

FEES FOR PLANNING APPLICATIONS

Guidance Note Prepared by Bolsover District Council

CATEGORY OF DEVELOPMENT

FEE PAYABLE

1. Erection of dwellinghouses.	<p>(a) Outline applications:</p> <p>(i) site area does not exceed 2.5ha £462 for each 0.1ha (or part thereof)</p> <p>(ii) where site area exceeds 2.5ha, £11,432 + £138 for each 0.1ha (or part thereof) over 2.5ha, max £150,000</p> <p>(b) Full applications and Reserved matters:</p> <p>(i) 50 or fewer dwellinghouses £462 for each;</p> <p>(ii) over 50, £22,859+ £138 for each additional dwellinghouse over 50,max £300,000</p> <p>(c) Permission in Principle applications £402 for each 0.1 hectare of the site area.</p>
2. Erection, alteration or extension of buildings other than dwellings or agricultural buildings (e.g. shops, factories, offices, lock up garages, stables, leisure and community facilities, etc).	<p>(a) Outline applications</p> <p>(i) site area does not exceed 2.5ha £462 for each 0.1ha (or part thereof)</p> <p>(ii) site exceeds 2.5ha, £11,432 + £138 for each 0.1ha (or part thereof) over 2.5ha, max £150,000.</p> <p>(b) Full applications and Reserved Matters</p> <p>(i) where no floorspace created - £234</p> <p>(ii) where floorspace created does not exceed 40 sq.m - £234</p> <p>(iii)where floorspace created between 40 sq m and 75 sq.m - £462</p> <p>(iv) each additional 75 sq m of floorspace created (or part thereof) up to 3750 sq.m.- £462</p> <p>(v) over 3750sq.m £22,859 + £138 for each 75 sq.m (or part thereof) max £300,000</p>
3. Agricultural buildings (other than glasshouses).	<p>(a) Outline applications</p> <p>(i) site area does not exceed 2.5ha £462 for each 0.1ha (or part thereof)</p> <p>(ii) site area exceeds 2.5ha £11,432 + £138 for each 0.1ha (or part thereof) over 2.5ha max £150,000</p> <p>(b) Full applications and Reserved Matters</p> <p>(i) Where floorspace created does not exceed 465 sq.m. - £96</p> <p>(ii) Where floorspace created between 465 sq m and 540 sq.m - £462</p> <p>(iii) Where floorspace exceeds 540 sq m; but it does not exceed 4215 sq.m; £462 for first 540 sq.m and £462 for each additional 75 sq m (or part thereof)</p> <p>(iv) Where floor space exceeds 4215 sq.m. £22,859 + £138 for each 75 sq.m. (or part thereof) over 4215 sq. m max £300,000</p>
4. Glasshouses and polytunnels on land used for agriculture and horticulture.	<p>(a) where floorspace created does not exceed 465sq m - £96</p> <p>(b) where floorspace created is over 465 sq.m £2,580</p>

5. Erection, alteration or replacement of plant or machinery (e.g. cranes, conveyor belts, tanks, radio masts and antennae) - except on dwellings or within their curtilage.	(i) where site area does not exceed 5ha £462 for each 0.1ha (or part thereof) (ii) where site area exceeds 5ha, £22,859 + £138 for each 0.1ha (or part thereof) over 5ha max £300,000
6. Enlargement, improvement or other alteration to dwelling house required for domestic purposes.	(a) applications relating to one dwelling - £206 (b) applications relating to two or more dwellings - £407
7 Operations within curtilage of dwelling, required for domestic purposes (e.g. sheds, detached garages, gates, fences, walls, detached aerials/dishes)	£206
8 Construction of car parks, service roads and other means of access serving an existing use on a site.	£234
9. Exploratory drilling for oil or natural gas.	See regulations
10 Other operations not included above (e.g. engineering works). (For mineral extraction see Regulations)	£234 for each 0.1ha of the site area, subject to maximum of £2,028
11 Change of use of a building to use as one or more separate dwellings.	(i) where change of use is not more than 50 dwellings £462 for each new dwellinghouse (ii) where change of use is 51 or more £22,859 + £138 for each additional dwellinghouse in excess of 50, max £300,000
12. Use of land for disposal of refuse, waste materials, and stocking related to minerals extraction, or use of land for storage of minerals in open.	See regulations.
13. Making of material change in use of a building or land (not referred to above).	£462
14. (a) Applications to vary or revoke (i.e. not comply with) conditions attached to a previous planning permission. (b) Applications to renew a time limited permission (i.e. temporary) before it has expired or to continue a use of land or retain buildings/works without complying with a previously imposed condition (c) Applications to regularise development without planning permission	- £234 Unless variation can be considered a modified proposal to which an exemption applies (see part 25 below). - £234 Unless variation can be considered a modified proposal to which an exemption applies (see part 25 below). - The planning fee payable (excludes extensions of time limits)
15. MIXED DEVELOPMENT (a) Erection of dwellings and other types of building. (b) Other mixed applications - e.g. buildings with other works, or changes of use with buildings/other works.	Add together the fee appropriate to each development. Only the highest fee calculated is charged.

<p>16. <u>LAWFUL DEVELOPMENT CERTIFICATES</u> (a) Applications to ascertain whether existing uses or operations are lawful.</p> <p>(b) Applications to ascertain whether proposed uses or operations would be lawful.</p> <p>(c) Certificates of Lawfulness of Proposed works to a Listed Building</p>	<p>Section 191(a) or 191(b) The normal planning fee except for dwellinghouses -less than 50 dwellinghouses £462 for each dwellinghouse; more than 50 dwellinghouses £22,859+ £138 for each additional to max £300,000 Section 191(c) –Failure to comply with a condition- £234 (If applying under both 191(a) or (b) and 191(c) add the two fees together) Section 192 Half the normal planning fee (For sites in more than one authority area- apply same rules as applications straddling boundaries). No fee</p>	
<p>17. <u>ADVERTISEMENTS</u> A. Displayed on existing business premises, forecourts or land within the curtilage of existing premises relating to nature or activity, goods sold, services provided, name of person involved in the business. B. Advance direction signs indicating a business which is in vicinity of, but not visible from, the site. C. All other advertisements.</p>	<p>£132 per site £132 per site £462 per site</p>	<p>A single charge applies to: 1) an application for two or more advertisements displayed on a single site; 2) a number of advertisements displayed on parking meters, litter bins, public seats and bus shelters within a specified area. For adverts on more than one site aggregate the sums payable for each site</p>
<p>18. <u>DETERMINATIONS - PRIOR APPROVAL OF DETAILS</u> Applications to determine whether details are required for permitted development relating to:- (a) certain agricultural and forestry buildings and works, (b) development by telecommunications code system operators, (c) demolition of buildings (Part 31)</p>	<p>£96 £462 £96 (Planning applications solely for relevant demolition in a Conservation Area are free)</p>	
<p>19. <u>HAZARDOUS SUBSTANCES CONSENT</u> (a) Where no substance exceeds twice the controlled quantity. (b) Where any substance exceeds twice the controlled quantity. (c) Applications for the removal of conditions attached to a consent, or for the continuation of a consent upon a partial change in land ownership.</p>	<p>£250.00 £400.00 £200.00</p>	
<p>20. <u>NON MATERIAL CHANGES TO PLANNING PERMISSION (MINOR AMENDMENTS)</u></p>	<p>- Householder application £34; - Any other case £234</p>	
<p>21. <u>CONFIRMATION OF COMPLIANCE WITH A CONDITION</u></p>	<p>(a) For confirmation of compliance with a condition of a Householder permission (Class 6 or 7 of this note) £28 for each request (b) For confirmation in all other cases £97 for each request. (No charge for listed building consents and planning permission solely for demolition in a conservation area)</p>	
<p>22. <u>CERTIFICATE OF APPROPRIATE ALTERNATIVE DEVELOPMENT</u></p>	<p>All applications £234</p>	

23. <u>PRIOR APPROVAL FOR CHANGES OF USE</u> (see GPDO for limitations for each class)	(except where building works are involved or a planning application accompanied by a fee on the same site and on the same date and for the same applicant has been made)
23a Change of Use of an Agricultural Building to a State Funded School or Registered Nursery	£96
23b 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.	£96
23c Change of Use of a Building from Office (Class B1) to a Use as a Dwellinghouse (Class C3).	£96
23d Change of Use of an Agricultural Building to a Use as a Dwellinghouse (Class C3) where there are no associated building operations.	£96
23e Change of Use of an Agricultural Building to a Use as a Dwellinghouse (Class C3) where there are associated building operations.	£206
23f Change of Use of a Building from Retail Use (Class A1 or A2) or a Mixed Retail and Residential Use to a Dwellinghouse (Class C3) where there are no associated building operations.	£96
23g Change of Use of a Building from Retail Use (Class A1 or A2) or a Mixed Retail and Residential Use to a Dwellinghouse (Class C3) where there are associated building operations.	£206
23h Provision of temporary state-funded schools on vacant commercial land.	£96
23i the temporary use of buildings or land for film making	£96
23j The erection of a collection facility within the curtilage of a shop	£96
23k Installation, alteration or replacement of solar PV equipment with a generating capacity of up to one megawatt on the roof of a non-domestic building	£96
24. <u>APPLICATIONS FOR PERMISSION IN PRINCIPLE</u>	£402 for each 0.1 hectare of the site area.
25. <u>NO CHARGES</u>	
<p>A. Applications for Listed Building Consent and for the Demolition of Unlisted etc Buildings in Conservation Areas and Certificates of Lawfulness of Proposed works to a Listed Building.</p> <p>B. The resubmission of <u>one</u> free application where:-</p> <p>(a) application relates to modified proposal following planning permission or reserved matters approval</p> <p>(b) application follows withdrawal or refusal of planning, reserved matters, advertisement application or lawful development application</p> <p>(c) application follows appeal for non-determination of planning, reserved matters or lawful development application</p> <p><u>Provided:</u> –</p> <p>(i) resubmission made within one year of date of:</p> <p>a) approval or refusal of planning permission or reserved matters, or refusal of display of advertisement or lawful development; or</p> <p>b) date of original submission (following withdrawal); or</p> <p>c) expiry of 8 week period for determination;</p>	

- and** (ii) development is of same character or description;
- and** (iii) site boundary has not been extended, except to incorporate access arrangements (but reserved matters applications **MUST** be within outline application site boundary);
- and** (iv) application is of same type (i.e. outline, full, same reserved matters);
- and** (v) by or on behalf of the same applicant;
- and** (vi) fee for previous application was paid (and no other application under this provision has been made by the applicant).

NOTE- no free go for Advertisements or Lawful Development if the application has been approved.

C. Planning applications required solely because of a condition attached to a planning permission which restricts a change of use within the same Use Class.

D. Planning applications for works to provide for or improve the access, safety, health or comfort at a disabled person's dwelling house, or for works to improve the disabled person's access to buildings to which the public are admitted.

E. Applications to lop or fell trees subject to a Tree Preservation Order or within a Conservation Area.

F. Advertisement applications required only because of an Article 7 Order under the 2007 Regulations.

G. Determinations in respect of large house extensions outside of conservation areas.

Please note that the previous exemption for planning applications required solely because of the removal of permitted development rights, either by an Article 4 direction or by a condition attached to a planning permission, no longer apply from 17th January 2018.

27. REDUCED CHARGES

A. Applications made by or on behalf of Parish or Town Councils attract half the normal fee.

B. A Club Society or Organisation (including persons administering a Trust) which is not established or conducted for profit and whose objects are the provisions of facilities for sport or recreation £462 for a change of use to a playing field or the carrying out of operations (excluding erection of a building) for purposes ancillary to the use of the land as a playing field- provided the LPA is satisfied that the development is intended for that club or society's use.

C. Reserved matters applications by same applicant under same outline permission attract a flat-rate fee of £462 once fees for previous reserved matters applications have equalled or exceeded a fee equivalent to one reserved matters application for the whole development.

D. If one or more applications of the same type are made on same day by same applicant for alternative proposals on same site, the fee is the highest of the individual alternatives plus half the sum of all the other alternatives.

E. Fee for applications where the site is in more than one District is paid to planning authority with largest part of site. Calculated as the lower of either (a) the sum of separate applications to each District, or (b) one and a half times the fee if it were only one application.

NOTE The information about fees given in this leaflet is for guidance only. Full details are set out in the The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 [Statutory Instrument 2017 No. 1314]