

SCHEDULE

FEES IN RESPECT OF APPLICATIONS AND DEEMED APPLICATIONS FOR PLANNING PERMISSION OR FOR APPROVAL OF RESERVED MATTERS

PART III

SCALE OF FEES ETC

10. Where, in respect of any category of development the fee is to be calculated by reference to the site area—

- (a) that area shall be taken as consisting of the area of land to which the application relates or, in the case of an application for planning permission which is deemed to have been made by virtue of section 85(7) of the 1972 Act, the area of land to which the relevant enforcement notice relates; and
- (b) where the area referred to in sub-paragraph (a) is not an exact multiple of the unit of measurement specified in respect of the relevant category of development, the fraction of a unit remaining after division of the total area by the unit of measurement shall be treated as a complete unit.

11. In relation to development within category 2—

- (a) the area of gross floor space to be created by the development shall be ascertained by external measurement of the floor space, whether or not it is to be bounded wholly or partly by external walls of a building,
- (b) where the area of gross floor space to be created by the development exceeds 75 sq metres and is not an exact multiple of 75 sq metres, the area remaining after division of the total number of square metres of gross floor space by the figure of 75 shall be treated as being 75 sq metres.

12.—(1) Where an application, or a deemed application other than an outline application, relates to development which is partly within category 1 and partly within category 2, the following sub-paragraphs shall apply for the purpose of calculating the fee.

(2) The amount of gross floor space which is to be created by that part of the development which is within category 2 (“the non-residential floor space”), shall be calculated and the sum payable in respect of that non-residential floor space shall be added to the sum payable in respect of that part of the development which is within category 1 and, subject to sub-paragraph (4), the result of the addition shall be the fee payable.

(3) For the purpose of sub-paragraph (2) where any of the buildings is to contain floor space for the purposes of providing common access or common services or facilities for persons occupying or using that building for residential purposes and for persons occupying or using it for non-residential purposes (“common floor space”), the amount of non-residential floor space shall be assessed in relation to that building, as including such proportion of the common floor space as the amount of non-residential floor space in the building bears to the total amount of gross floor space in the building.

(4) Where an application or deemed application to which this paragraph applies relates to development which is also within one or more than one of categories 3 to 11 an amount shall be calculated in accordance with each such category and if any of the amounts so calculated exceeds the amount calculated in accordance with sub-paragraph (2) that higher amount shall be the fee payable in respect of all of the development to which the application or deemed application relates.

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13. Subject to paragraph 12 where an application or deemed application, other than an outline application, relates to development which is within more than one of the categories—

- (a) an amount shall be calculated in respect of each such category; and
- (b) the highest amount so calculated shall be the fee payable in respect of the application or deemed application.

14. Where an application is for outline planning permission and relates to development which is within more than one of the categories the fee payable in respect of the application shall be £180 for each 0.1 hectares of the site area, subject to a maximum of £4,500, and on or after 1st October 1997, £190 for each 0.1 hectares of a site, subject to a maximum of £4,750.

TABLE I

FEES PAYABLE BEFORE 1 OCTOBER 1997

<i>1</i> <i>(Category of development)</i>	<i>2</i> <i>(Fee payable)</i>
I. Operations	
<p>1. The erection of dwellinghouses (other than development within category 5).</p>	<p>Where the application is for—</p> <ul style="list-style-type: none"> (a) outline planning permission, £180 for each 0.1 hectare of the site area, subject to a maximum of £4,500; or for one dwellinghouse, £180; (b) other than outline planning permission, £180 for each dwellinghouse to be created by the development, subject to a maximum of £9,000.
<p>2. The erection of buildings (other than buildings coming within category 1, 3, 3A or 5).</p>	<p>Where the application is for—</p> <ul style="list-style-type: none"> (a) outline planning permission £180 for each 0.1 hectare of the site area, subject to a maximum of £4,500; (b) other than outline planning permission— <ul style="list-style-type: none"> (i) where no floor space is to be created by the development, £90; (ii) where the area of gross floor space to be created by the development does not exceed 40 sq metres, £90; (iii) where the area of gross floor space to be created by the development exceeds 40 sq metres but does not exceed 75 sq metres, £180; and (iv) where the area of gross floor space to be created by the development exceeds 75 sq metres, £180 for each 75 sq metres, subject to a maximum of £9,000.
<p>3. The erection on land used for the purposes of agriculture, of those buildings excluded by virtue of paragraph (2)(d) of Class 18 in Schedule 1 to the General Permitted</p>	<ul style="list-style-type: none"> (a) (a) Where the application is for outline planning permission, £180 for each 0.1 hectare of the site area, subject to a maximum of £4,500. (b) In all other cases—

<i>1</i>	<i>2</i>
<i>(Category of development)</i>	<i>(Fee payable)</i>
<p>Development Order from that class (other than buildings coming within category 3A)</p>	<p>(i) where the area of gross floor space to be created by the development does not exceed 465 sq metres, £33;</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 465 sq metres but does not exceed 540 sq metres, £180;</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 540 sq metres, £180 for the first 540 sq metres and £180 for each 75 sq metres in excess of that figure, subject to a maximum of £9,000.</p>
<p>3A. The erection on land used for the purposes of agriculture, of glasshouses excluded by virtue of paragraph 2(d) of Class 18 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.</p>	<p>(a) (a) Where the area of gross floor space to be created by the development does not exceed 465 square metres, £33;</p> <p>(b) where the area of gross floor space to be created by the development exceeds 465 sq metres, £1,035.</p>
<p>4. The erection, alteration or replacement of plant or machinery.</p>	<p>£180 for each 0.1 hectare of the site area, subject to a maximum of £9,000.</p>
<p>5. The enlargement, improvement or other alteration of existing dwellinghouses.</p>	<p>(a) (a) Where the application relates to one dwellinghouse, £90;</p> <p>(b) where the application relates to 2 or more dwellinghouses, £180.</p>
<p>(a) (a) The carrying out of operations, including the erection of a building, within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such;</p> <p>(b) the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse; or</p> <p>(c) the construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development</p>	<p>£90</p>

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<i>I</i> <i>(Category of development)</i>	<i>2</i> <i>(Fee payable)</i>
is required for a purpose incidental to the existing use of the land.	
7. The carrying out of any operations connected with exploratory drilling for oil or natural gas.	£180 for each 0.1 hectare of the site area, subject to a maximum of £13,500.
8. The carrying out of any operations not within categories 1 to 7.	In the case of operations for— (a) the winning and working of minerals, £90 for each 0.1 hectare of the site area, subject to a maximum of £13,500; (b) the winning and working of peat, £90 for each hectare of the site area, subject to a maximum of £1,350; (c) any other purpose, £90 for each 0.1 hectare of the site area, subject to a maximum of £900.
II. Uses of Land	
9. The change of use of a building to use as one or more separate dwellinghouses.	£180 for each additional dwellinghouse to be created by the development, subject to a maximum of £9,000.
(a) (a) The use of land for disposal of refuse or waste materials for the deposit of material remaining after minerals have been extracted from land; or (b) the use of land for the storage of minerals in the open.	£90 for each 0.1 hectare of the site area, subject to a maximum of £13,500.
11. The making of a material change in the use of a building or land, other than a material change of use within category 9 or 10.	£180.

TABLE II

FEES PAYABLE ON OR AFTER 1 OCTOBER 1997

<i>I</i> <i>(Category of development)</i>	<i>2</i> <i>(Fee payable)</i>
I. Operations	
1. The erection of dwellinghouses (other than development within category 5).	Where the application is for— (a) outline planning permission, £190 for each 0.1 hectare of the site area, subject to a maximum of £4,750; or for one dwellinghouse, £190; (b) other than outline planning permission, £190 for each dwellinghouse to be created by the development, subject to a maximum of £9,500.

<i>1</i> <i>(Category of development)</i>	<i>2</i> <i>(Fee payable)</i>
<p>2. The erection of buildings (other than buildings coming within category 1, 3, 3A or 5).</p>	<p>Where the application is for—</p> <p>(a) outline planning permission £190 for each 0.1 hectare of the site area, subject to a maximum of £4,750;</p> <p>(b) other than outline planning per mission—</p> <p>(i) where no floor space is to be created by the development, £95;</p> <p>(ii) where the area of gross floor space to be created by the development does not exceed 40 sq metres, £95;</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 40 sq metres but does not exceed 75 sq metres, £190; and</p> <p>(iv) where the area of gross floor space to be created by the development exceeds 75 sq metres, £190 for each 75 sq metres, subject to a maximum of £9,500.</p>
<p>3. The erection on land used for the purposes of agriculture, of those buildings excluded by virtue of paragraph (2)(d) of Class 18 in Schedule 1 to the General Permitted Development Order from that class (other than buildings coming within category 3A)</p>	<p>(a) (a) Where the application is for outline planning permission, £190 for each 0.1 hectare of the site area, subject to a maximum of £4,750.</p> <p>(b) In all other cases—</p> <p>(i) where the area of gross floor space to be created by the development does not exceed 465 sq metres, £35;</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 465 sq metres but does not exceed 540 sq metres, £190;</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 540 sq metres, £190 for the first 540 sq metres and £190 for each 75 sq metres in excess of that figure, subject to a maximum of £9,500.</p>
<p>3A. The erection on land used for the purposes of agriculture, of glasshouses excluded by virtue of paragraph 2(d) of Class 18 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.</p>	<p>(a) (a) Where the area of gross floor space to be created by the development does not exceed 465 square metres, £35;</p>

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<i>1</i> <i>(Category of development)</i>	<i>2</i> <i>(Fee payable)</i>
	(b) where the area of gross floor space to be created by the development exceeds 465 sq metres, £1,085.
4. The erection, alteration or replacement of plant or machinery.	£190 for each 0.1 hectare of the site area, subject to a maximum of £9,500.
5. The enlargement, improvement or other alteration of existing dwellinghouses.	(a) (a) Where the application relates to one dwellinghouse, £95; (b) where the application relates to 2 or more dwellinghouses, £190.
(a) (a) The carrying out of operations, including the erection of a building, within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such;	£95
(b) the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse; or	
(c) the construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.	
7. The carrying out of any operations connected with exploratory drilling for oil or natural gas.	£190 for each 0.1 hectare of the site area, subject to a maximum of £14,250.
8. The carrying out of any operations not within categories 1 to 7.	In the case of operations for– (a) the winning and working of minerals, £95 for each 0.1 hectare of the site area, subject to a maximum of £14,250; (b) the winning and working of peat, £95 for each hectare of the site area, subject to a maximum of £1,425; (c) any other purpose, £95 for each 0.1 hectare of the site area, subject to a maximum of £950.
II. Uses of Land	
9. The change of use of a building to use as one or more separate dwellinghouses.	£190 for each additional dwellinghouse to be created by the development, subject to a maximum of £9,500.
(a) (a) The use of land for disposal of refuse or waste materials for the deposit of material remaining after	£95 for each 0.1 hectare of the site area, subject to a maximum of £14,250.

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<i>1</i>	<i>2</i>
<i>(Category of development)</i>	<i>(Fee payable)</i>
minerals have been extracted from land; or	
(b) the use of land for the storage of minerals in the open.	
11. The making of a material change in the use of a building or land, other than a material change of use within category 9 or 10.	£190.
