

Fee rates for charged pre-application advice on major proposals

For initial meetings where general principles of a proposal are discussed as to whether the principle of development is likely to gain support of the Council but no detailed plans or other details are tabled, there will be no charge. Such meetings will also however, provide an opportunity to make the developer aware of the charging structure if he should proceed with the proposal.

Subsequent meetings should be charged as follows:-

£500 (plus VAT) to be paid in advance with the request for pre application advice.

All pre-application advice will be charged for in this way unless they are to be considered as a Planning Performance Agreement.

This applies to all Majors not considered under the PPA Protocol ie:-

Residential proposals where the number of units is above ten. Where the number of dwellings to be constructed is not given in the application, a site above 0.5 hectares would fall within the definition. For all other uses where the floor space to be built is more than 1,000sqm or where the site is greater than 1 hectare.

Fee rates for applications involving planning performance agreements (PPA)

There are two options when charging for PPA's:-

Option 1 Is based on the percentage of time that a PO4 Principal Planner is estimated will spend on the project annually. The fee will be charged on a pro-rata basis. This will be payable in quarterly instalments, the first payment being due in advance following the signing of the PPA. Because a significant amount of work is done up front on a PPA before signing of the agreement, £2000 plus VAT will be payable on acceptance of the proposal as a PPA to cover this early work, up to the point of producing the project plan. This will generally apply to the biggest projects or where the applicant is contemplating a number of development proposals.

The aforementioned fee will be deducted from the first quarterly payment. Finance will assist in the calculation of the fee. This is more likely to be applicable to projects that run for significant periods of time.

Option 2 Per meeting at a rate of £500 (plus VAT) paid in advance in the same way meetings are charged for under the charter for charged pre-application advice on major proposals.

Both apply to suitable developments depending upon scale, complexity and sensitivity.