

Fees and Charges



2025/26

Printed Date: 06/02/2025 Last modified: 01/04/2025

A full schedule of the fees and charges for all Council services for the coming year

Planning/Housing

Planning Development Control

A) Pre-Application Charges

a) Householder Applications - Advice (Written)

Householder advice on acceptability of a proposal

Record	2024/25 Charge	2025/26 Charge
1,249	105.00	125.00

b) Householder Applications - Other

Site Visit and advice on historic buildings

Record	2024/25 Charge	2025/26 Charge
1,251	199.00	250.00

bb) Trees

Site visit and advice on trees - development site

Site visit and advice on trees - householder

Record	2024/25 Charge	2025/26 Charge
1,673	386.00	405.00
1,250	122.00	130.00

c) Planning Investigation/Research - Commercial Organisations Only

Investigation/ Research Requiring Both Office And Site Based Work Per Hr

Investigation/ Research Requiring Office Based Work Only Per Hr

Record	2024/25 Charge	2025/26 Charge
667	331.00	400.00
666	265.00	£330.00

d) Planning Investigation/Research - Service Fees

High Hedge Legislation

Record	2024/25 Charge	2025/26 Charge
665	724.50	755.00

e) Written Advice (Initial advice plus one additional response)

Record	2024/25 Charge	2025/26 Charge
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01) Single New Dwelling/Replacement Dwelling	1,303	342.00	380.00
02) Minor Proposals - 2 - 3 dwellings)	780	523.00	545.00

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02b) Larger Minor Proposal (4-9 dwellings) or up to 1000 sq m commercial/other new build	1,672	1,045.00	1,500.00
05) Dropped kerbs - confirmation whether planning permission required	1,322	76.00	80.00
06) Advertisements, per advertisement	1,422	149.00	160.00
07) Other Miscellaneous developments (as agreed by the Planning Development Management)	1,423	168.00	170.00
08) Large miscellaneous developments (as agreed by the Planning Development Management)	1,778		420.00

f) Meetings (charge per meeting)

	Record	2024/25 Charge	2025/26 Charge
01) Single New Dwelling/Replacement Dwelling	1,304	418.00	490.00
02) Minor Proposal (2-3 dwellings)	777	716.00	810.00
02b) Large Minor Proposal (4-9 dwellings) or up to 1000 sq m commercial/other new build	1,671	1,394.00	1,750.00
03) Major Proposal 10 - 24 dwellings or 1,000 - 2,000 sq m commercial floor space	776	2,552.00	3,425.00
05) Strategic Proposals (25 -49 dwellings or 2,000- 10,000sq m commercial floor space)	774	3,906.00	4,725.00
06) Strategic Proposals (+50 dwellings or +10,000 sq m commercial)	775	6,006.00	7,200.00
07) Advertisements	1,424	415.00	435.00
08) Planning Performance Agreements for major/complex proposals (Terms to be agreed)	1,454		

B) Planning Application Fees

Other Planning Application Charges

	Record	2024/25 Charge *'06/12/23'	2025/26 Charge *01
Additional payment to submit an application by email	1,781	0.00	75.00
Additional payment to submit an application on paper	1,782	0.00	100.00

a) Household Applications

	Record	2024/25 Charge *'06/12/23'	2025/26 Charge *01
Alteration/Addition To Existing Dwelling	669	258.00	528.00
Works within/along the boundary of an existing dwellinghouse	671	258.00	262.00

b) Outline Applications - The erection of dwellinghouses

	Record	2024/25 Charge *'06/12/23'	2025/26 Charge *01
The site area does not exceed 0.5 hectares: fee for each 0.1 hectare (or part thereof)		578.00	588.00

The site area is between 0.5 and 2.5 hectares: for each 0.1 hectare of the site area (or part thereof)	673	624.00	635.00
The site area exceeds 2.5 hectares (and an additional £189 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £205,943)	672	15,433.00	15,695.00
c) Outline Applications - The erection of buildings (not dwellinghouses)	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
The site area does not exceed 1 hectare: fee for each 0.1 hectare (or part thereof)		578.00	588.00
The site area is between 1 hectare and 2.5 hectares: fee for each 0.1 hectare (or part thereof)		624.00	635.00
The site area exceeds 2.5 hectares (and an additional £189 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum in total of £205,943)		15,433.00	15,695.00
d) Full Applications - Alterations/Extentions to existing dwelling houses	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
Number of dwelling houses- single dwelling house (or single flat)			528.00
Two or more dwelling houses(or 2 or more flats)			1,043.00
e) Erection of dwelling houses	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
Erection Of Dwellings (1 To 9 Dwellings): fee for each dwellinghouse		578.00	588.00
Erection Of Dwellings (10 To 50 Dwellings): fee for each dwellinghouse	674	624.00	635.00
Where the number of dwellinghouses to be created by the development exceeds 50 (and £189 for each additional dwellinghouse in excess of 50 up to a maximum fee of £411,885)	675	30,860.00	31,385.00
f) Erection Of Buildings Other Than Dwellings, Agricultural Buildings, Glasshouses Or Plant And Machinery	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
No new floor space	680	293.00	298.00
Where floor space does not exceed 40m ²	678	293.00	298.00
Where the floor space created is between 40m ² and 1000m ² : fee for each 75m ² (or part thereof)	679	578.00	588.00
Where the floor space created is between 1000m ² and 3750m ² ; fee for each 75m ² (or part thereof)	677	624.00	635.00
Where the floor space created is more than 3750m ² (and £189 for each additional 75m ² (or part thereof) in excess of 3750m ² up to a maximum fee of £411,885)	676	30,860.00	31,385.00
g) Erection Of Other Agricultural Buildings On Land Used For Purposes Of Agriculture (Other Than Glasshouses)	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
Where the gross floor space does not exceed 465m ²	686	120.00	122.00
Where the gross floor space exceeds 465m ² but does not exceed 540m ²	684	578.00	588.00
Where the gross floor space exceeds 540m ² but does not exceed 1000m ² : fee for the first 540m ² and an additional £588 for each additional 75m ² in excess of 540m ²	685	578.00	588.00

Where the gross floor space exceeds 1000m ² but does not exceed 4215m ² : fee for the first 1000m ² and £635 for each additional 75m ² in excess of 1000m ²	683	624.00	5,077.00
Where the floor space created is more than 4215m ² (and £189 for each additional 75m ² (or part thereof) in excess of 4215m ² up to a maximum fee of £411,885)	684	30,860.00	31,385.00

h) Erection Of Glasshouses Used For Purposes In Agriculture

	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
Where the gross floor space does not exceed 465m ²	681	120.00	122.00
Where the gross floor space exceeds 465m ² but not more than 1000m ²	682	3,225.00	3,280.00
Where the gross floor space exceeds 1000m ²		3,483.00	3,542.00

i) Erection, Alteration Or Replacement Of Plant And Machinery

	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
Where the site area does not exceed 1 hectare: fee for each 0.1 hectare (or part thereof)	688	578.00	588.00
Where the site area is mote than 1 hectare but does not exceed 5 hectares: fee for each 0.1 hectare (or part thereof)		624.00	635.00
Where the site area exceeds 5 hectares (and £189 for each additional 0.1 hectare (or part thereof) in excess of 5 hectares up to a maximum fee of £405,000)	687	30,860.00	31,385.00

j) Applications other than Building Works

	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
Car Parks, Service Roads Or Other Accesses (Existing Uses Only)	704	293.00	298.00

k) Exploratory Drilling For Oil Or Natural Gas

	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
Where the site area does not exceed 7.5 hectares: fee for each 0.1 hectare (or part thereof)	699	686.00	698.00
Where the site area exceeds 7.5 hectares (and £207 for each additional 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum fee of £411,885)	1,273	51,395.00	52,269.00

l) Operations (other than exploratory drilling) for the winning And working Of Minerals of oil or natural gas

	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
Where the site area does not exceed 15 hectares: fee for each 0.1 hectare (or part thereof)		347.00	353.00
Where the site area exceeds 15 hectares (and additional £207 for each 0.1 hectare in excess of 15 hectares up to a maximum fee of 52,002.00)			52,886.00

m) Other operations (Winning And Working Of Minerals) excluding oil and natural gas

	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
Where the site area does not exceed 15 hectares: fee for each 0.1 hectare (or part thereof)	701	316.00	321.00
Where the site area exceed 15 hectares and an additional £189 for each 0.1 hectares in excess of 15 hectares up to a maximum of £107,090)	1,274	47,161.00	47,963.00

n) The carrying out of any operations not coming within any of the above categories

Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
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Fee for each 0.1 hectare (or part thereof) up to a maximum of £2,578	703	293.00	298.00
For Non-Compliance With Conditions , Including Retention Of Temporary Building (If Not As A Revision)	705	293.00	
o) Change of Use of a building to use as one or more separate dwellinghouses, or other cases:	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
Not more than 10 dwellinghouses: fee for each dwellinghouse		578.00	588.00
Between 10 and 50 dwellinghouses: fee for each dwellinghouse	1,275	624.00	635.00
More than 50 dwellinghouses (and an additional £189 for each dwelling house in excess of 50, up to a maximum fee of £411,885)	1,276	30,860.00	31,385.00
p) The use of land for: a) the disposal of refuse or waste materials; b) the deposit of material remaining after minerals have been extracted from land; or c) the storage of minerals in the open	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
Where the site area does not exceed 15 hectares: fee for each 0.1 hectare (or part thereof)	1,279	316.00	321.00
Where the site area exceeds 15 hectares and £189 for each 0.1 hectare (or part thereof) in excess of 15 hectares, up to a maximum fee of £107,090)	1,280	47,161.00	47,963.00
q) Other Changes Of Use	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
Other Changes Of Use of a building or land	710	578.00	588.00
r) Concessionary Fees and Exemptions	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
01) Works To Improve The Disabled Person Access To or within a building or premises to which members of the public are admitted, Or To Improve His Access, Safety, Health Or Comfort At His Dwelling House	689	0.00	0.00
02) Applications By Parish etc. Councils (Advertisement Applications Also) - Half the normal fee	690		
03) If the application relates to an alternate use of buildings or land within the same Use Class that requires permissions only by the requirements of a condition imposed on a permission granted or deemed to be granted	691	0.00	0.00
04) Playing Fields (For non-profit making sports clubs and not involving buildings)	692	578.00	588.00
05) Applications for Listed Building Consent; Demolition in a Conservation Area; Works to Trees covered by a Tree Preservation Order or in a Conservation Area; Hedgerow Removal Notice; Certificate of Lawfulness for Proposed Works to a Listed Building	723	0.00	0.00
06) An application that is the first and only revision of a previous application, for display of advertisement(s) of the same description, on the same site(s) (or part of the site(s), by the same applicant that it will be received by the Local Authority within 12 months of receiving the previous application if it was withdrawn; or the previous application being refused; and in all cases, where the relevant 12-month period started no later than 5th December 2023.	693	0.00	
07) If the application is an alternative proposal being submitted on the same site by the same on the same day, where the application is of lesser costs then the fee is 50%	695	0.00	

08) Alternative Applications For One Site. Highest Of Fees Applicable For Each Alternative And A Sum Equal To Half of the others.	696	0.00	
09) Development Crossing Planning Authority Boundaries, Requiring Several Applications - Only 1 Fee Is Paid To The Authority Having The Larger Site, But Calculated For The Whole Scheme And Subject To Special Ceiling. Contact LPA	697	0.00	
10) Reserved Matters Where The Applicants Earlier Reserved Matters Applications Have Incurred Total Fees Equalling That For A Full Application For Entire Scheme	698	578.00	588.00
11) If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation.			0
12) If the application is for consent to a display an advertisement which results from a direction under Regulation 7 of the 2007 Regulations, dis-applying deemed consent under Regulation 6 to the advertisement in question			0
13) If an application for planning permission (for which a fee is payable) being made by the same applicant on the same date for the same site, buildings or land as the prior approval application (for larger home extensions, additional storeys on a home or changes of uses).			0

s) Applications In Relation To Permission In Principle

Fee for each 0.1 hectare of the site area (or part thereof)

Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
1,219	503.00	512.00

t) Advertisements

Advance Signs Directing The Public To A Business
Advertisements Relating To The Business On The Premises
Other Advertisements

Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
718	165.00	168.00
717	165.00	168.00
719	578.00	588.00

u) Fees For Applications For Certificates Of Lawful Use Or Development

For existing use or operation - The amount that would be payable In respect of an application for full planning permission

For proposed use or operation - Half the amount that would be payable in respect of the normal planning fee

For existing use or operation - lawful not to comply with any condition or limitation

Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
720		
722		
1,428	293.00	298.00

v) Miscellaneous Applications

Notification of Agricultural Or Forestry Development Or Demolition Under The General Development Order

Notification of Demolition under the General Development Order

Notification of Telecommunication Development Under The General Development Order

Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
712	120.00	240.00
1,281	120.00	240.00
713	578.00	588.00

w) Confirmation of Compliance with planning condition attached to Planning Permission

Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
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Application for removal or variation of a condition following grant of planning permission - householder	1,429	293.00	86.00
Approval of details and/or confirmation that one or more planning conditions have been complied with - household	978	43.00	86.00
Application for removal or variation of a condition following grant of planning permission - Non-major other than householder	979	145.00	586.00
Application for removal or variation of a condition following grant of planning permission - Major Development			2,000.00
Approval of details and/or confirmation that one or more planning conditions have been complied with - any other development		145.00	298.00

x) Requests for Non Material Amendments

	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
Householder	783	43.00	44.00
Others	782	293.00	298.00

y) Hazardous Substances Consent

	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
Applications For Removal Of Conditions And Continuation Of An Existing Consent	716	250.00	
Applications Where Twice The Controlled Quantity Of Substance Is Not Exceeded	714	313.00	
Applications Where Twice The Controlled Quantity Of Substances Will Be Exceeded	715	500.00	

z) Fees For Certain Applications Under The General Permitted Development Order

	Record	2024/25 Charge **06/12/23'	2025/26 Charge *01
01) Provision of temporary school building on vacant commercial land and use of land as a state-funded school for up to 3 acadmic years	1,509	120.00	240.00
02) Temporary use of land or building for the purposes of commercial film making and associated works and	1,510	120.00	240.00
03) Erection or construction of a collection facility within the curtilage of a shop	1,511	120.00	240.00
04) Installation, alteration, replacement of solar panels on roofs a non-domestic building	1,512	120.00	240.00
05) Larger Home Extensions		120.00	240.00
06) Additional storeys on a home		120.00	240.00
07) Change of Use from Commercial/Business/Service (Class E) or Betting Office or Pay Day Loan Shop to mixed use including two flats (C3)		120.00	240.00
08) Change of Use of a building or land from Commercial/Business/Service (Class E), Hotels (C1), Residential Institutions (C2), Secure Residential Institutions (C2A) to a State Funded School		120.00	240.00
09) Change of Use of a building or land within its curtilage from an Agricultural Building to a State Funded School		120.00	240.00
10) Change of Use of a building and any land within its curtilage from an Agricultural Building to a flexible commercial use within Commercial/Business/Service (E), Storage or Distribution (B8) or Hotels (C1)		120.00	240.00
11) Change of Use of a building or land within its curtilage from Commercial/Business/Service (Class E) to dwellinghouses (C3): fee for each dwellinghouse		125.00	250.00

12) Change of Use of a building or land within its curtilage from an Agricultural Building to Dwellinghouses (C3): fee for change of use or £516 if it includes building operations in connection with the change of use)	120.00	240.00
13) Change of Use of a building from Betting Office, Pay Day Loan Shop, Launderette, a mixed use combining one of these uses and use as dwellinghouse(s);or Hot Food Takeaways to Dwellinghouses (C3): fee for change of use or £516 if it includes building operations in connection with the change of use)	120.00	240.00
14) Change of Use of a building or land within its curtilage from Amusement Arcades/Centres and Casinos to Dwellinghouses (C3): fee for change of use or £516 if it includes building operations in connection with the change of use)	120.00	240.00
15) Moveable structure within the curtilage of a historic visitor attraction or listed pub/restaurant/etc.	120.00	240.00
16) Construction of not more than 10 new dwellinghouses: fee for each dwellinghouse	418.00	425.00
17) Construction of between 10 and 50 new dwellinghouses: fee for each dwellinghouse	451.00	459.00
18) Construction of more than 50 new dwellinghouses: fee plus £137 for each dwellinghouse in excess of 50 up to a maximum fee of £411,885	22309.00	22,688.00
19) Installation, alteration or replacement of microgeneration Solar Photovoltaics (PV) equipment or solar thermal equipment on the flat roof of a dwellinghouse or a block of flats (or a building situated within the curtilage) on		240.00
20) Installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a dwellinghouse or a block of flats in a conservation area, where it would be nearer to any highway which bounds		240.00
21) Installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a non-domestic building on Article 2(3) land, where it would be nearer to any highway which bounds the curtilage than		240.00
22) Erection, extension, or alteration of a university building		240.00
23) Temporary recreational campsite in Flood Zone 2 or 3		240.00

C) Planning Miscellaneous Fees

a) Photocopying Charges For Current Applications

	Record	2024/25 Charge	2025/26 Charge
01) A4 - First Sheet	654	4.00	5.00
02) A4 - Each Subsequent Sheet	655	1.20	2.00
03) A3 - First Sheet	656	5.10	6.00
04) A3 - Each Subsequent Sheet	657	1.40	2.00
05) A2 - First Sheet	658	23.20	25.00
06) A2 - Each Subsequent Sheet	659	3.50	4.00
07) A1 - First Sheet	660	23.20	25.00
08) A1 - Each Subsequent Sheet	661	4.60	5.00
09) A0 - First Sheet	662	23.20	25.00
10) A0 - Each Subsequent Sheet	663	6.30	7.00

b) Service Fees

	Record	2024/25 Charge	2025/26 Charge
Planning Decision Notice and copies of TPO's (Each)	651	35.40	40.00

c) Publicity Schedule Of Planning Proposals

By email
Paper Copy

Record	2024/25 Charge	2025/26 Charge
1,282	0.00	0.00
664	121.80	130.00

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	S	Discretionary

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