



<b>PLANNING FEES, 2008</b>			
<b>NOTES FOR THE GUIDANCE OF APPLICANTS</b>			
<b>SUMMARY OF CHARGES PROVIDED FOR IN THE REGULATIONS</b>			
For full details please see the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008 and CLG Circular 04/2008			
<b>CATEGORIES</b>		<b>FEE PAYABLE</b>	<b>MAXIMUM FEE</b>
<b>OPERATIONS</b>			
1	New dwellings (other than category 6, below)		
	(a) Where the application is for outline and:	(i) The site area does not exceed 2.5 hectares	£335 per 0.1 hectare of the site area
		(ii) The site area exceeds 2.5 hectares	£8,285 plus £100 for each 0.1 hectares in excess of 2.5 hectares
	(b) Others	(i) where the number of dwellings houses to be created by the development is 50 or fewer	£335 for each dwelling house
		(ii) Where the number of dwellings to be created by the development exceeds 50	£16,565 and an additional £100 for each dwelling in excess of 50 dwellings
2	Buildings (other than dwellings or buildings within categories 1, 3, 4, 5, 6 or 7)		
	(a) Outline	(i) The site does not exceed 2.5 hectares	£335 for each 0.1 hectare of the site area or part thereof,
		(ii) The site area exceeds 2.5 hectares	£8,285 and an additional £100 for each 0.1 hectare in excess of 2.5 hectares
	(b) Others	(i) Where no floor space is created by the development	£170
		(ii) Where the area of gross floor space created by the development does not exceed 40 sq. metres	£170
		(iii) Where the area of the gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 sq. metres	£335

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	(iv) Where the area of the gross floor space to be created by the development exceeds 75 sq. metres but does not exceed 3,750 sq. metres	£335 per 75 sq. metres or part thereof	
	(v) Where the area of the gross floor space to be created by the development exceeds 3,750 sq. metres	£16,565 plus £100 per 75sq. metre (or part thereof) in excess of 3,750 sq metres	£250,000
3	Erection, on land used for the purposes of agriculture, of buildings (other than glasshouses) required for agricultural purposes		
	(a) Outline (i) the site area does not exceed 2.5 hectares	£335 for each 0.1 hectare of the site area	
	(ii) The site area exceeds 2.5 hectares	£8,285 and an additional £100 for each additional 0.1 hectare in excess of 2.5 hectares	£125,000
	(b) Others		
	(i) Where the area of gross floor space to be created by the development does not exceed 465 sq. metres	£70	
	(ii) Where the area of gross floor space to be created by the development exceeds 465 sq. metres but does not exceed 540 sq. metres	£335	
	(iii) Where the area of gross floor space to be created by the development exceeds 540 sq. metres but does not exceed 4,215 sq. metres	£335 for the first 540 sq. metres plus £335 each 75 sq. metres in excess of 540 square metres	
	(iv) Where the area of gross floor space to be created by the development exceeds 4,215 sq. metres	£16,565 plus an additional £100 for each 75 sq. metres in excess of 4215 square metres	£250,000
4	Erection of glasshouses on land used for the purposes of agriculture		
	(a) where the area of gross floor space to be created by the development does not exceed 465 sq. metres	£70	
	(b) where the area of gross floor space to be created by the development exceeds 465 sq. metres	£1,870	

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5	Erection, alteration or replacement of plant or machinery		
	(a) where the site area does not exceed 5 hectares	£335 for each 0.1 hectare of the site area	
	(b) where site area exceeds 5 hectares	£16,565 plus an additional £100 for each 0.1 hectare in excess of 5 hectares	£250,000
6	Enlargement improvement or alterations of dwelling house		
	(a) relating to 1 dwelling	£150	
	(b) relating to 2 or more dwellings	£295	
7	Other		
	(a) The carrying out of operations (including erection of a building) within curtilage of existing dwelling house, for purposes ancillary to the enjoyment of the dwelling (including gates, fences, etc	£150	
	(b) The construction of car parks, service roads and other means of access on land used for the purposes of a single under-taking, where the development is required for a purpose incidental to the existing use of the land	£170	
8	The carrying out of operations connected with exploratory drilling for oil or natural gas		
	(a) where the site area does not exceed 7.5 hectares	£335 for each 0.1 hectare of the site area	
	(b) where the site area exceeds 7.5 hectares	£25,000 and an additional £100 for each 0.1 hectare in excess of 7.5 hectares	£250,000
9	The carrying out any operations not coming within any of the above categories		
	(a) Operations for the winning and working of minerals		
	(i) Where the site area does not exceed 15 hectares	£170 for each 0.1 hectare of the site area	
	(ii) where site area exceeds 15 hectares	£23,315 plus an additional £100 for each 0.1 hectares in excess of 15 hectares	£65,000
	(b) In any other case	£170 for each 0.1 hectare of the site area	£250,000
<b>USES</b>			
10	Change of use of building to use as one or more separate dwellings		
	(a) Where the change of use is from a previous use as a single dwellings to use as two or more single dwellings	(i) Where the change of use is to use has 50 or fewer dwellings	£335 for each additional dwelling

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	(ii) Where the change of use is to use has more than 50 dwellings	£16,565 plus an additional £100 for each additional dwelling house in excess of 50 dwelling houses	£250,000
(b) In all other cases	(i) Where the change of use is to use has 50 or fewer dwellings	£335	
	(ii) Where the change of use is to use as more than 50 dwellings	£16,565 plus an additional £100 for each additional dwelling house in excess of 50 dwelling houses	£250,000
11 (a) The use of land for disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land	(a) Where the site does not exceed 15 hectares	£170 for each 0.1 hectare of the site area	
(b) the use of land for the storage of minerals in the open	(b) Where the site area exceeds 15 hectares	£23,315 plus an additional £100 for each 0.1 hectare in excess of 15 hectares	£65,000
12 The making of a material change in use of building or land (other than 10, 11 (a) of 11 (b))		£335	
<b>ADVERTISEMENTS</b>			
13	Advertisements displayed externally on business premises, the forecourt of business premises or other land within the curtilage of business relating to the nature of business, goods sold, or name of person undertaking business	£95	
14	Directional or informative signs relating to business in the locality but not visible from that site	£95	
15	All other advertisements	£335	
<b>COMPLIANCE WITH PLANNING CONDITIONS</b>			
(a)	Conditions relating to householder development	£25	
(b)	Conditions relating to other forms of development	£85	
<b>REMOVAL OR VARIATION OF PLANNING CONDITION</b>			
Application for removal or variation of condition following planning permission £170.00			
<b>PRIOR DETERMINATION APPLICATIONS</b>			
The fee for determinations under Parts 6, 7 and 31 of Schedule 2 to the General Permitted Development Order is £70. The fee for determinations under Part 24 of Schedule 2 to the General Permitted Development Order is £335.			
<b>SUMMARY OF EXEMPTIONS</b>			
Fees are not payable in certain circumstances, including the following:			
(a)	Where the development relates to alterations or extensions to a dwellinghouse or operations within the curtilage of a dwellinghouse where the development is for the purposes of providing access or facilities for greater safety, health or comfort for a resident who is disabled (i.e. within any of the descriptions to which Section 29 of the National Assistance Act 1948 applies or a child who is disabled for the purposes of Part II of the Children Act 1989).		
(b)	Where the development would otherwise be permitted development but an Article 4 Direction is in operation, or a condition on an earlier permission requires the submission of an application.		
(c)	Where the application relates to the renewal of a permission granted for a temporary period for a building, operations or use of land, provided the renewal is made within 12 months of date of temporary permission.		

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(d) Where an application is made either for planning permission or approval of one or more reserved matters, by or on behalf of the same applicant, for the same character of development on the same site (additional land may be included to provide a means of access which differs from the earlier application) and the correct fee was paid in respect of the earlier application:	
	(i) the application is made within a period of 12 months of the date of submission of an application which has been withdrawn; (ii) the application is made within a period of 12 months of the date of refusal of an application previously refused either by the planning authority or Secretary of State on appeal; (iii) the application is made within a period of 12 months of the date of approval of an application previously approved either by the planning authority or Secretary of State on appeal; (iv) the application is one to which no previous exemption has been granted.
(e) No fee is payable where the local planning authority to whom the application is made are satisfied that it relates solely to:	
	(i) the carrying out of operations for the alteration or extension of an existing dwellinghouse; or (ii) the carrying out of operations (other than the erection of a dwellinghouse) in the curtilage of an existing dwellinghouse:  for the purpose, in either case, of providing means of access to or within the dwellinghouse for a disabled person who is resident in, or is proposing to take up residence in, that dwellinghouse, or of providing facilities designed to secure his greater safety, health or comfort.
<b>SUMMARY OF REDUCED FEES</b>	
1. Where the application is made by a non profit making club or society whose objects are the provision of facilities for sport and recreation and the development relates to the carrying out of its objects for:	
(i) the use of land as a playingfield, or	
(ii) operations (other than buildings) for purposes ancillary to use as a playingfield the fee payable is £335.	
2. Applications made by Parish or Community Councils normally attract half the normal fee.	
3. Where the application relates to one or more of the following reserved matters:-	
(i) access,	
(ii) appearance,	
(iii) landscaping,	
(iv) layout,	
(v) scale,	
a fee will be charged at the same rate as for a full application. A simplified system applies where separate applications are submitted for different reserved matters or different parts of the site as set out in the Regulations.	
<b>OTHER INFORMATION</b>	
Full details relating to site area and gross floor space should be entered in the panels provided on the application form.	
The measurement of gross floor space includes:-	<ul style="list-style-type: none"> <li>• perimeter wall thickness and projections;</li> <li>• areas occupied by internal walls and partitions;</li> <li>• columns, piers, chimney-breasts, stairwells and the like;</li> <li>• lift rooms, plant rooms, tank rooms, fuel stores whether or not above the main roof level; and</li> <li>• open-sided covered areas and enclosed car parking areas.</li> </ul>
Gross floor spaces excludes:-	<ul style="list-style-type: none"> <li>• open balconies;</li> </ul>

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- open covered ways or minor canopies;
- open vehicle parking areas, terraces and the like;
- domestic outside WC's and coal houses;
- areas with a headroom of less than 1.5m.

Party walls are to be measured to their centre line. These conventions are in accordance with the "Code of Measuring Practice" prepared by the RICS and ISVA.

Cheques should be sent with the application and made payable to Babergh District Council.

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Deputy Chief Executive: Mike  
Hammond

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