

Schedule of fees for pre-application advice

Fees and charges for pre application planning advice. The fee is non-refundable. A meeting either in the office or on site will be arranged at the case officer's discretion. Advice is given in good faith but cannot be binding on the Council. The formal decision of the Council can only be given when a planning application is submitted. Where a proposal falls within 2 categories the highest fee is applicable	
	Fee (inclusive of VAT @ 20%)
Development of 1 – 3 dwellings	£135
Development of 4 -5 dwellings and development on sites up to 0.2 ha	£200
Development of 6-9 dwellings or sites of 0.21 ha - 0.3 ha	£400
Development of 10 - 50 dwellings or sites of 0.31 ha – 1.5 ha	£670
Development of 51- 100 dwellings or sites of 1.51 ha – 3.0 ha	£1000
Development of 101- 200 dwellings or sites of 3.1 ha – 6 ha	£1340
201+ dwellings or sites more than 6 ha	By negotiation (minimum £2000)
Non- residential development up to 499 square metres floor area or sites of up to 1 ha (free advice for extensions to existing small local businesses with up to 10 employees)	£200
Non-residential development between 500 and 999 square metres floor area or sites of up to 2.5 ha	£400
Non-residential development between 1,000 and 5,000 square metres floor area or sites of 2.6ha – 6ha	£870
Non-residential development over 5,000 square metres floor area or sites over 6 ha	£1340
Alterations to non-residential development where no new floor space is created and changes of use	£200
Alterations and extensions to residential properties	£52
Telecommunications (where planning permission is required)	£105
Advertisements	£52
Proposals relating to trees, or demolition in conservation areas	Free
Listed Building advice	Free
Proposals by Town and Parish Councils	Free
Proposals relating to the needs of persons with disabilities	Free
Extensions to existing small local businesses with up to 10 employees	Free
Householder Enquiry Form - permitted development enquiries (Where planning permission may be required, pre-application advice can also be offered without an additional fee, where the request is submitted at the same time as the Householder Enquiry Form)	£52
Research site history	£67