

Development Management Fees & Charges

Appendix C

Activity	Current Fee £ (2020/21)	Proposed Fee £ (2021/22)	Comments
Confirmation of closure of enforcement case where it was found not expedient to take action. (available for a 12 month period following closure of the case)	£60	£60	If the Council has been in contact with you recently to investigate a breach of planning control and determined not to take any action you will be verbally advised of the outcome. Use this service if you require a letter of comfort confirming the Council’s decision on the matter on a case closed in the last 12 months.
Confirmation of compliance with Enforcement Notice or Breach of Condition Notice (including site visit)	£300	£300	Includes a site visit, full check of the enforcement case and written confirmation of the outcome. Use this service if you require confirmation that an Enforcement Notice served by the Local Planning Authority has been complied with.
Confirmation of compliance with listed building consent (available for a 12 month period following completion of the development)	£300	£300	Includes a site visit to compare the development against the plans and written confirmation of our findings. Only available within 12 months of completion. Use this service if you have completed a listed building project and you wish to sell the property.

Activity	Current Fee £ (2020/21)	Proposed Fee £ (2021/22)	Comments
			If the completion was over 12 months ago, use the 'help resolving conveyancing issues' service detailed below
Help resolving planning history questions	£500	£500	Includes a full check of the planning and planning enforcement history, a site visit to view the development, a 1 hour meeting if it is deemed necessary by the case officer, any necessary in house consultations, written confirmation of the outcome, a formal decision as to whether enforcement action will be taken and/or confirmation of steps required to remedy the situation, if any. Response will be provided in 20 working days in most cases (can be extended by agreement if further consultation or investigation is required). Use this quick service if you are buying or selling a property/land and a planning query arises through the conveyancing process. For example, unauthorised works have been discovered or planning conditions have not been complied with.
Confirmation of compliance with section 106 planning obligations (desktop assessment)	£160 plus additional £115 if site visit needed	£160 plus additional £115 if site visit needed	This is a desktop check of the Council's records. If the clause in the agreement requires something to be undertaken on site it would be necessary to undertake a site visit for

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			which there will be an additional charge. Use this service if you require confirmation that the clauses of the agreement have been complied with
Duty Planner	£40	£40	This is a 30 minute appointment with one of the Development Management planners by telephone or face to face.
The Validation checking service fee is in addition to the planning for processing. This will include an assessment of whether an application is valid, fee queries, and technical questions regarding what type of application is needed. There are three fee levels based on the complexity of the development. This would be undertaken on an appointment basis.			The Validation checking service fee is in addition to the planning for processing. This will include an assessment of whether an application is valid, fee queries, and technical questions regarding what type of application is needed. There are three fee levels based on the complexity of the development. This would be undertaken on an appointment basis.
Major Development - This will include 1 validation check of the application at plus 1 re-check	£85	£85	

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Minor Development - This will include 1 validation check of the application at plus 1 re-check	£50	£50	
Householder and Other Development - This will include 1 validation check of the application at plus 1 re-check	£40	£40	
Pre-Application Fees	£180 plus £180 for any additional meeting/response required	£180 plus £180 for any additional meeting/response required	<p>Householder/Listed Building/Advertisements</p> <p>one meeting with a written response</p>
	£180	£180	<p>Small Minor (1-2 Dwellings or non-residential floor space up to 499 sqm, telecommunications, Lawful development Certificate Advice and changes or use except dwellings, where there is no operational development)</p> <p>One Scoping meeting with agreed notes from the meeting</p>

Activity	Current Fee £ (2020/21)	Proposed Fee £ (2021/22)	Comments
	£420 (£240 if it follows a scoping meeting) plus £180 for any additional meeting or response	£420 (£240 if it follows a scoping meeting) plus £180 for any additional meeting or response	Full pre-app – one meeting plus a written response.
	£240 £600 (£360 if it follows a scoping meeting) plus £180 for any additional meeting or response	£240 £600 (£360 if it follows a scoping meeting) plus £180 for any additional meeting or response	<p>Minor Development (between 3 – 9 dwellings or non-residential floor space between 500 – 999 sqm or a site area up to 1 Ha)</p> One Scoping meeting with agreed notes from the meeting Full pre-app – one meeting plus a written response.

Activity	Current Fee £ (2020/21)	Proposed Fee £ (2021/22)	Comments
	<p>£480</p> <p>£1800 (£1320 if it follows a scoping meeting). Or a specific PPA.</p>	<p>£480</p> <p>£1800 (£1320 if it follows a scoping meeting). Or a specific PPA.</p>	<p>Small Scale Majors (up to 30 dwellings or Non-Residential floor space between 1000 – 4999 sqm or a site area between 1 – 2 Ha)</p> <p>One Scoping meeting with agreed notes from the meeting</p> <p>Full pre-app – two meetings plus a written response. If more than two meetings are required the pre-app will be the subject of a specific PPA.</p>
	<p>£720</p> <p>Specific PPA</p>	<p>£720</p> <p>Specific PPA</p>	<p>Large Majors (Over 31 dwellings or Non-Residential floor space over 500sqm or a site area over 2 Ha all renewable energy proposals unless a domestic scale and all development that requires an EIA)</p> <p>One Scoping meeting with agreed notes from the meeting</p> <p>Full Pre-app</p>

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Exemptions:	No Charge	No Charge	100% Affordable Housing schemes
	No Charge	No Charge	Facilities for the disabled
	No Charge	No Charge	Parish/Town Council
Pre-App Charges Notes:			<p>Floor space refers to gross external floor space The fee stated are inclusive of VAT</p> <p>For the purposes of pre-app fees flats and holiday accommodation are considered as dwellings.</p> <p>Fees will be the subject of review</p>

Activity	Current Fee £ (2020/21)	Proposed Fee £ (2021/22)	Comments
Street Name and Numbering	<p>£21 per property for changes to house names.</p> <p>£37 per property for changes to street names</p> <p>£36 per property for naming and numbering new developments</p>	<p>£25 per property for changes to house names</p> <p>£40 per property for changes to street names</p> <p>£40 per property for naming and numbering new developments.</p>	<p>The current Street Naming and Numbering policy and Procedure was adopted in September 2017 and is a Statutory Function of the Council.</p>
Monitoring of Section 106 agreements/undertakings.	<p>No specific set monitoring fee, the cost of monitoring is currently deducted from the S106 monies.</p>	<p>£667 per trigger point within the agreement/undertaking for a payment to be made or other action to be taken by the developer.</p> <p>In the case of unilateral obligations where the only undertaking is the payment of a contribution to the Tamar Valley EMS the fee will be £45.</p>	<p>From the 1 September 2019 Councils can charge a monitoring fee through section 106 obligations to cover the cost of monitoring and reporting on delivery of that section 106 obligation.</p> <p>These are simple undertakings where the contribution can be very small and it would not be reasonable to have a higher fee given the simple nature of what is to be monitored.</p>