

Planning & Regeneration Fees & Charges*Texts in Italic denote Statutory Fees*

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2018/19			
1	417.50	83.50	501.00	417.50	83.50	501.00	0%		Statutory/Discretionary
2	501.00	100.20	601.20	501.00	100.20	601.20	0%		Statutory/Discretionary
3	584.50	116.90	701.40	584.50	116.90	701.40	0%		Statutory/Discretionary
4	668.00	133.60	801.60	668.00	133.60	801.60	0%		Statutory/Discretionary
5	751.50	150.30	901.80	751.50	150.30	901.80	0%		Statutory/Discretionary
6	835.00	167.00	1,002.00	835.00	167.00	1,002.00	0%		Statutory/Discretionary
7	918.50	183.70	1,102.20	918.50	183.70	1,102.20	0%		Statutory/Discretionary
8	1,002.00	200.40	1,202.40	1,002.00	200.40	1,202.40	0%		Statutory/Discretionary
9	1,085.50	217.10	1,302.60	1,085.50	217.10	1,302.60	0%		Statutory/Discretionary
10	1,169.00	233.80	1,402.80	1,169.00	233.80	1,402.80	0%		Statutory/Discretionary
Inspection charges (Number relates to number of dwellings)									
1	542.75	108.55	651.30	542.75	108.55	651.30	0%		Statutory/Discretionary
2	668.00	133.60	801.60	668.00	133.60	801.60	0%		Statutory/Discretionary
3	793.25	158.65	951.90	793.25	158.65	951.90	0%		Statutory/Discretionary
4	918.50	183.70	1,102.20	918.50	183.70	1,102.20	0%		Statutory/Discretionary
5	1,043.75	208.75	1,252.50	1,043.75	208.75	1,252.50	0%		Statutory/Discretionary
6	1,169.00	233.80	1,402.80	1,169.00	233.80	1,402.80	0%		Statutory/Discretionary
7	1,294.25	258.85	1,553.10	1,294.25	258.85	1,553.10	0%		Statutory/Discretionary
8	1,419.50	283.90	1,703.40	1,419.50	283.90	1,703.40	0%		Statutory/Discretionary
9	1,544.75	308.95	1,853.70	1,544.75	308.95	1,853.70	0%		Statutory/Discretionary
10	1,670.00	334.00	2,004.00	1,670.00	334.00	2,004.00	0%		Statutory/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	1,152.30	960.25	192.05	1,152.30	0%		Statutory/Discretionary
2	1,169.00	233.80	1,402.80	1,169.00	233.80	1,402.80	0%		Statutory/Discretionary
3	1,377.75	275.55	1,653.30	1,377.75	275.55	1,653.30	0%		Statutory/Discretionary
4	1,586.50	317.30	1,903.80	1,586.50	317.30	1,903.80	0%		Statutory/Discretionary
5	1,795.25	359.05	2,154.30	1,795.25	359.05	2,154.30	0%		Statutory/Discretionary
6	2,004.00	400.80	2,404.80	2,004.00	400.80	2,404.80	0%		Statutory/Discretionary
7	2,212.75	442.55	2,655.30	2,212.75	442.55	2,655.30	0%		Statutory/Discretionary
8	2,421.50	484.30	2,905.80	2,421.50	484.30	2,905.80	0%		Statutory/Discretionary
9	2,630.25	526.05	3,156.30	2,630.25	526.05	3,156.30	0%		Statutory/Discretionary
10	2,839.00	567.80	3,406.80	2,839.00	567.80	3,406.80	0%		Statutory/Discretionary

Planning & Regeneration Fees & Charges*Texts in Italic denote Statutory Fees*

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2018/19			
2d. Erection or conversion of small residential dwellings (Conversion of dwellings into flats, Full Plans Application)									
Plan charges (Number relates to number of flats created)									
1-2	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Each individual flat	83.50	16.70	100.20	83.50	16.70	100.20	0%		Statutory/Discretionary
Inspection charges (Number relates to number of flats created)									
1-2	250.50	50.10	300.60	250.50	50.10	300.60	0%		Statutory/Discretionary
Each individual flat	125.25	25.05	150.30	125.25	25.05	150.30	0%		Statutory/Discretionary
2e. Erection or conversion of small residential dwellings (Conversion of dwellings into flats, Building Notice Application)									
1-2	584.50	116.90	701.40	584.50	116.90	701.40	0%		Statutory/Discretionary
Each individual flat	208.75	41.75	250.50	208.75	41.75	250.50	0%		Statutory/Discretionary
2f. Domestic Extensions & Alterations to a single dwelling Single storey and two storey extensions no basement (Full plans application, Plan & Inspection charges)									
Extension with floor area not exceeding 10m2	459.25	91.85	551.10	459.25	91.85	551.10	0%		Statutory/Discretionary
Extension with floor area exceeding 10m2 but not exceeding 40m2	626.25	125.25	751.50	626.25	125.25	751.50	0%		Statutory/Discretionary
2g. Domestic Extensions & Alterations to a single dwelling Single storey and two storey extensions no basement (Full plans application, Plan charges)									
Extension with floor exceeding 40m2 but not exceeding 60m2	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Extension with floor exceeding 60m2 but not exceeding 100m2	417.50	83.50	501.00	417.50	83.50	501.00	0%		Statutory/Discretionary
Inspection Charges									
Extension with floor exceeding 40m2 but not exceeding 60m2	459.25	91.85	551.10	459.25	91.85	551.10	0%		Statutory/Discretionary
Extension with floor exceeding 60m2 but not exceeding 100m2	542.75	108.55	651.30	542.75	108.55	651.30	0%		Statutory/Discretionary
2h. Domestic Extensions & Alterations to a single dwelling Single storey and two storey extensions (no basement) (Building Notice application)									Statutory/Discretionary

Planning & Regeneration Fees & Charges*Texts in Italic denote Statutory Fees*

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2018/19			
Extension with floor area not exceeding 10m2	459.25	91.85	551.10	459.25	91.85	551.10	0%		Statutory/Discretionary
Extension with floor area exceeding 10m2 but not exceeding 40m2	626.25	125.25	751.50	626.25	125.25	751.50	0%		Statutory/Discretionary
Extension with floor exceeding 40m2 but not exceeding 60m2	793.25	158.65	951.90	793.25	158.65	951.90	0%		Statutory/Discretionary
Extension with floor exceeding 60m2 but not exceeding 100m2	960.25	192.05	1,152.30	960.25	192.05	1,152.30	0%		Statutory/Discretionary
2i. Domestic Extensions & Alterations to a single dwelling Loft conversions (floor area up to 60m2)									Statutory/Discretionary
Plan & Inspection Charge	584.50	116.90	701.40	584.50	116.90	701.40	0%		Statutory/Discretionary
Building Notice charge	584.50	116.90	701.40	584.50	116.90	701.40	0%		Statutory/Discretionary
2j. Domestic Extensions & Alterations to a single dwelling Garage and Car Ports									Statutory/Discretionary
Erection of non-exempt detached garage or carport up to 60m2									Statutory/Discretionary
Plan & Inspection Charge	459.25	91.85	551.10	459.25	91.85	551.10	0%		Statutory/Discretionary
Building Notice charge	459.25	91.85	551.10	459.25	91.85	551.10	0%		Statutory/Discretionary
Extension to create a garage or car port up to 60m2									Statutory/Discretionary
Plan & Inspection Charge	459.25	91.85	551.10	459.25	91.85	551.10	0%		Statutory/Discretionary
Building Notice charge	459.25	91.85	551.10	459.25	91.85	551.10	0%		Statutory/Discretionary
2k. Domestic Extensions & Alterations to a single dwelling Other									Statutory/Discretionary
Conversion of a garage to a habitable room(s) up to 60m2									Statutory/Discretionary
Plan & Inspection Charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Building Notice charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
2l. Domestic Alterations to a single dwelling (General Alterations)									Statutory/Discretionary
Full Plan Applications (Plan & inspection charges)									Statutory/Discretionary
Underpinning (up to 10m in length)	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Re-roofing/renovation of a thermal element (fixed price)	167.00	33.40	200.40	167.00	33.40	200.40	0%		Statutory/Discretionary
Building Notice Application									Statutory/Discretionary
Underpinning (up to 10m in length)	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Re-roofing/renovation of a thermal element (fixed price)	167.00	33.40	200.40	167.00	33.40	200.40	0%		Statutory/Discretionary

Planning & Regeneration Fees & Charges*Texts in Italic denote Statutory Fees*

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2018/19			
2m. Domestic Alterations to a single dwelling (Internal Alterations) Internal alterations/installation of fittings (not electrical) and/or structural alterations									Statutory/Discretionary
Estimated cost of work less than or equal to £5,000									Statutory/Discretionary
Full Plan Applications (Plan & inspection charges)	208.75	41.75	250.50	208.75	41.75	250.50	0%		Statutory/Discretionary
Building Notice charge	208.75	41.75	250.50	208.75	41.75	250.50	0%		Statutory/Discretionary
Estimated cost of work greater than £5,000 but less than or equal to £25,000									Statutory/Discretionary
Full Plan Applications (Plan & inspection charges)	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Building Notice charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Estimated cost of work greater than £25,000 but less than or equal to £50,000									Statutory/Discretionary
Full Plan application (plan charge)	292.25	58.45	350.70	292.25	58.45	350.70	0%		Statutory/Discretionary
Full Plan application (inspection charge)	292.25	58.45	350.70	292.25	58.45	350.70	0%		Statutory/Discretionary
Building Notice charge	584.50	116.90	701.40	584.50	116.90	701.40	0%		Statutory/Discretionary
Estimated cost of work greater than £50,000 but less than or equal to £75,000									Statutory/Discretionary
Full Plan application (plan charge)	417.50	83.50	501.00	417.50	83.50	501.00	0%		Statutory/Discretionary
Full Plan application (inspection charge)	501.00	100.20	601.20	501.00	100.20	601.20	0%		Statutory/Discretionary
Building Notice charge	918.50	183.70	1,102.20	918.50	183.70	1,102.20	0%		Statutory/Discretionary
2n. Domestic Alterations to a single dwelling (Replacement Windows) Window replacement (non competent person)									Statutory/Discretionary
Per installation up to 10 windows									Statutory/Discretionary
Full Plan Application(Plan & inspection charges)	167.00	33.40	200.40	167.00	33.40	200.40	0%		Statutory/Discretionary
Building Notice charge	167.00	33.40	200.40	167.00	33.40	200.40	0%		Statutory/Discretionary
Per installation between 11 and 25 windows									Statutory/Discretionary
Full Plan Application(Plan & inspection charges)	208.75	41.75	250.50	208.75	41.75	250.50	0%		Statutory/Discretionary
Building Notice charge	208.75	41.75	250.50	208.75	41.75	250.50	0%		Statutory/Discretionary
2o. Domestic Alterations to a single dwelling (Electrical work) Notifiable electrical work (non competent person)									Statutory/Discretionary
Any electrical work other than re-wiring a dwelling.									Statutory/Discretionary
Full Plan Application(Plan & inspection charges)	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Building Notice charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Re-wiring or new installation in a dwelling									Statutory/Discretionary
Full Plan application (plan charge)	125.25	25.05	150.30	125.25	25.05	150.30	0%		Statutory/Discretionary

Planning & Regeneration Fees & Charges*Texts in Italic denote Statutory Fees*

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2018/19			
Full Plan application (inspection charge)	250.50	50.10	300.60	250.50	50.10	300.60	0%		Statutory/Discretionary
Building Notice charge	375.75	75.15	450.90	375.75	75.15	450.90	0%		Statutory/Discretionary
2p. Non Domestic Work - Extensions and new build (Full plans Application)									Statutory/Discretionary
Floor area not exceeding 10m2									Statutory/Discretionary
Full Plan Application(Plan & inspection charges)	459.25	91.85	551.10	459.25	91.85	551.10	0%		Statutory/Discretionary
Regularisation charge	597.03		597.03	597.03		597.03	0%		Statutory/Discretionary
Floor area exceeding 10m2 but not exceeding 40m2									Statutory/Discretionary
Plan charge	250.50	50.10	300.60	250.50	50.10	300.60	0%		Statutory/Discretionary
Inspection charge	417.50	83.50	501.00	417.50	83.50	501.00	0%		Statutory/Discretionary
Regularisation charge	868.40		868.40	868.40		868.40	0%		Statutory/Discretionary
Floor area exceeding 40m2 but not exceeding 60m2									Statutory/Discretionary
Plan charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Inspection charge	542.75	108.55	651.30	542.75	108.55	651.30	0%		Statutory/Discretionary
Regularisation charge	1,139.78		1,139.78	1,139.78		1,139.78	0%		Statutory/Discretionary
Floor area exceeding 60m2 but not exceeding 100m2									Statutory/Discretionary
Plan charge	417.50	83.50	501.00	417.50	83.50	501.00	0%		Statutory/Discretionary
Inspection charge	668.00	133.60	801.60	668.00	133.60	801.60	0%		Statutory/Discretionary
Regularisation charge	1,411.15		1,411.15	1,411.15		1,411.15	0%		Statutory/Discretionary
Floor area exceeding 100m2 but not exceeding 200m2									Statutory/Discretionary
Plan charge	501.00	100.20	601.20	501.00	100.20	601.20	0%		Statutory/Discretionary
Inspection charge	918.50	183.70	1,102.20	918.50	183.70	1,102.20	0%		Statutory/Discretionary
Regularisation charge	1,845.35		1,845.35	1,845.35		1,845.35	0%		Statutory/Discretionary
2q. Non Domestic Work - Non Domestic work alterations (underpinning)									Statutory/Discretionary
Up to 10m in length									Statutory/Discretionary
Plan & inspection charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Regularisation charge	434.20		434.20	434.20		434.20	0%		Statutory/Discretionary
2r. Non Domestic Work - Non Domestic work alterations (Replacement windows (non competent person scheme) including shop fronts)									Statutory/Discretionary
Per installation up to 10 windows									Statutory/Discretionary
Plan & inspection charge	167.00	33.40	200.40	167.00	33.40	200.40	0%		Statutory/Discretionary
Regularisation charge	217.10		217.10	217.10		217.10	0%		Statutory/Discretionary
Per installation between 11 and 25 windows									Statutory/Discretionary
Plan & inspection charge	208.75	41.75	250.50	208.75	41.75	250.50	0%		Statutory/Discretionary

Planning & Regeneration Fees & Charges*Texts in Italic denote Statutory Fees*

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2018/19			
Regularisation charge	271.38		271.38	271.38		271.38	0%		Statutory/Discretionary
2s. Non Domestic Work - Non Domestic work alterations (Renovation of a thermal element)									Statutory/Discretionary
Estimated cost up to £50,000									Statutory/Discretionary
Plan & inspection charge	542.75	108.55	651.30	542.75	108.55	651.30	0%		Statutory/Discretionary
Regularisation charge	705.58		705.58	705.58		705.58	0%		Statutory/Discretionary
Estimated cost between £50,000 and £100,000									Statutory/Discretionary
Plan charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Inspection charge	501.00	100.20	601.20	501.00	100.20	601.20	0%		Statutory/Discretionary
Regularisation charge	1,085.50		1,085.50	1,085.50		1,085.50	0%		Statutory/Discretionary
2t. Non Domestic Work - Non Domestic work alterations (Alterations not described elsewhere including structural alterations and installation of controlled fittings)									Statutory/Discretionary
Estimated cost of work less than or equal to £5,000									Statutory/Discretionary
Plan & inspection charge	250.50	50.10	300.60	250.50	50.10	300.60	0%		Statutory/Discretionary
Regularisation charge	325.65		325.65	325.65		325.65	0%		Statutory/Discretionary
Estimated cost of work greater than £5,000 but less than or equal to £25,000									Statutory/Discretionary
Plan & inspection charge	417.50	83.50	501.00	417.50	83.50	501.00	0%		Statutory/Discretionary
Regularisation charge	542.75		542.75	542.75		542.75	0%		Statutory/Discretionary
Estimated cost of work greater than £25,000 but less than or equal to £50,000									Statutory/Discretionary
Plan charge	292.25	58.45	350.70	292.25	58.45	350.70	0%		Statutory/Discretionary
Inspection charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Regularisation charge	814.13		814.13	814.13		814.13	0%		Statutory/Discretionary
Estimated cost of work greater than £50,000 but less than or equal to £100,000									Statutory/Discretionary
Plan charge	417.50	83.50	501.00	417.50	83.50	501.00	0%		Statutory/Discretionary
Inspection charge	501.00	100.20	601.20	501.00	100.20	601.20	0%		Statutory/Discretionary
Regularisation charge	1,194.05		1,194.05	1,194.05		1,194.05	0%		Statutory/Discretionary
Estimated cost of work greater than £100,000 but less than or equal to £150,000									Statutory/Discretionary
Plan charge	501.00	100.20	601.20	501.00	100.20	601.20	0%		Statutory/Discretionary
Inspection charge	626.25	125.25	751.50	626.25	125.25	751.50	0%		Statutory/Discretionary
Regularisation charge	1,465.43		1,465.43	1,465.43		1,465.43	0%		Statutory/Discretionary

Planning & Regeneration Fees & Charges*Texts in Italic denote Statutory Fees*

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2018/19			
2u. Non Domestic Work - Non Domestic work alterations (Installation of a mezzanine floor up to 500m2)									Statutory/Discretionary
Fixed Price									Statutory/Discretionary
Plan charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Inspection charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Regularisation charge	868.40		868.40	868.40		868.40	0%		Statutory/Discretionary
2v. Non Domestic Work - Non Domestic work alterations (Office or shop fit out)									Statutory/Discretionary
Floor area less than or equal to 500m2									Statutory/Discretionary
Plan charge	334.00	66.80	400.80	334.00	66.80	400.80	0%		Statutory/Discretionary
Inspection charge	250.50	50.10	300.60	250.50	50.10	300.60	0%		Statutory/Discretionary
Regularisation charge	759.85		759.85	759.85		759.85	0%		Statutory/Discretionary
3. Administration and Monitoring of Section 106 Agreements - maximum amounts									
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, with a minimum of £1,510.			5% of the overall cost value of the agreement up to a maximum of £60,000, with a minimum of £1,580.			Discretionary
3b. When a non-monetary obligation is included in the agreement (fee for each non-monetary obligation, excluding Travel Plans)	1,510		1,510	1,580		1,580	5%		Discretionary
3c. When a Travel Plan obligation is included (monitoring fee)	New		New	5,000		5,000			Discretionary
4 Self-build and Custom Housebuilding								The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016	
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	250.00		250.00	400%		Statutory/Discretionary

Planning & Regeneration Fees & Charges*Texts in Italic denote Statutory Fees*

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2018/19			
Annual fee to be retained on the Council's Self-build and Custom Housebuilding Register (per entry)	25		25	25		25	0%		Statutory/Discretionary
5. Pre-Application									
5a. Pre-Application Charges								Section 93 of the Local Government Act 2003	
<i>S.93 of Local Government Act 2003</i>									
Category A - Strategic Development (150+ residential units 5,000 sm+) - Meeting	6,480	1,296	7,776	9,600	2,400	12,000	54%	N/A	Discretionary
Category B - Large Scale Development (25 to 149 units/2,000 sm to 4,999sm) - Meeting	4,320	864	5,184	6,400	1,600	8,000	54%	N/A	Discretionary
Category C - Major Development (10 to 24 units/1000 sm to 1999 sm) - Meeting	2,700	540	3,240	4,200	800	5,000	54%	N/A	Discretionary
Category D - Outline reserved matters major development - meeting	1,620	324	1,944	2,000	500	2,500	29%	N/A	Discretionary
Category E - Minor development 1 (5-9 units/ 100 sm to 999 sm) - Written response	870	174	1,044	1,120	280	1,400	34%	N/A	Discretionary
Category E - Minor development 1 (5-9 units/ 100 sm to 999 sm) - Meeting	1,188	237.60	1,425.60	1,440	360	1,800	26%	N/A	Discretionary
Category F - Minor development 2 (2-4 units/ <100sm) - Written response	540	108	648	800	200.00	1,000.00	54%	N/A	Discretionary
Category F - Minor development 2 (2-4 units/ <100sm) - Meeting	870	174	1,044	1,040	260	1,300	25%	N/A	Discretionary
Category G - Minor development 3 (1 unit residential) - Written response	270	54	324	400	100.00	500.00	54%	N/A	Discretionary
Category G - Minor development 3 (1 unit residential) - Meeting	378.00	75.60	453.60	480	120.00	600.00	32%	N/A	Discretionary
Category H - Outline reserved matters minor development) -Written response	270	54	324	284	56.80	340.80	5%	N/A	Discretionary
Category H - Outline reserved matters minor development) -Meeting	378.00	75.60	453.60	397	79.40	476.40	5%	N/A	Discretionary
Category I - Small Scale Development (small extensions/alterations to commercial buildings, including advertisements) - Written response	162.00	32.40	194.40	480	120	600	209%	N/A	Discretionary
Category J - Householder development - Written response	108	21.60	129.60	320	80.00	400.00	209%	N/A	Discretionary
Category K - Heritage (listed building consents) - Meeting	270	54.00	324.00	480	120.00	600.00	85%	N/A	Discretionary

Planning & Regeneration Fees & Charges*Texts in Italic denote Statutory Fees*

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2018/19			
Category L - Works to protected trees - Meeting	162	32.40	194.40	480	120	600	209%	N/A	Discretionary
Category M - Meeting to discuss broad principles prior to formal pre-application - Meeting	540	108	648	560	140.00	700.00	8%	N/A	Discretionary
5b Staff charge rate									
Hourly rate per officer (exempt VAT)									
Divisional Director	271		271	285		285	5%		Discretionary
Head of Development Management	202		202	212		212	5%		Discretionary
Head of Policy	202		202	212		212	5%		Discretionary
Area planning team leader	134		134	141		141	5%		Discretionary
Senior/Principal Planning Officer	101		101	106		106	5%		Discretionary
Planning/Enforcement Officer	101		101	106		106	5%		Discretionary
Conservation Officer	101		101	106		106	5%		Discretionary
Affordable Housing Officer	101		101	106		106	5%		Discretionary
Landscaping Officer	101		101	106		106	5%		Discretionary
Highways Officer	101		101	106		106	5%		Discretionary
Urban Design Officer	101		101	106		106	5%		Discretionary
Biodiversity Officer	101		101	106		106	5%		Discretionary
Policy Officer	101		101	106		106	5%		Discretionary
Tree Officer	101		101	106		106	5%		Discretionary
6. Planning & Highway Information Photocopying charges									
Black and White			Per Item			Per Item			
A4 photocopy	0.11	0.02	0.13	0.12	0.02	0.14	9%		Discretionary
A3 photocopy	0.25	0.05	0.30	0.26	0.05	0.31	4%		Discretionary
A2 photocopy	1.45	0.29	1.74	1.52	0.30	1.82	5%		Discretionary
A1 photocopy	1.85	0.37	2.22	1.95	0.39	2.34	5%		Discretionary
A0 photocopy	3.20	0.64	3.84	3.35	0.67	4.02	5%		Discretionary
Colour									
A4 photocopy	0.95	0.19	1.14	1.00	0.20	1.20	5%		Discretionary
A3 photocopy	2.40	0.48	2.88	2.52	0.50	3.02	5%		Discretionary
A2 photocopy	24.00	4.80	28.80	25.20	5.04	30.24	5%		Discretionary
A1 photocopy	32.00	6.40	38.40	33.50	6.70	40.20	5%		Discretionary
A0 photocopy	47.00	9.40	56.40	49.50	9.90	59.40	5%		Discretionary
					-	-			

Planning & Regeneration Fees & Charges*Texts in Italic denote Statutory Fees*

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2018/19			
8. Planning Discretionary Charges								Section 93 Of the Local Government Act 2003	
8a Duty Planner Service - charge for drop in service (15 mins)	33		33	34.50		34.50	5%		Discretionary
8b Duty Planner Service - charge for drop in service (30 mins)	66		66	69		69	5%		Discretionary
9 Planning Applications								<i>The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 made under Section 303 of the Town and Country Planning Act 1990</i>	
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 prescribed
<i>In excess of 2.5 hectares to a maximum of £125,000</i>	9,527		9,527	9,527		9,527	0%		Statutory prescribed
<i>More than 2.5 (each additional 0.1 hectare)</i>	115		115	115		115	0%		Statutory prescribed
9b Householder applications									
<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 prescribed
9c Full Applications (and First Submissions of Reserved Matters)									
<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 prescribed
<i>New Dwellings (up to and including 50)</i>	385		385	385		385	0%		Statutory prescribed
<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 prescribed
<i>New Dwellings (for more than 50) per additional dwelling</i>	115		115	115		115	0%		Statutory prescribed

Planning & Regeneration Fees & Charges*Texts in Italic denote Statutory Fees*

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2018/19			
<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 prescribed
<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 prescribed
<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 prescribed
<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 prescribed
<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 prescribed
<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 prescribed
<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 prescribed
<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 prescribed
<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 prescribed

Planning & Regeneration Fees & Charges*Texts in Italic denote Statutory Fees*

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2018/19			
<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 prescribed
<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 prescribed
<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 prescribed
<i>Erections/alterations/replacements of plant & Machinery (more than 5 hectares)</i>	385		385	385		385	0%		Statutory prescribed
<i>Erections/alterations/replacements of plant & Machinery (not more than 5 hectares)</i>	19,049		19,049	19,049		19,049	0%		Statutory prescribed
<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 prescribed
									Statutory prescribed
9d Applications other than building works									Statutory prescribed
<i>Car parks, service roads or other accesses (for existing uses)</i>	195		195	195		195	0%		Statutory prescribed
<i>Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals) (not more than 15 hectares)</i>	195		195	195		195	0%		Statutory prescribed
<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 more than 15 hectares)</i>	29,112		29,112	29,112		29,112	0%		Statutory prescribed
<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 prescribed

Planning & Regeneration Fees & Charges

Texts in Italic denote Statutory Fees

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2018/19			
<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 prescribed
<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 prescribed
<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 prescribed
<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 prescribed
<i>Other operations (winning and working of minerals) (more than 15 hectares)</i>	29,112		29,112	29,112		29,112	0%		Statutory prescribed
<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 prescribed
<i>Other operations (Any site area) - for each 0.1 hectare</i>	195		195	195		195	0%		Statutory prescribed
9e Lawful Development Certificate									
<i>LDC – Existing Use - in breach of a planning condition</i>	<i>Same as full</i>		<i>Same as full</i>	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 prescribed
<i>LDC – Proposed Use</i>	<i>Half the normal planning fee</i>		<i>Half the normal planning fee</i>	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 prescribed
<i>Telecommunications Code Systems Operators</i>	385		385	385		385	0%		Statutory prescribed
<i>Prior Approval of Proposed Change of Use to State Funded School</i>	80		80	80		80	0%		Statutory prescribed

Planning & Regeneration Fees & Charges*Texts in Italic denote Statutory Fees*

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT 20%	Total	Basic	VAT 20%	Total 2018/19			
<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 prescribed
<i>Notification of a Proposed Change of Use to Dwelling(s)</i>	80		80	80		80	0%		Statutory prescribed
9g Reserved Matters									
<i>Application for approval of reserved matters following outline approval</i>	385		385	385		385	0%		Statutory prescribed
9h Approval/ variation/ discharge of condition									
<i>Application for removal or variation of a condition following grant of planning permission</i>	195		195	195		195	0%		Statutory prescribed
<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 household er otherwise 97 per request		28 per request for householder otherwise 97 per request			Discretionary
9i Change of use of a building to use as one or more separate dwelling houses or other cases									
<i>Number of dwellings (more than 50 dwellings)</i>	385		385	385		385	0%		Statutory prescribed
<i>Number of dwellings (not more than 50 dwellings)</i>	19,049		19,049	19,049		19,049	0%		Statutory prescribed
<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 prescribed
<i>Other charges of use of a building or land</i>	385		385	385		385	0%		Statutory prescribed
9j Advertising									
<i>Relating to the business on the premises</i>	110		110	110		110	0%		Statutory prescribed
<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 prescribed
<i>Other advertisements</i>	385		385	385		385	0%		Statutory prescribed

Planning & Regeneration Fees & Charges*Texts in Italic denote Statutory Fees*

	Agreed charges 2017/18			Proposed charges 2018/19			% change	Legislation giving power to charge	Basis for charging
	Basic	VAT	Total	Basic	VAT	Total			
		20%			20%	2018/19			
If the application is being made on behalf of a parish or community council then the fee is 50%.									
If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost then the fee is 50%.									
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 – 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 2012