PLEASE SEND YOUR COMPLETED APPLICATION FORM TO CENTRAL VALIDATION TEAM, PLANNING AND REGULATORY SERVICES, ARGYLL AND BUTE COUNCIL, 1A MANSE BRAE, LOCHGILPHEAD, PA31 8RD

FEE GUIDANCE NOTES

The Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022 (as amended)

1. INTRODUCTION

a) With most types of application, a fee has to be paid to the Council. These fees are required by statute in respect of costs associated with processing an application. The appropriate fee has to be paid BEFORE an application will be entertained. It should be noted that a fee is required for the submission of an application and is NOT refundable if planning permission is refused or the application is subsequently withdrawn.
b) The current fees for different types of applications are shown below. These fees may well be increased or varied in the future.

It is important to note that with certain categories of planning application an additional administration fee (currently **£235.00**) is required in respect of an advert required in terms of Regulation 20 of the Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2013. All applications that are measured in hectares will automatically be rounded up if greater than 0.1 of a hectare (e.g. 0.17 will become 0.2). Further to the publication of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, the Planning Authority are no longer required to publish a notice in a newspaper, in accordance with Regulation 20(1), if the application relates to householder development. It would be helpful to discuss an application with Development Management prior to submission of an application in order to establish whether Regulation 20 publicity is likely to be required.

Fees can be paid using the Scottish Government eDevelopment portal, online at: https://www.argyll-bute.gov.uk/pay-it or by crossed cheque and made payable to "Argyll and Bute Council". If there is a combined planning fee, warrant fee and publicity fee then it will be acceptable to lodge one cheque to cover all fees. It would be helpful to include a note explaining how the fee amount is allocated to each application

2. Scale of Fees

Planning Permission in Principle

RESIDENTIAL DEVELOPMENT				
New Dwellings			**Fee Payable**	
1.	Construction of buildings, structures or erections for use as residential accommodation.			
	(a)	**single dwellinghouse**	**£600**	
	(b)	where **more than one dwellinghouse** is to be created and the site area does not exceed 2.5 hectares	**£600 per 0.1 hectare**	maximum site size = 2.5 ha
	(c)	where **more than one dwellinghouse** is to be created and site area exceeds 2.5 hectares	**£600 per 0.1 hectare + £300 per 0.1 hectare Maximum = £75,000**	up to and including 2.5 ha, **plus** in excess of 2.5 ha
NON-RESIDENTIAL BUILDINGS				
2.	The construction of buildings, structures or erections including extensions.			
			£600 per 0.1 hectare + £300 per 0.1 hectare Maximum = £75,000	up to and including 2.5 ha, **plus** in excess of 2.5 ha

Applications for Full Planning Permission
Applications for Approval, Consent, or Agreement required by a condition imposed on a grant of Planning Permission in Principle

RESIDENTIAL DEVELOPMENT				
New Dwellings			**Fee Payable**	
1.	**Construction of buildings**, structures or erections for use as residential accommodation (other than development within categories 2 to 6).			
	(a)	**First 10 Dwellinghouses =**	**£600**	per property
	(b)	**11 to 49** Dwellinghouses =	**£600 per property + £450**	per property **1-10**. **plus** per property **11-49**.
	(c)	**Over 50** Dwellinghouses =	**£600 per property + £450 per property + £250** **Maximum = £150,000**	per property **1-10**. **plus** per property **11-49. Plus** per property **50+**
Existing Dwellings				
2.	The carrying out of operations which will result in the enlargement, improvement or other alteration of an **existing dwelling**.			
	(a)	**single dwelling**	**£300**	
	(b)	**one or more dwellings**	**£600**	
3.	(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, or	**£300**	
	(b)	the erection or construction of gates, fences, walls or other means of **enclosure along a boundary of the curtilage of an existing dwellinghouse**.	**£300**	

NON-RESIDENTIAL BUILDINGS			**Fee Payable**	
4.	The construction of buildings, structures or erections including extensions (other than construction within categories 1, 5, and 6).			
	(a)	where **no floor area is created** or the **gross floor space created does not exceed 50 square metres,**	**£300**	
	(b)	where the gross floor space created is **50-100 square metres,**	**£600**	
	(c)	where the gross floor space created is **100-4,000 square metres,**	**£600+** **£600 per 100 sq M**	
	(d)	where the gross floor space **exceeds 4,000 square metres,**	**£24,000 +** **£300 per 100 sq M** **Maximum = £150,000**	per 100 sq M, exceeding 4,000 sq M
	(e)	where **no buildings are to be created,**	**£600 per 0.1 hectare** **Maximum = £150,000**	
Agricultural Buildings				
5.	The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 6).			
	(a)	where the **ground area** to be covered by the development **does not exceed 500 square metres**,	**£500**	maximum ground area = 500 sq M
	(b)	where the **ground area** to be covered by the **development exceeds 500 square metres**,	**£500 +** **£500 per 100 sq M** **Maximum = £25,000**	Up to and including 500 sq M, **plus**
Glasshouses and Polytunnels				
6.	The erection of glasshouses or polytunnels to be used for agricultural purposes.			
	for each 100 square metres of ground area to be covered by the development…		**£100 per 100 sq M** **Maximum = £5,000**	

Energy Generation

ENERGY GENERATION				Fee Payable	
7.	The erection of **wind turbines** and the carrying out of other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.				
	(a)	Where the **number of turbines does not exceed 3**:			
		i)	where none of the turbines have a ground to hub height exceeding 15 metres	**£1,250**	
		ii)	where one or more of the turbines has a ground to hub height exceeding 15 metres, but not exceeding 50 metres,	**£2,500**	
		iii)	where one or more of the turbines has a ground to hub height exceeding 50 metres,	**£5,000**	
	(b)	Where the **number of turbines exceeds 3**,		**£500 per 0.1 hectare; Maximum = £150,000**	
8.	The construction of a **hydro-electric generating station** and the carrying out of any other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines. **£500 per 0.1 hectare; Maximum = £25,000**				
9.	The construction of a **solar electric generating station** and the carrying out of any other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines. **£500 per 0.1 hectare; Maximum = £25,000**				
10.	The carrying out of any operations connected with the **exploratory drilling for oil or natural gas**.				
	(a)	Where the site area does not exceed 0.1 hectares,		**£1,000**	maximum site area = 0.1 ha
	(b)	Where the site area exceeds 0.1 hectares,		**£1,000 +** **£500 per 0.1 hectare** **Maximum = £150,000**	up to and including 0.1 ha, **plus** in excess of 0.1 ha

Fish and Shellfish Farming

FISH AND SHELLFISH FARMING			Fee Payable	
11.	The placing or assembly of equipment in any part of any marine waters for the purposes of **fish farming**.			
	Surface Area	the **surface area** of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of **fish farming**	**£200 per 0.1 hectare +**	surface area fee **plus**
	Sea Bed	the **sea bed** to be used in relation to such development	**£75 per 0.1 hectare;** **Maximum = £25,000**	sea bed area fee
12.	The placing or assembly of equipment in any part of any marine waters for the purposes of **shellfish farming**			
	Surface Area	the **surface area** of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of **shellfish farming**	**£200 per 0.1 hectare** **Maximum = £25,000**	
13.	The erection, alteration or replacement of **plant** or **machinery**.			
	(a)	Where the site area does not exceed 5 hectares	**£500 per 0.1 hectare**	maximum site area = 5 ha
	(b)	Where the site area exceeds 5 hectares,	**£25,000 +** **£250 per 0.1 hectare** **Maximum = £150,000**	up to and including 5 ha, **plus** in excess of 5 ha

Miscellaneous

MISCELLANEOUS			Fee Payable	
14.	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.		**£500**	
15.	Operations for the **winning and working of minerals** (not including peat).			
	(a)	Where the site area does not exceed 0.1 hectare,	**£1,000**	maximum site area = 0.1 ha
	(b)	Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares,	**£1,000 +** **£500 per 0.1 hectare**	up to and including 0.1 ha, **plus** in excess of 0.1 ha, up to 15 ha
	(c)	Where the site area exceeds 15 hectares,	**£75,000 +** **£250 per 0.1 hectare** **Maximum = £150,000**	up to and including 15 ha, **plus** in excess of 15 ha
16.	Operations for the **extraction of peat**.		**£500 per 0.1 hectare;**	**Maximum = £6,000**
17.	The carrying out of any operations not coming within any of the above categories.			
	(a)	Where the site area does not exceed 0.1 hectare,	**£1,000**	maximum site area = 0.1 ha
	(b)	Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares,	**£1,000 +** **£500 per 1 hectare**	up to and including 0.1 ha, **plus** in excess of 0.1 ha, up to 15 ha
	(c)	Where the site area exceeds 15 hectares,	**£8,500 +** **£250 per 0.1 hectare** **Maximum = £150,000**	up to and including 15 ha, **plus** in excess of 15 ha

Use of Land

USE OF LAND			Fee Payable	
18.	The use of land for the **disposal of refuse or waste materials** or for the deposit of material remaining after minerals have been extracted from land			
	(a)	Where the site area does not exceed 0.1 hectare	**£1,000**	maximum site area = 0.1 ha
	(b)	Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares,	**£1,000 +** **£500 per 0.1 hectare**	up to and including 0.1 ha, **plus** in excess of 0.1 ha, up to 15 ha
	(c)	Where the site area exceeds 15 hectares,	**£75,500 +** **£250 per 0.1 hectare** **Maximum = £150,000**	up to and including 15 ha, **plus** in excess of 15 ha
19.	The use of land for the **storage of minerals** in the open			
	(a)	Where the site area does not exceed 0.1 hectare	**£1,000**	maximum site area = 0.1 ha
	(b)	Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares,	**£1,000 +** **£500 per 0.1 hectare**	up to and including 0.1 ha, **plus** in excess of 0.1 ha, up to 15 ha
	(c)	Where the site area exceeds 15 hectares,	**£75,500 +** **£250 per 0.1 hectare** **Maximum = £150,000**	up to and including 15 ha, **plus** in excess of 15 ha

Change of Use of Buildings or Land

CHANGE OF USE OF BUILDINGS OR LAND			Fee Payable	
20.	The change of use of a **building** to use as **one or more dwellinghouses**.			
	(a)	**First 10 Dwellinghouses =**	**£600**	per property
	(b)	**11 to 49** Dwellinghouses =	**£600 per dwelling +** **£450**	per property **1-10**. **plus** per property **11-49**.
	(c)	**Over 50** Dwellinghouses =	**£23,550 +** **£250 per dwelling**	For the first 50 dwellings, **plus** per dwelling **50+**
21.	A **material change in the use of a building** (other than a change of use referred to in category 20).			
	(a)	where the gross floor space does not exceed **100 square metres,**	**£600**	
	(b)	where the gross floor space created is **100-4,000 square metres,**	**£600+** **£600 per 100 sq M**	
	(c)	where the gross floor space exceeds **4,000 square metres,**	**£24,000 +** **£300 per 100 sq M** **Maximum = £150,000**	per 100 sq M, exceeding 4,000 sq M
22.	A **material change in the use of land** (other than…) (a) a change of use within category 21, or (b) a change of use within categories 18 or 19, or (c) a change in the use of equipment placed or assembled in marine waters for the purposes of fish farming or shellfish farming		**£500 per 0.1 hectare;**	**Maximum = £5,000**

Applications for a Certificate of Lawful Use or Development, or Certificate of Proposed Use or Development

CERTIFICATES OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT		**Fee Payable**
1.	An application under **section 150(1)(a)** or **(b)** of the **1997 Act** *(or both as the case may be).*	The amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application *(or an application to do both, as the case may be).*
2.	An application under **section 150(1)(c)** of the **1997 Act.**	**£300**
CERTIFICATES OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT		
3.	An application under **section 151(1)** of the **1997 Act** (apart from one within category 4, below).	Half the amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application *(or an application to do both, as the case may be).*
4.	An application under **section 151(1)(a)** where the use specified is use as one or more separate **dwellinghouses**.	**£600 per dwelling** **Maximum = £150,000**

Prior Notification and Prior Approval Fees under Schedule 1 of the General Permitted Development Order

PRIOR NOTIFICATION AND PRIOR APPROVAL		Fee Payable
1.	An application made for determination as to whether the prior approval of the planning authority is required in relation to development under schedule 1 of the General Permitted Development Order (other than one within categories 2 to 9, below)	**£100**
2.	**Agricultural Private Way** *Para. (4A) of Class 18, Part 6, schedule 1.*	**No Fee**
3.	**Change of Use: Agricultural Building to a Dwelling** *Para. (4) of Class 18B, Part 6, schedule 1.*	**£500**
4.	**Change of Use: Agricultural Building to Flexible Commercial Use** *Para. (5) of Class 18C, Part 6, schedule 1.*	**£500**
5.	**Replacement of an Existing Finfish Pen** *Para. (4) of Class21A, Part 6A, schedule 1.*	**£500**
6.	**Change of Use: Forestry Building to a Dwelling** *Para. (4) of Class 22A, Part 7, schedule 1.*	**£500**
7.	**Change of Use: Forestry Building to Flexible Commercial Use** *Para. (4) of Class 22B, Part 7, schedule 1.*	**£500**
8	**Forestry Private Way** *Para. (4) of Class 22, Part 7, schedule 1.*	**No Fee**
9.	**Telecommunications** *Sub-para. (23) of Class 67, Part 20, schedule 1.*	**£500**

Other

OTHER			Fee Payable
1.	**Advertising Consent** *display of advertisements under regulation 15 of the 1984 Regulations*		**£300**
2.	**Non Material Amendment** *vary a planning permission under section 64 of the 1997 Act*		
	a	**Householder**	**£58**
	b	**Local Non-Householder**	**£116**
	c	**Major Development**	**£231**
3.	**Variation or Removal of previous Conditions** *section 42 (applications to develop land without complying with previous conditions) of the 1997 Act*		**£300**

Fee Reduction / Modification

FEE REDUCTION / MODIFICATION				Fee Payable
1.	Where the application relates solely to the carrying out of operations for:			
	(a)	the **alteration** or **extension** of a **dwellinghouse** (but not including the erection of a dwellinghouse) or **other operations within the curtilage of a dwellinghouse** for the purpose of…		**No Fee**
		i)	**providing means of access** to or within the dwellinghouse **for a disabled person** who resides or proposes to reside in that dwellinghouse, or	
		ii)	providing facilities designed to secure that person's greater safety, health or comfort,	
	(b)	the purpose of **providing means of access for disabled persons** to or within a **building or premises to which members of the public are admitted**		**No Fee**
2.	**Repeat Planning Applications.** (not Planning Permission in Principle) for development of the same character or description as development to which an earlier application for planning permission related and for no other development, by the same applicant who made that earlier application for planning permission.			
	Where all of the following conditions are met:			**No Fee**
	a)	Less than 12 months has passed since the previous application was either withdrawn, granted, refused, or any appeal was determined;		
	b)	Neither this application or the previous application are/were for Planning Permission in Principle (PPP);		
	c)	The application relates to the same site, or part of the site, and to no other land except land included solely for the purpose of providing a different means of access to the site;		
	d)	The original planning fee was paid		

Fee Reduction / Modification *(cont…)*

FEE REDUCTION / MODIFICATION			Fee Payable
3.	**Repeat applications for approval, consent or agreement required by a condition imposed on a grant of planning permission in principle.** in respect of the same matters as an earlier application for approval, consent or agreement required by a condition imposed on a grant of that planning permission in principle, by the same applicant		
	Where all of the following conditions are met:		**No Fee**
	a)	12 months has passed since the previous application was either withdrawn, granted, refused, or any appeal was determined;	
	b)	The application relates to the same site, or part of the site, and to no other land;	
	c)	The original fee for the earlier application was paid	
4.	**Repeat applications for certificates of lawful use or development or certificates of proposed use or development**		
	Where all of the following conditions are met:		**No Fee**
	a)	12 months has passed since the previous application was either withdrawn or refused;	
	b)	The application relates to the same site, or part of the site, and to no other land;	
	c)	The original fee for the earlier application was paid	
	d)	the planning authority is satisfied that it relates to a use, operation or other matter of the same description as the use, operation or matter to which the earlier application related and to no other use, operation or matter,	

Fee Reduction / Modification *(cont…)*

FEE REDUCTION / MODIFICATION				Fee Payable
5.	**Winning and working of minerals**			
	Where either of the following apply, if the application:			**No Fee**
	a)	is for a permission which consolidates two or more subsisting permissions;		
	b)	does not seek permission for development which is not authorised by a subsisting permission		
6.	**Hazardous Materials Consent Applications** made under regulations 6, 7, 8 of the The Town and Country Planning (Hazardous Substances) (Scotland) Regulations 2015			
	a)	an application under regulation 6 (applications for hazardous substances consent) where the quantity specified in the application as the maximum quantity proposed to be present exceeds twice the controlled quantity		**£1,200**
	b)	an application under:		**£600**
		i)	regulation 6 (other than an application referred to in sub-paragraph (a) above); or	
		ii)	regulation 7 (applications for removal of conditions attached to hazardous substances consent); or	
		iii)	regulation 8 (application for continuation of hazardous substances consent where there has been a change in the person in control of any part of the land),	