

FEE CATEGORIES FOR PLANNING APPLICATIONS INVOLVING MINERAL OR WASTE DEVELOPMENT
(FROM 1ST APRIL 2008)

Applications for minerals or waste development are most likely to fall into one of the following fee categories. In cases where more than one category applies the greater fee will normally be payable. Planning officers will be able to clarify the relevant fee category for a particular development.

<p>The erection of buildings (for mineral development or waste management purposes – i.e. waste transfer building). (Fee Category 2b).</p>	<p>2b)(i) Where no floor space is to be created by the development, £170; 2b)(ii) where the area of gross floor space to be created does not exceed 40 square metres, £170; 2b)(iii) where the area of gross floor space to be created exceeds 40 square metres but does not exceed 75 square metres, £335; 2b)(iv) where the area of gross floor space to be created exceeds 75 square metres but does not exceed 3750 square metres, £335 for each 75 square metres of that area; 2b)(v) where the area of gross floor space to be created exceeds 3750 square metres, £16,565, and an additional £80 for each 75 square metres in excess of 3750 square metres, subject to a maximum in total of £250,000.</p>
<p>The erection, alteration or replacement of plant or machinery. (i.e. installation of new waste processing plant or quarry plant which does not benefit from permitted development rights). (Fee Category 5)</p>	<p>5a) Where the site area does not exceed 5 hectares, £335 for each 0.1 hectare of the site area; 5b) Where the site area exceeds 5 hectares, £16,565, and an additional £100 for each 0.1 hectare, subject to a maximum in total of £250,000</p>
<p>Exploratory drilling for oil or natural gas. (Fee Category 8)</p>	<p>8a) Where the site area does not exceed 7.5 hectares, £335 for each 0.1 hectare of the site area. 8b) 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, subject to a maximum in total of £250,000</p>
<p>The carrying out of any operations not coming within any of the above categories. (e.g. new quarry or quarry extension). (Fee Category 9)</p>	<p>9a) In the case of operations for the winning and working of minerals – 9a)(i) Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area; 9a)(ii) Where the area exceeds 15 hectares, £25,315; and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000; 9b) In any other case, £170 for each 0.1 hectare of the site area, subject to a maximum of £250,000.</p>
<p>Use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted, or, for the storage of minerals in the open. (i.e. new landfill site or landfill extension) (Fee Category 11)</p>	<p>11a) Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area; 11b) Where the site area exceeds 15 hectares, £25,315; and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000.</p>
<p>The making of a material change of use of a building or land (other than a material change of use coming within any of the above categories). (e.g. change of use of an existing industrial building to a waste processing use) (Fee Category 12)</p>	<p>£335.</p>
<p>Certificate of existing use or development.(Fee Category 19)</p>	<p>As for planning application.</p>
<p>Certificate of proposed use or development.(Fee Category 19)</p>	<p>50% of the planning application fee.</p>
<p>Prior approval application. (Fee Category 20)</p>	<p>£70.</p>
<p>Variation or removal of a condition. (Fee Category 21)</p>	<p>£170.</p>

NOTES

TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS AND DEEMED APPLICATIONS) (AMENDMENT)(ENGLAND) REGULATIONS 2008

SCOPE OF FEES:

A. The fees apply to:

- applications for planning permission (including retrospective applications where development has already taken place);
- applications for approval of reserved matters pursuant to an outline planning permission;
- applications for consent to display advertisements;
- deemed applications arising from enforcement appeals;
- deemed applications arising from established use certificate appeals or called-in established use certificate applications;
- local authority applications (deemed).
- application for Certificate of Lawful use.

B. There are no fees for:

- applications for listed building consents; applications for Conservation Area Consents
- applications for determinations under Section 64 of The Town and Country Planning Act 1990;
- applications for certificates of appropriate alternative developments;
- applications to lop or fell trees subject to tree preservation orders;
- consultation about Crown development under the procedure laid down in Part IV of Department of the Environment - Circular18/84;
- applications for consents required by a condition attached to a full planning permission, nor to any attached to an outline permission if the conditions relates to anything other than a 'reserved matter' as defined in the Town and Country Planning General Permitted Development Order 1995;

C. Specific exemptions from fees are made for:

a. Disabled people

- applications for planning permission to alter or extend an existing dwellinghouse or to carry out operations within the curtilage of an existing dwelling house if intended solely to improve access, safety, health and comfort for a disabled person whether living in the house or not yet in residence. (NB: the exemption does not apply to the construction of a new dwellinghouse);
- applications relating solely to works to provide a means of access for disabled persons to a building to which the public are admitted
 - (A disabled person is defined as being one to whom Section 29 of the National Assistance Act 1948 applies and a child who is disabled for the purpose of Part III of the Children Act 1989).

b. Permitted development and use class rights

- applications for development where 'permitted rights' have been removed by a condition attached to a planning permission or by a direction under Article 4 of the General Development Order and for a change of use within a class of the Town and Country Planning (Use Classes) Order 1995 where planning permission is required solely because the change is prohibited by a condition imposed on a previous grant of planning permission (Regulation 6).

c. Revised applications following refusal, withdrawal or non-determination

- one further application for the same character or description on the same site providing that it is made within 12 months of the decision on the earlier application or the appeal or, in the case of a withdrawn application, within 12 months of the making of the earlier one, or, in the case of an appeal against non determination, within 12 months of the expiry of the 8 week period. The applicant may benefit from this exemption only once for any given site or part of that site and it is necessary that the appropriate fee was paid for the original application.

NB: A minor change for example in the number of houses on a site would be eligible as would changes to the details of a building's appearance. Additional land may be included for revised access arrangements only.

- This exemption also applies to advertisement applications for the display of advertisements of the same description on the same site.

d. Revised applications following permission

- following the grant of planning permission the same applicant may submit one further application for the same character or description of development as that permitted within 12 months of the grant of the permission and for the same site or part of it. Additional land can only be included for revising access arrangements.

e. Consolidation of permissions for mineral working

- introduced to assist mineral developers who wish to bring their operations under a unified system of planning control
- exemption only applies where the application is for a permission which is intended to consolidate one or more subsisting permissions and does not seek permission for development which is not authorised by one of those permissions.