

**Pre-application advice fees with effect from 1 April 2019**

**Payment can be made by the following methods:**

1. Card payment by phone or at the Council Offices.
2. Internet banking payment – (account details can be provided).



<b>Permitted Development Enquiry</b>		40.00
<b>Pre-application advice</b>		
<b>House Holder</b>	Desk top evaluation with written response	70.00
	As above but includes one meeting where exceptionally the Council agrees a meeting is necessary	140.00
<b>Small Minor</b> Residential – 1 dwelling Non-residential – Less than 200 sq m floorspace Change of use with no works	Desk top evaluation with written response	135.00
	As above but includes one meeting	270.00
<b>Medium Minor</b> Residential – 2 – 4 dwellings Non-residential – 200 – 499 sq m floorspace Site area less than 0.5 Ha (where no. of dwellings or floorspace is unknown)	Desk top evaluation, one meeting and written response	400.00
	each additional meeting/response	135.00
<b>Large Minor</b> Residential – 4 – 9 dwellings Non-residential – 500 – 999 sq m floorspace Site area 0.5 to 0.99 Ha (where no. of dwellings or floorspace is unknown)	Desk top evaluation, one meeting and written response	660.00
	each additional meeting/response	200.00
<b>Small Scale Major</b> Residential – 10 - 30 dwellings Non-residential 1,000 – 4,999 sq m floorspace Site area - 1 – 1.99 Ha (where no. of dwellings or floorspace is unknown)	Desk top evaluation, one meeting and written response	860.00 or bespoke fee
	each additional meeting/response	250.00 or bespoke fee
<b>Medium Scale Major</b> Residential - 31-149 dwellings Non-residential 5,000 – 9,999 sq m floorspace Site area - 2 – 3.99 Ha (where no. of dwellings or floorspace is unknown)	Desk top evaluation, up to two meetings and written response	2000.00 or bespoke fee
	each additional meeting/response	600.00 or bespoke fee
<b>Large Scale Major</b> Residential – more than 150 dwellings Non-residential – over 10,000 sq m floorspace Site area more than 4 Ha (where no. of dwellings or floorspace is unknown)	Desk top evaluation, up to three meetings and written response	2650.00 or bespoke fee
	each additional meeting/response	800.00 or bespoke fee
<b>Exemptions:</b> Affordable Housing-led Schemes in agreement with Council. Non-Residential Development by Micro Businesses (up to 10 employees) Development by Town & Parish Councils Development Specifically Intended to Improve Disabled Access One discussion following a refusal of Planning Permission (relating to the refusal only, any new		Free 50% of fee 50% of fee Free Free
<b>Notes:</b> Where a bespoke fee is appropriate this will be agreed with applicant through a Planning Performance Agreement Floorspace means gross external floorspace The larger element of a mixed use scheme will primarily be used to determine which category of fee applies to the All fees are inclusive of VAT Where it is agreed that the advice can be provided without a meeting the cost of the meeting may be refunded Where a request has been received but the officer has not yet started to work on the request the fee may be refunded less the sum of £30 to cover administrative costs For fee calculation purposes, flats and holiday accommodation are considered as dwellings		