

## **KENNET DISTRICT COUNCIL**

### **NOTES FOR GUIDANCE ON FEES FOR PLANNING APPLICATIONS, DETERMINATIONS, CERTIFICATES AND HAZARDOUS SUBSTANCES CONSENTS**

#### **OPERATIVE CHARGES FROM 6.04.08**

Since 1st April 1981 you have had to pay a fee when making planning applications, and the scale of Fees payable has been amended from time to time. The current scale is set out on the attached page.

A separate Fee will be required for any application made under the Building Regulations.

These notes provide a basic guide, but because they are a considerable simplification of the detailed Regulations, they will not give complete advice in every case. Copies of the Regulations may be obtained from H.M.S.O. at [www.opsi.gov.uk](http://www.opsi.gov.uk) or TSO, PO Box 29, Norwich NR3 1GN (Tel: 0870 600 5522) and should be referred to in any case of doubt. Please note that, in the case of certain large developments, there is an upper limit for the amount of Fee payable.

If you would like advice from the Council on any question relating to Planning Fees, telephone the Planning Department on **DEVIZES 724911**.

Please complete the attached Form, which indicates the basis on which the Fees should be paid.

There are several special cases:-

- 01.** Householder Developments to meet the needs of a Disabled Person. No Fee.
- 02.** 'Permitted Development' (i.e. development which would not normally require planning permission but which are controlled by an Article 4 Direction or a Conditional Permission). No Fee.
- 03.** Parish and Community Councils pay one half of the normal Fee.
- 04.** Resubmission of an application within 12 months of refusal, permission, or approval of an application relating to a development of the same character or description on the same site and for the same applicant. This applies also to Advertisement Applications which have been previously refused or withdrawn. In the case of withdrawn application - resubmission within 12 months of submission. No Fee.
- 05.** Non-profit making sport or recreation Clubs or Societies relating to creation of playing fields. £335.00.
- 06.** Applications seeking Approval of all Matters Reserved pay the same Fee as a Full Application for the development.
- 07.** Special provisions apply where two alternative submissions (Planning Permission or Matters Reserved) are made for the same site, where a site straddles a District Boundary, and where Approval of Matters Reserved is sought in more than one stage.

- 08.** Listed Building Consents, Conservation Area Consents, and Tree Felling Applications. No Fee.
- 09.** Hazardous Substances Consent. Special fees are payable. For advice, please send your enquiry in writing to the Planning Department.

**Calculation of Fees**

**If the Fee is to be calculated by reference to site area the figure should be rounded up to the nearest 0.1 hectare. If the fee is to be calculated by reference to floorspace, then the gross floor area should be measured, whether or not it is bounded by the external walls of a building, and rounded up to the next highest multiple of 75 square metres.**

April 2008

Proposed Development at \_\_\_\_\_ PLEASE TICK APPROPRIATE BOX

<p><b>DEVELOPMENT BY HOUSEHOLDERS</b> (eg alterations, extensions, fences, &amp; access to dwelling) <b>£150</b> (<b>£295</b> if 2 or more dwellings - alterations &amp; extensions only)</p>	
<p><b>OUTLINE APPLICATION</b> (For any type of building except a glasshouse on land used for the purposes of agriculture) Site area _____ Per 0.1 hectare or part thereof <b>£335</b> to 2.5ha. Over 2.5ha, £8,285 plus £100 per additional 0.1ha (Max Fee £125,000)</p>	
<p><b>FULL APPLICATION – DWELLINGS ONLY</b> Per dwelling <b>£335.00</b> to 50 dwellings. Over 50, £16,565 plus £100 per additional dwelling (Max Fee £250,000)</p>	
<p><b>FULL APPLICATION - NON RESIDENTIAL BUILDINGS EXCEPT AGRICULTURAL</b> (State gross floor area _____) Nil or under 40 sq.m. <b>£170</b> 40sq.m. - 75sq.m. <b>£335</b> Each succeeding 75 sq.m. or part thereof <b>£335</b> to 3750 sq.m. Over 3750 sq.m., £16,565 plus £100 per additional 75 sq.m. (Max Fee £250,000)</p>	
<p><b>FULL APPLICATION – AGRICULTURAL BUILDINGS</b> Development not exceeding 465 sq.m. <b>£70</b> Between 465 sq.m. and 540 sq.m. <b>£335</b> Each succeeding 75 sq.m. or part thereof <b>£335</b> to 4215 sq.m. Over 4215 sq.m. £16,565 plus £100 per additional 75 sq.m. (Max Fee £250,000)</p>	
<p><b>AGRICULTURAL GLASSHOUSES</b> Development not exceeding 465 sq.m. <b>£70</b> Exceeding 465 sq.m. <b>£1,870</b></p>	
<p><b>ROAD, PARKING &amp; ACCESS</b> (to existing uses only) <b>£170</b></p>	
<p><b>PLANT OR MACHINERY</b> - being created, altered or replaced Per 0.1 hectare or part thereof <b>£335</b> to 5 ha. Over 5 ha, £16,565 plus £100 per additional 0.1 ha (Max Fee £250,000)</p>	
<p><b>ADVERTISEMENTS</b> Displayed on premises, within curtilage, or within same locality <b>£95</b> Advance signs directing to business <b>£95</b> All other advertisements <b>£335</b></p>	
<p><b>CHANGE OF USE</b> (except to form a new dwelling) <b>£335</b></p>	
<p><b>CHANGE OF USE OF BUILDING TO SEPARATE HOUSES/FLATS</b> Per additional dwelling created <b>£335</b> to 50 dwellings. Over 50, £16,565 plus £100 per dwelling (Max Fee £250,000)</p>	
<p><b>USE OF LAND</b> for disposal of waste or refuse (State area of site _____) <b>USE OF LAND FOR THE STORAGE OF MINERALS IN THE OPEN</b> Per 0.1 hectare or part thereof <b>£170</b> to 15 ha. Over 15 ha, £25,315 plus £100 per additional 0.1 ha (Max Fee £65,000)</p>	
<p><b>OPERATIONS FOR THE WINNING &amp; WORKING OF MINERALS</b> (state site area _____) Per 0.1 hectare or part thereof <b>£170</b> to 15 ha. Over 15 ha, £25,315 plus £100 per additional 0.1 ha (Max Fee £65,000)</p>	

<b>OPERATIONS CONNECTED WITH EXPLORATORY DRILLING FOR OIL OR GAS</b> Per 0.1 hectare or part thereof <b>£335</b> to 7.5 ha. Over 7.5 ha, £25,000 plus £100 per additional 0.1 ha (Max Fee £250,000)	
<b>OTHER OPERATIONS</b> (not falling in the above categories) Per 0.1 hectare or part thereof <b>£170</b> (Max Fee £250,000)	
<b>VARIATION OF CONDITION ON AN EARLIER PERMISSION £170</b>	
<b>RENEWAL</b> of permission - <b>Full Fees</b>	
<b>DETERMINATIONS</b> as to prior approval of details In respect of agricultural buildings and roads - <b>£70</b> In respect of buildings to be demolished - <b>£70</b> In respect of telecommunications operators - <b>£335</b>	
<b>LAWFUL DEVELOPMENT CERTIFICATE</b> 1) In respect of existing uses and operations - <b>£335</b> Where a use specified in an application under 1) above is use as one or more separate dwellings, each dwelling is <b>£335</b> up to 50 dwellings. Over 50 dwellings, £16,565 plus £100 per dwelling (Max Fee £250,000)  2) In respect of existing conditions (failure to comply with extant condition) - <b>£170</b> Joint applications under 1) and 2) will require a dual fee  3) In respect of proposed uses or operations:- <b>Half the normal fee</b>	
<b>HAZARDOUS SUBSTANCES CONSENT</b> Special fees are payable (see notes for guidance).	
<b>REQUEST FOR CONFIRMATION OF COMPLIANCE WITH CONDITION</b> Householder permissions (domestic alterations) - <b>£25</b> Other permissions - <b>£85</b>	

**APPLICATIONS REQUIRING NO FEE**

<b>DISABLED PERSONS.</b> State Disability No _____	
DEVELOPMENT CONTROLLED BY ARTICLE 4 DIRECTION OR CONDITIONAL PERMISSION	
<b>RESUBMISSIONS</b> within 12 months, refusal or approval or permission or in the case of withdrawal (resubmission within 12 months of the submission)	
<b>LISTED BUILDING CONSENT, TREE FELLING AND CONSERVATION AREA CONSENT</b>	

<p><b><u>For office use only.</u></b> Received by:.....</p> <p>Amount received:.....</p> <p>Payee: .....</p> <p>Cheque/Cash/Postal order/Card payment</p> <p>Receipt No: .....</p> <p>Fee agreed: .....</p>
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