts in Italic denote Statutory Fees

	Agreed charges 2016/17			Proposed charges 2017/18			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2017/18			
Category E - Minor development 1 (5-9 units/ 100 sm to 999 sm) - Meeting	990.00	198.00	1,188.00	1,188	238	1,426	20%	N/A	Discretionary
Category F - Minor development 2 (2-4 units/ <100sm) - Written response	450.00	90.00	540.00	540	108	648	20%	N/A	Discretionary
Category F - Minor development 2 (2-4 units/ <100sm) - Meeting	725.00	145.00	870.00	870	174	1,044	20%	N/A	Discretionary
Category G - Minor development 3 (1 unit residential) - Written response	225.00	45.00	270.00	270	54	324	20%	N/A	Discretionary
Category G - Minor development 3 (1 unit residential) - Meeting	315.00	63.00	378.00	378	76	454	20%	N/A	Discretionary
Category H - Outline reserved matters minor development) - Written response	225.00	45.00	270.00	270	54	324	20%	N/A	Discretionary
Category H - Outline reserved matters minor development) - Meeting	315.00	63.00	378.00	378	76	454	20%	N/A	Discretionary
Category I - Small Scale Development (small extensions/alterations to commercial buildings, including advertisements) - Written response	135.00	27.00	162.00	162	32	194	20%	N/A	Discretionary
Category J - Householder development - Written response	90.00	18.00	108.00	108.00	21.60	129.60	20%	N/A	Discretionary
Category K - Heritage (listed building consents) - Meeting	225.00	45.00	270.00	270	54	324	20%	N/A	Discretionary
Category L - Works to protected trees - Meeting	135.00	27.00	162.00	162	32	194	20%	N/A	Discretionary
Category M - Meeting to discuss broad principles prior to formal pre-application - Meeting	450.00	90.00	540.00	540	108	648	20%	N/A	Discretionary
5b Staff charge rate									
Hourly rate per officer (exempt VAT)									
Divisional Director	225		225	271		271	20%		Discretionary
Head of Development Management	168		168	202		202	20%		Discretionary
Head of Policy	168		168	202		202	20%		Discretionary
Area Planning / Traffic / Drainage team leader	112		112	134		134	20%		Discretionary
Senior/Principal Planning Officer	84		84	101		101	20%		Discretionary
Planning/Enforcement Officer	84		84	101		101	20%		Discretionary
Conservation Officer	84		84	101		101	20%		Discretionary
Affordable Housing Officer	84		84	101		101	20%		Discretionary

Planning & Regeneration Fees & Charges

Appendix 4

Texts in Italic denote Statutory Fees

	Agreed charges 2016/17			Proposed charges 2017/18			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2017/18			
Landscaping Officer	84		84	101		101	20%		Discretionary
Highways Officer (including Traffic / Drainage)	84		84	101		101	20%		Discretionary
Urban Design Officer	84		84	101		101	20%		Discretionary
Biodiversity Officer	84		84	101		101	20%		Discretionary
Policy Officer	84		84	101		101	20%		Discretionary
Tree Officer	84		84	101		101	20%		Discretionary
6. Planning & Highway Information Photocopying charges									
Black and White			Per Item			Per Item			
A4 photocopy	0.10	0.02	0.12	0.11	0.02	0.13	10%		Discretionary
A3 photocopy	0.24	0.05	0.29	0.25	0.05	0.30	4%		Discretionary
A2 photocopy	1.40	0.28	1.68	1.45	0.29	1.74	4%		Discretionary
A1 photocopy	1.80	0.36	2.16	1.85	0.37	2.22	3%		Discretionary
A0 photocopy	3.10	0.62	3.72	3.20	0.64	3.84	3%		Discretionary
Colour									
A4 photocopy	0.90	0.18	1.08	0.95	0.19	1.14	6%		Discretionary
A3 photocopy	2.30	0.46	2.76	2.40	0.48	2.88	4%		Discretionary
A2 photocopy	23.00	4.60	27.60	24.00	4.80	28.80	4%		Discretionary
A1 photocopy	31.00	6.20	37.20	32.00	6.40	38.40	3%		Discretionary
A0 photocopy	45.00	9.00	54.00	47.00	9.40	56.40	4%		Discretionary
7. Party wall agreement Advice	800.00	160.00	960	830	166	996	4%		Discretionary
8. Planning Discretionary Charges									
8a Duty Planner Service - charge for drop in service (15 mins)	32		32	33		33	3%		Discretionary
8b Duty Planner Service - charge for drop in service (30 mins)	63		63	66		66	5%		Discretionary
9 Planning Applications									
9a All outline applications									
<i>Per 0.1 hectare for sites up to and including 2.5 hectares</i>	385		385	385		385	0%		Statutory

Planning & Regeneration Fees & Charges

Appendix 4

Texts in Italic denote Statutory Fees

	Agreed charges 2016/17			Proposed charges 2017/18			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2017/18			
<i>In excess of 2.5 hectares to a maximum of £125,000</i>	9,527		9,527	9,527		9,527	0%		Statutory
<i>More than 2.5 (each additional 0.1 hectare)</i>	115		115	115		115	0%		Statutory
9b <i>Householder applications</i>									
<i>Alterations/extensions to a single dwelling or to two or more dwellings including works within boundary (single dwelling)</i>	172		172	172		172	0%		Statutory
9c <i>Full Applications (and First Submissions of Reserved Matters)</i>									
<i>Alterations/extensions to two or more dwellings including works within boundaries (Two or more dwellings (or two or more flats))</i>	339		339	339		339	0%		Statutory
<i>New Dwellings (up to and including 50)</i>	385		385	385		385	0%		Statutory
<i>New Dwellings (for more than 50) up to a maximum fee of £250,000)</i>	19,049		19,049	19,049		19,049	0%		Statutory
<i>New Dwellings (for more than 50) per additional dwelling</i>	115		115	115		115	0%		Statutory
<i>Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery) Gross floor space to be created by the development (no increase in gross floor space or no more than 40sq m)</i>	195		195	195		195	0%		Statutory
<i>Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery) Gross floor space to be created by the development (more than 40 sqm but no more than 75sqm)</i>	385		385	385		385	0%		Statutory
<i>Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery) Gross floor space to be created by the development (more than 75 sqm but no more than 3,750 sq m) - For each 75 sq m.</i>	385		385	385		385	0%		Statutory
<i>Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery) Gross floor space to be created by the development (more than 3,750 sq m)</i>	19,049		19,049	19,049		19,049	0%		Statutory

Planning & Regeneration Fees & Charges

Appendix 4

Texts in Italic denote Statutory Fees

	Agreed charges 2016/17			Proposed charges 2017/18			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2017/18			
<i>Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery) Gross floor space to be created by the development (more than 3,750 sq m) - Each additional 75 sqm over 3,750 up to a maximum of £250,000</i>	115		115	115		115	0%		Statutory
<i>Erection of buildings (on land used for agriculture for agricultural purposes) Gross floor space to be created by the development (not more than 465 sq m)</i>	80		80	80		80	0%		Statutory
<i>Erection of buildings (on land used for agriculture for agricultural purposes) Gross floor space to be created by the development (more than 465 sq m but not more than 540 sq m)</i>	385		385	385		385	0%		Statutory
<i>Erection of buildings (on land used for agriculture for agricultural purposes) Gross floor space to be created by the development (more than 540 sq m but not more than 4,215 sq m) (£385 for first 540 sqm + £385 for each 75 sq m (or part thereof)</i>	385		385	385		385	0%		Statutory
<i>Erection of buildings (on land used for agriculture for agricultural purposes) Gross floor space to be created by the development (more than 4,215 sq m)</i>	19,049		19,049	19,049		19,049	0%		Statutory
<i>Erection of buildings (on land used for agriculture for agricultural purposes) Gross floor space to be created by the development (more than 4,215 sq m) Each 75 sqm (or part thereof) up to a maximum of £250,000</i>	115		115	115		115	0%		Statutory
<i>Erection of glasshouses (on land used for agriculture for agricultural purposes) Gross floor space to be created by the development (no more than 465 sq m)</i>	80		80	80		80	0%		Statutory
<i>Erection of glasshouses (on land used for agriculture for agricultural purposes) Gross floor space to be created by the development (more than 465 sq m)</i>	2,150		2,150	2,150		2,150	0%		Statutory
<i>Erections/alterations/replacements of plant & Machinery (more than 5 hectares)</i>	385		385	385		385	0%		Statutory

Planning & Regeneration Fees & Charges

Appendix 4

Texts in Italic denote Statutory Fees

	Agreed charges 2016/17			Proposed charges 2017/18			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2017/18			
<i>Erections/alterations/replacements of plant & Machinery (not more than 5 hectares)</i>	19,049		19,049	19,049		19,049	0%		Statutory
<i>Erections/alterations/replacements of plant & Machinery (not more than 5 hectares) - each additional 0.1 hectare (or part thereof) up to a maximum of £250,000</i>	115		115	115		115	0%		Statutory
9d Applications other than building works									
<i>Car parks, service roads or other accesses (for existing uses)</i>	195		195	195		195	0%		Statutory
<i>Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals) (more than 15 hectares)</i>	195		195	195		195	0%		Statutory
<i>Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals) (site area not more than 15 hectares)</i>	29,112		29,112	29,112		29,112	0%		Statutory
<i>Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals) (site area not more than 15 hectares) - each 0.1 hectare in excess of 15 hectares</i>	115		115	115		115	0%		Statutory
<i>Operations connected with explanatory drilling for oil or natural gas (site area no more than 7.5 hectares)</i>	385		385	385		385	0%		Statutory
<i>Operations connected with explanatory drilling for oil or natural gas (site area more than 7.5 hectares)</i>	29,112		29,112	29,112		29,112	0%		Statutory
<i>Operations connected with explanatory drilling for oil or natural gas (site area more than 7.5 hectares) each additional 0.1 hectare up to a maximum of £65,000.</i>	115		115	115		115	0%		Statutory
<i>Other operations (winning and working of minerals) (not more than 15 hectares) - each 0.1 hectare (or part thereof)</i>	195		195	195		195	0%		Statutory

Planning & Regeneration Fees & Charges

Appendix 4

Texts in Italic denote Statutory Fees

	Agreed charges 2016/17			Proposed charges 2017/18			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2017/18			
<i>Other operations (winning and working of minerals) (more than 15 hectares)</i>	29,112		29,112	29,112		29,112	0%		Statutory
<i>Other operations (winning and working of minerals) (more than 15 hectares) - each 0.1 hectare up to a maximum of £65,000</i>	115		115	115		115	0%		Statutory
<i>Other operations (Any site area) - for each 0.1 hectare</i>	195		195	195		195	0%		Statutory
9e Lawful Development Certificate									
<i>LDC – Existing Use - in breach of a planning condition</i>	Same as full		Same as full	Same as full		Same as full			Discretionary
<i>LDC – Existing Use LDC - lawful not to comply with a particular condition</i>	195		195	195		195	0%		Statutory
<i>LDC – Proposed Use</i>	Half the normal planning fee		Half the normal planning fee	Half the normal planning fee		Half the normal planning fee			Discretionary
9f Prior approval									
<i>Agricultural and Forestry buildings & operations or demolition of buildings</i>	80		80	80		80	0%		Statutory
<i>Telecommunications Code Systems Operators</i>	385		385	385		385	0%		Statutory
<i>Prior Approval of Proposed Change of Use to State Funded School</i>	80		80	80		80	0%		Statutory
<i>Prior Approval of Proposed Change of Use of Agricultural Building to a flexible use within Shops, Financial and Professional services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure</i>	80		80	80		80	0%		Statutory
<i>Notification of a Proposed Change of Use to Dwelling(s)</i>	80		80	80		80	0%		Statutory
9g Reserved Matters									
<i>Application for approval of reserved matters following outline approval</i>	385		385	385		385	0%		Statutory

Planning & Regeneration Fees & Charges

Appendix 4

Texts in Italic denote Statutory Fees

	Agreed charges 2016/17			Proposed charges 2017/18			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2017/18			
9h <i>Approval/ variation/ discharge of condition</i>									
<i>Application for removal or variation of a condition following grant of planning permission</i>	195		195	195		195	0%		Statutory
<i>Request for confirmation that one or more planning conditions have been complied with</i>	28 per request for householder otherwise 97 per request		28 per request for householder otherwise 97 per request	28 per request for householder otherwise 97 per request		28 per request for householder otherwise 97 per request			Discretionary
8i <i>Change of use of a building to use as one or more separate dwelling houses or other cases</i>									
<i>Number of dwellings (more than 50 dwellings)</i>	385		385	385		385	0%		Statutory
<i>Number of dwellings (not more than 50 dwellings)</i>	19,049		19,049	19,049		19,049	0%		Statutory
<i>Number of dwellings (not more than 50 dwellings) in excess for each over 50 up to a maximum of £250,000</i>	115		115	115		115	0%		Statutory
<i>Other charges of use of a building or land</i>	385		385	385		385	0%		Statutory
8j <i>Advertising</i>									
<i>Relating to the business on the premises</i>	110		110	110		110	0%		Statutory
<i>Advance signs which are not situated on or visible from the site, directing the public to a business</i>	110		110	110		110	0%		Statutory
<i>Other advertisements</i>	385		385	385		385	0%		Statutory
8k <i>Application for a New Planning Permission to replace an Extant Planning Permission</i>									
<i>Applications in respect of major developments</i>	575		575	575		575	0%		Statutory
<i>Applications in respect of householder developments</i>	57		57	57		57	0%		Statutory
<i>Applications in respect of other developments</i>	195		195	195		195	0%		Statutory
<i>Applications in respect of householder developments</i>	28		28	28		28	0%		Statutory
<i>Applications in respect of other developments</i>	195		195	195		195	0%		Statutory

Planning & Regeneration Fees & Charges

Appendix 4

Texts in Italic denote Statutory Fees

	Agreed charges 2016/17			Proposed charges 2017/18			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2017/18			
In respect of reserved matters you must pay a sum equal to or greater than what would be payable at current rates for approval of all the reserved matters. If this amount has already been paid then the fee is £385.									
If the application is for a Lawful Development Certificate for a Proposed use or development, then the fee is 50%.									
If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay the fee for the highest fee plus half sum of the others.									
Where an application relates to development which is within more than one fee category, the correct fee is simply the highest of the fees payable (if not including residential).									
Where an application consists of the erection of dwellings and the erection of other types of buildings (categories 1-4) the fees are added together and maximum can be exceeded.									
Where an application crosses one or more local or district planning authorities then the fee is 150% and goes to the authority that contains the larger part of the application site or a sum of the fees if it is less than 150%.									

Statutory prescribed - legislation provides that the local authority charge for providing a service and either (a) the charge is prescribed (i.e set eg. £100 or (b) the range is prescribed.

Statutory discretionary (or statutory costs recovery) - legislation provides that you may charge for providing a service but the amount of the charge is discretionary, within the remit of the legislation – the charge may be limited to cost recovery, reasonable cost or based on consideration of prescribed matters eg. consideration of rental value of land for allotments.

Discretionary – here the authority is not obliged to provide the service but if it does so then the charges must be based on costs recovery, based on the statutory power to charge in Local Government Act 2003/Localism Act 2011