

Planning Application & Pre-Application Statutory Enquiries Fees, Listed Building & Conservation Pre-Application Advice and Other Charges

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The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2020

Scale of Fees – Part 2 of Schedule 1

Fees in Respect of Planning Applications

These fees apply to planning applications made from 24th August 2020 onwards

All Outline Applications (Category 1 (a), 2 (a) & 3 (a))

Category of Development	Details	Fee Payable
£460 per 0.1 hectare for sites up to and including 2.5 hectares	Does not exceed 2.5 hectares	£460 per 0.1 hectare
£11,500 + £120 for each 0.1 in excess of 2.5 hectares to a maximum of £150,000	Exceeds 2.5 hectares	£11,500 + £120 per 0.1 hectare

Householder Applications (Category 6 & 7 (a))

Category of Development	Details	Fee Payable
Alterations / extensions to a single dwelling house, including works within the boundary / curtilage of dwelling house for purposes ancillary to the enjoyment of the dwelling house	Single dwelling house / flat (See the Welsh Government Development Management Manual section-7-annex-calculating-the-fee.pdf (gov.wales) for definition of dwelling house for fee purposes)	£230
Alterations / extensions to two or more dwelling houses, including works within boundaries	Two or more dwelling houses / flats	£460

Full Applications (and First Submissions of Reserved Matters)

Category of Development	Details	Fee Payable
<u>Erection of dwellings</u> (Category 1 (b))		
New dwellings (up to and including 50)	New dwellings (not more than 50)	£460 per dwelling
New dwellings (for more than 50) £23,000 + £120 per additional dwelling in excess of 50 up to a maximum fee of £300,000	New dwellings (more than 50)	£23,000 + £120 per additional dwelling
<u>Erection of buildings</u> (not dwellings, agricultural, glasshouses, plant nor machinery) (Category 2 (b))		
Proposed increase of floor space	No increase in gross floor space or no more than 40m ²	£230

Category of Development	Details	Fee Payable
	More than 40m ² but no more than 75m ²	£460
	More than 75m ²	£460 for each 75m² or part thereof, to a maximum of £300,000
<u>Erection of buildings</u> (on land used for agriculture for agricultural purposes) (Category 3 (b))		
Proposed site area	Not more than 465m ²	£85
	More than 465m ² but not more than 540m ²	£460
	More than 540m ²	£460 for first 540m² + £460 for each 75m² (or part thereof) in excess of 540 m² to a maximum of £300,000
<u>Erection of glasshouses</u> (on land used for the purposes of agriculture) (Category 4)		
Proposed site area	Not more than 465m ²	£85
	More than 465m ²	£2,600
<u>Erection / alterations / replacement of plant and machinery</u> (e.g. pipes, tanks, cranes, conveyors, hoppers, radio masts, wind turbines, solar farms) (Category 5)		
Proposed site area	Not more than 5 hectares	£460 for each 0.1 hectare (or part thereof)
	More than 5 hectares	£23,000 + additional £120 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £300,000
<u>Applications other than Building Works</u> (Category 7 (b))		
Car parks, service roads or other accesses	for existing uses	£230
<u>Operations connected with exploratory drilling for oil or natural gas</u> (Category 8)		
Proposed site area	Not more than 7.5 hectares	£460 for each 0.1 hectare (or part thereof)

Category of Development	Details	Fee Payable
	More than 7.5 hectares	£34,500 + additional £120 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £300,000
<u>Other operations (winning and working of minerals) (Category 9 (a))</u>		
Proposed site area	Not more than 15 hectares	£230 for each 0.1 hectare (or part thereof)
	More than 15 hectares	£34,500 + additional £120 for each 0.1 in excess of 15 hectare up to a maximum of £80,000
<u>Other operations (not coming within any of the above categories) (Category 9 (b))</u>		
Proposed site area	Any site area	£230 for each 0.1 hectare (or part thereof) up to a maximum of £300,000
<u>Change of Use of a Building to Use as one or more separate dwelling houses (Category 10 & 12)</u>		
Change of use of a single dwelling house to be used for two or more dwelling houses	Not more than 50 dwellings	£460 for each
	More than 50 dwellings	£23,000 + £120 for each in excess of 50 to a maximum of £300,000
Change of use of a building for 1 or more separate dwelling houses	Not more than 50 dwellings	£460 for each
	More than 50 dwellings	£23,000 + £120 for each in excess of 50 to a maximum of £300,000
<u>Other material change of use of a building or land</u>		£460
<u>Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals) (Category 11)</u>		
Proposed site area	Not more than 15 hectares	£230 for each 0.1 hectare (or part thereof)

Category of Development	Details	Fee Payable
	More than 15 hectares	£34,500 + £120 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £80,000

Other Applications

Category of Development	Details	Fee Payable
<u>Lawful Development Certificate</u>		
LDC – Existing Use or operation or activity in breach of a planning condition		Same as that would be payable in respect of an application for planning permission
LDC – Existing Use LDC - lawful not to comply with a particular condition		£230
LDC – Proposed Use		Half the normal planning fee
<u>Prior Approval</u>		
Agricultural and Forestry buildings & operations or demolition of buildings		£100
Telecommunications Code Systems Operators		£460
<u>Reserved Matters / Other Applications</u>		
Application for removal or variation of a condition following grant of planning permission		£230
Renewals of unexpired planning consents where development has not begun and any time limit by which the development must be begun has not expired		£230
Application for approval of reserved matters following outline approval		Full fee due or if full fee already paid then £460 due
<u>Non-material Amendments to Existing Planning Permissions</u>		
If the application is a Householder application		£35
In any other case		£115
<u>Discharge of Conditions to Existing Planning Permissions</u>		
If the application falls within Category 6 or 7		£35
In any other case		£115
<u>Post Submission Amendments to Major Development Applications</u>		
An amendment to a valid application		£230

Schedule 2

Fees in Respect of Applications for Consent to Display Advertisements

Advertising (Category 1, 2 & 3)

Category of Consent	Details	Fee Payable
<u>Category 1</u>		
	Signs displayed on business premises, on forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to the nature of the business or activity carried out on the premises, the goods sold or the services provided on the premises or the name and qualifications of the person carrying on such business or activity or supplying goods or services	£120
<u>Category 2</u>		
	Advance signs which are in the same locality as the site on which the signs are to be displayed but not situated on or visible from the site, directing the public to a business	£120
<u>Category 3</u>		
	Other advertisements	£460

Concessions

Details of Concessions
<u>Exemptions from Payment</u>
<ul style="list-style-type: none"> For alterations, extensions, etc. to a dwelling house for the benefit of a registered disabled person. An application solely for the carrying out of the operations for the purpose of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted. Listed Building Consent. Conservation Area Consent. Works to Trees covered by a Tree Preservation Order or in a Conservation Area. Hedgerow Removal. If the proposal relates to works that require planning permission only by virtue of an Article 4 Direction of the Town & Country Planning (General Permitted Development) Order 1995., i.e. where the application is required only because of a direction or planning condition removing permitted development rights. 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. If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made by or on behalf of the same person.

Details of Concessions

- If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the Control of Advertisements Regulations 1992, dis-applying deemed consent under Regulation 6 to the advertisement in question.
- If the application is for alternate proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2 Part 3 Class E of the Town and Country Planning (General Permitted Development) Order 1995.
- If the proposal is the first revision of an application for development of the same character or description on the same site by the same applicant within 12 months of making the earlier application if withdrawn, or the date of decision if refused and NOT a duplicate application made by the same applicant within 28 days except where the application is to regularise works undertaken in breach of conditions; to regularise variation from the approved plan; to amend plans in advance of a start of work on approved applications or except where an application is made pursuant to Section 73 (variation / removal of condition) following the refusal / partial refusal or where the local planning authority have not given notice of their decision of an earlier application under Section 96A(4) (non-material amendment).

Reductions to Payments

- If the application is being made on behalf of a non-profit making sports club for works for playing fields not involving buildings then the fee is **£460**.
- If the application is being made on behalf of a parish or community council then the fee is **50%**.
- If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost then the fee is **50%**.
- In respect of reserved matters you must pay a sum equal to or greater than what would be payable at current rates for approval of all the reserved matters. If this amount has already been paid then the fee is **£460**.
- If the application is for a Lawful Development Certificate for a proposed use or development, then the fee is **50%**.
- If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay the fee for the highest fee plus half sum of the others.
- Where an application relates to development which is within more than one fee category, the correct fee is simply the highest of the fees payable.
- Where an application consists of the erection of dwellings and the erection of other types of buildings the fees are added together.
- If the application is made pursuant to Section 73 (variation / removal of condition) within 6 months of the date of refusal / partial refusal of an earlier application under Section 96A(4) (non-material amendment) or where the local planning authority have not given notice of their decision of an earlier application under Section 96A(4) and the application relates to development of the same character or description on the same site by the same applicant, the fee payable in respect of the earlier application was paid and the applicant has not already paid a fee under the previous application made pursuant to Section 73 then the fee is **£190** for a householder change application and **£115** in any other case.

Refunds

Details of Refunds

Refund of Fees in relation to Applications not determined within specified periods

- In the event that the Local Planning Authority fail to determine an application within the specified period and if an extension of time has not been agreed (set out below – (a) and (b)) a refund will be payable to the applicant (subject to conditions where this does not apply – see below). The period after which a refund is payable starts on the expiry of the period for the giving of notice of a decision (statutory expiry period) as set out below:
 - (a) Where an application for planning permission relates to a category of development which falls within Category 6 or 7, after 8 weeks from the expiry of the period for the giving of notice of a decision;
 - (b) In any other case, after 16 weeks from the expiry of the period for the giving of notice of a decision.
- A refund does not apply if:
 - The Welsh Ministers give a direction under Section 77 of the 1990 Act in relation to the application before the periods specified above have expired;
 - The applicant has appealed to the Welsh Ministers under Section 78(2) of the 1990 Act before the periods specified above have expired;
 - Any person who is aggrieved by any decision of the Local Planning Authority in relation to the application has made an application to the High Court before the periods specified above have expired.

The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2016

Scale of Fees – Part 1 & 2 of Schedule 4 (Regulation 2A)

Fees in Respect of Requests for Pre-Application Services

These fees apply to pre-application statutory enquiries made from 16th March 2016 onwards.

Householder Pre-Application Services (Part 1)

Category of Development	Details	Fee Payable
Alterations / extensions to a single dwelling house, including works within the boundary / curtilage of dwelling house for purposes ancillary to the enjoyment of the dwelling house	Single dwelling house / flat (See the Welsh Government Development Management Manual section-7-annex-calculating-the-fee.pdf (gov.wales) for definition of dwelling house for fee purposes)	£25

Other Proposed Development Pre-Application Services (Part 2)

Category of Development	Details	Fee Payable
<u>Erection of dwellings</u> (Category 1 (a) – where the number of dwellings to be created is known)		
Proposed number of dwellings	1 to 9 dwellings	£250
	10 to 24 dwellings	£600
	25 or more dwellings	£1,000
<u>Erection of dwellings</u> (Category 1 (b) – where the number of dwellings to be created is not known)		
Proposed site area	Does not exceed 0.49 hectares	£250
	Is between 0.5 and 0.99 hectares	£600
	Exceeds 0.99 hectares	£1,000
<u>Erection of buildings (other than dwellings)</u> (Category 2 (a) – where the area of gross external floor space to be created is known)		
Proposed increase of gross external floor space	Up to 999 square metres	£250
	1,000 to 1,999 square metres	£600
	Exceeding 1,999 square metres	£1,000
<u>Erection of buildings (other than dwellings)</u> (Category 2 (b) – where the area of gross external floor space to be created is not known)		
Proposed site area	Does not exceed 0.49 hectares	£250
	Is between 0.5 and 0.99 hectares	£600
	Exceeds 0.99 hectares	£1,000
<u>Material change in the use of a building</u> (Category 3 (a))		
Proposed gross external floor space	Up to 999 square metres	£250
	1,000 to 1,999 square metres	£600
	Exceeding 1,999 square metres	£1,000
<u>Material change in the use of land</u> (Category 3 (b))		
Proposed site area	Does not exceed 0.49 hectares	£250
	Is between 0.5 and 0.99 hectares	£600
	Exceeds 0.99 hectares	£1,000
<u>Other Operations</u> (Category 4 & 5)		
Winning and working of minerals or the use of land for mineral working deposits		£600
Waste development		£600

The Developments of National Significance (Fees) (Wales) Regulations 2016

Scale of Fees – Regulation 3.(2)

Fees in Respect of Requests for Pre-Application Services

These fees apply only to pre-application statutory enquiries for Developments of National Significance made from 1st March 2016 onwards. For further information on the fees and procedure for Developments of National Significance please see:

<http://gov.wales/docs/desh/publications/160301developments-of-national-significance-dear-cpo-letter-en.pdf>

Developments of National Significance (Regulation 3.(2))

Category of Development	Fee Payable
Generating Stations, Underground Gas Storage Facilities, Facilities for Liquid Natural Gas (LNG), Gas Reception Facilities, Airports, Railways, Rail Freight Interchanges, Dams and Reservoirs, Transfer of Water Resources, Waste Water Treatment Plants, Hazardous Waste Facilities	£1,500

Payment of Fees of Planning Applications or Pre-Application Statutory Enquiries

The fee should be paid at the time the planning application or pre-application statutory enquiry is submitted. In the case of a post submission major development planning application amendment, payment is required when the amendment(s) are submitted. You can now pay the application fee online at: [Civica Payments Po \(civicaepay.co.uk\)](http://civicaepay.co.uk) If you are unsure which fee category your planning application falls under or payment method, please contact the Planning Applications Team on 01492 575251 / 575257. For pre-application statutory enquiries, please contact the Planning Admin Team on 01492 575121.

Listed Building & Conservation Area Pre-Application Advice

Fees in Respect of Requests for Listed Building & Conservation Area Pre-Application Advice

Category of Advice	Fee Payable
Pre-Application Advice for Listed Building Consent and for developments within Conservation Areas	
Written Advice	£90 per hour
Up to 1 hour Office Meeting and Written Advice	£120
Up to 1 hour Site Meeting and Written Advice	£180

Category of Advice	Fee Payable
<u>Site Development Monitoring Charges for Listed Building Consent (during construction)</u>	
Up to 1 hour Site	£120
Up to 1 hour Site Meeting and Written Advice	£180
<u>Completion Certificate to certify compliance with Listed Building Consent</u>	
Up to 1 hour Site Meeting and Written Advice / Completion Certificate	£180

Payment of Fees in Respect of Listed Building and Conservation Area Advice

Please contact the Conservation Officer on 01492 575317.

Other Charges

Charges for Copies of Decision Notices not available online, Section 106 Agreements, Enforcement Notices, Tree Preservation Orders & Other Notices

Service Provided	Fee Payable
Copy of Planning Decision Notice	£5 per Notice
Copy of Section 106 Legal Agreement	£25 per Agreement
Copies of Enforcement Notices, Tree Preservation Orders & Other Notices	£20 per Notice / Order

Payment of Other Charges

Please contact Planning History on 01492 575228.

Mae'r ddogfen hon ar gael yn Gymraeg hefyd.