



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 validated. 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submission of an application and is NOT refundable if planning permission is refused or the application is subsequently withdrawn.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.
- c) It is noted that applications which are withdrawn or which are returned prior to being made valid will be subject to an Admin Charge at the discretion of the Council to cover costs incurred in the receipt, registration, undertaking a validation check(s), and communications in respect of that matter.

It is important to note that with certain categories of planning application an additional administration fee (currently **£264**) 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 | £742 | |
| (b) | where more than one dwellinghouse is to be created and the site area <u>does not exceed</u> 2.5 hectares | £742 per 0.1 hectare | maximum site size = 2.5 ha |
| (c) | where more than one dwellinghouse is to be created and site area <u>exceeds</u> 2.5 hectares | £742 per 0.1 hectare + £371 per 0.1 hectare | up to and including 2.5 ha, plus in excess of 2.5 ha |
| | | Maximum = £92,762 | |
| NON-RESIDENTIAL BUILDINGS | | | |
| 2. | The construction of buildings, structures or erections including extensions. | | |
| | | £742 per 0.1 hectare + £371 per 0.1 hectare | up to and including 2.5 ha, plus in excess of 2.5 ha |
| | | Maximum = £92,762 | |

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 = | £742 | per property |
| (b) | 11 to 49 Dwellinghouses = | £742 per property + £557 | per property 1-10. plus per property 11-49. |
| (c) | Over 50 Dwellinghouses = | £742 per property + £557 per property + £310 | per property 1-10. plus per property 11-49. Plus per property 50+ |
| | | Maximum = £185,524 | |
| 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 | £371 | |
| (b) | one or more dwellings | £742 | |
| 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 | £371 |
| | (b) | the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse . | £371 |

Applications for Full Planning Permission (cont...)

Applications for Approval, Consent, or Agreement required by a condition imposed on a grant of Planning Permission in Principle (cont...)

| 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, | £371 | |
| (b) | where the gross floor space created is 50-100 square metres, | £742 | |
| (c) | where the gross floor space created is 100-4,000 square metres, | £742 per 100 sq M | |
| (d) | where the gross floor space exceeds 4,000 square metres, | £29,680 + £369 per 100 sq M Maximum = £185,524 | per 100 sq M, exceeding 4,000 sq M |
| (e) | where no buildings are to be created, | £742 per 0.1 hectare Maximum = £185,524 | |
| 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, | £618 | maximum ground area = 500 sq M |
| (b) | where the ground area to be covered by the development exceeds 500 square metres, | £618 + £618 per 100 sq M Maximum = £30,921 | 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... | £124 per 100 sq M Maximum = £6,184 | |

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 <u>exceeding</u> 15 metres | £1,546 | |
| ii) | where one or more of the turbines has a ground to hub height <u>exceeding</u> 15 metres, but <u>not exceeding</u> 50 metres, | £3,092 | |
| iii) | where one or more of the turbines has a ground to hub height <u>exceeding</u> 50 metres, | £6,184 | |
| (b) | Where the number of turbines exceeds 3 , | £618 per 0.1 hectare; Maximum = £185,524 | |
| 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. | £618 per 0.1 hectare; Maximum = £30,921 | |
| 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. | £618 per 0.1 hectare; Maximum = £30,921 | |
| 10. | The carrying out of any operations connected with the exploratory drilling for oil or natural gas . | | |
| (a) | Where the site area <u>does not exceed</u> 0.1 hectares, | £1,236 | maximum site area = 0.1 ha |
| (b) | Where the site area <u>exceeds</u> 0.1 hectares, | £1,236 + £618 per 0.1 hectare Maximum = £185,524 | 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 | £247 per 0.1 hectare + | surface area fee plus |
| | Sea Bed | the sea bed to be used in relation to such development | £92 per 0.1 hectare; Maximum = £30,921 | 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 | £134 per 0.1 hectare Maximum = £30,921 | |
| 13. | The erection, alteration or replacement of plant or machinery . | | | |
| | (a) | Where the site area <u>does not exceed</u> 5 hectares | £618 per 0.1 hectare | maximum site area = 5 ha |
| | (b) | Where the site area <u>exceeds</u> 5 hectares, | £30,900 + £310 per 0.1 hectare Maximum = £185,524 | 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. | £618 | |
| 15. | Operations for the winning and working of minerals (not including peat). | | |
| (a) | Where the site area <u>does not exceed</u> 0.1 hectare, | £1,236 | maximum site area = 0.1 ha |
| (b) | Where the site area <u>exceeds</u> 0.1 hectare, but does <u>not</u> exceed 15 hectares, | £1,236 + £618 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 <u>exceeds</u> 15 hectares, | £93,318 + £310 per 0.1 hectare Maximum = £185,524 | up to and including 15 ha, plus in excess of 15 ha |
| 16. | Operations for the extraction of peat. | £618 per 0.1 hectare; Maximum = £7,421 | |
| 17. | The carrying out of any operations not coming within any of the above categories. | | |
| (a) | Where the site area <u>does not exceed</u> 0.1 hectare, | £1,236 | maximum site area = 0.1 ha |
| (b) | Where the site area <u>exceeds</u> 0.1 hectare, but does <u>not</u> exceed 15 hectares, | £1,236 + £618 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 <u>exceeds</u> 15 hectares, | £10,506 + £310 per 0.1 hectare Maximum = £185,524 | 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 <u>does not exceed</u> 0.1 hectare | £1,236 | maximum site area = 0.1 ha |
| (b) | Where the site area <u>exceeds</u> 0.1 hectare, but does <u>not</u> exceed 15 hectares, | £1,236 + £618 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 <u>exceeds</u> 15 hectares, | £93,318 + £310 per 0.1 hectare Maximum = £185,524 | 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 <u>does not exceed</u> 0.1 hectare | £1,236 | maximum site area = 0.1 ha |
| (b) | Where the site area <u>exceeds</u> 0.1 hectare, but does <u>not</u> exceed 15 hectares, | £1,236 + £618 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 <u>exceeds</u> 15 hectares, | £93,318 + £310 per 0.1 hectare Maximum = £185,524 | 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 = | £742 | per property |
| (b) | 11 to 49 Dwellinghouses = | £742 per dwelling + £557 | per property 1-10. plus per property 11-49. |
| (c) | Over 50 Dwellinghouses = | £742 per property + £557 per property + £310 Maximum = £185,524 | per property 1-10. plus per property 11-49. Plus per property 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 <u>does not exceed</u> 100 square metres , | £742 | |
| (b) | where the gross floor space created is 100-4,000 square metres , | £742 per 100 sq M | |
| (c) | where the gross floor space <u>exceeds</u> 4,000 square metres , | £29,680 + £371 per 100 sq M Maximum = £185,524 | 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 | £618 per 0.1 hectare; | Maximum = £6,184 |
| (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 | | |

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 (<i>or both as the case may be</i>). | 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 (<i>or an application to do both, as the case may be</i>). |
| 2. | An application under section 150(1)(c) of the 1997 Act . | £371 |
| 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 (<i>or an application to do both, as the case may be</i>). |
| 4. | An application under section 151(1)(a) where the use specified is use as one or more separate dwellinghouses . | £742 per dwelling Maximum = £185,524 |

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) | £215 |
| 2. | Agricultural Private Way <i>Para. (4A) of Class 18, Part 6, schedule 1.</i> | No Fee |
| 3. | Change of Use: Agricultural Building to a Dwelling <i>Para. (4) of Class 18B, Part 6, schedule 1.</i> | £644 |
| 4. | Change of Use: Agricultural Building to Flexible Commercial Use <i>Para. (5) of Class 18C, Part 6, schedule 1.</i> | £644 |
| 5. | Replacement of an Existing Finfish Pen <i>Para. (4) of Class 21A, Part 6A, schedule 1.</i> | £805 |
| 6. | Change of Use: Forestry Building to a Dwelling <i>Para. (4) of Class 22A, Part 7, schedule 1.</i> | £644 |
| 7. | Change of Use: Forestry Building to Flexible Commercial Use <i>Para. (5) of Class 22B, Part 7, schedule 1.</i> | £644 |
| 8. | Forestry Private Way <i>Para. (4) of Class 22, Part 7, schedule 1.</i> | No Fee |
| 9. | Telecommunications <i>Sub-para. (23) of Class 67, Part 20, schedule 1.</i> | £805 |

Other Statutory Application Fees

| OTHER STATUTORY APPLICATION FEES | | | Fee Payable |
|----------------------------------|--|--|----------------------------------|
| Reg. 3. | Advertising Consent | | |
| | (2) (b) | <i>display of advertisements under regulation 15 of the 1984 Regulations</i> | £371 |
| Reg. 4. | Discharge of Conditions | | |
| | (4) | Where a request is made to a planning authority for written confirmation of compliance with a condition imposed on the grant of planning permission | £124 per submission |
| Reg. 15. | Hazardous Materials Consent Applications made under regulations 6, 7, 8 of 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 | £1,484 |
| | (b) | an application under: | £742 |
| | (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), | |
| Reg. 4. | Non Material Amendment | | |
| | (3) | Where a request is made to a planning authority to vary a planning permission under section 64 of the 1997 Act. <i>Except:</i> Where the request is received within 12 months of the date the original decision was issued. | £247 No Fee |
| Reg. 3. | Variation or Removal of previous Condition | | £371 |
| | (3) | <i>section 42 (applications to develop land without complying with previous conditions) of the 1997 Act</i> | |

Fee Exemptions

Where the applicant is claiming a fee exemption, the onus is on the applicant to identify this at the time of submission, outlining why they feel the exemption applies and what regulation they consider to be applicable.

| FEE EXEMPTIONS | | No Fee |
|----------------|--|--------|
| Reg. 7. | <p>Means of access etc. for disabled persons...</p> <p>Where the application relates <u>solely</u> to the carrying out of operations for:</p> <p>(2)(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...</p> <p>(i) providing means of access to or within the dwellinghouse for a disabled person who resides or proposes to reside in that dwellinghouse, or</p> <p>(ii) providing facilities designed to secure that person's greater safety, health or comfort,</p> <p>(2)(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</p> | |
| Reg. 8 | <p>Restrictions on permitted development rights...</p> <p>(2)(a) The application relates solely to development within one or more of the classes specified in schedule 1 of the General Permitted Development Order, and</p> <p>(2)(b) The permission granted by article 3 of that Order does not apply in respect of that development by reason of...</p> <p>(i) a direction made under article 4 of that Order which is in force on the date when the application is made, or</p> <p>(ii) the requirements of a condition imposed on a permission granted under Part III of the 1997 Act otherwise than by that Order</p> | |
| Reg. 9 | <p>Advertisements - disapplication of deemed consent...</p> <p>An application for a consent for the display of advertisements under regulation 15 of the 1984 Regulations if the application is occasioned by a direction under regulation 11 (power to exclude the application of regulation 10) of the 1984 Regulations disapplying regulation 10 (advertisements which may be displayed without express consent) in relation to that advertisement.</p> | |

| FEE EXEMPTIONS continued... | | No Fee |
|-----------------------------|---|--------|
| Reg. 10 | <p>Use specified in the Town and Country Planning (Use Classes) (Scotland) Order 1997...</p> <p>An application for planning permission where the planning authority to which an application is made is satisfied that:</p> <ul style="list-style-type: none"> (a) the application relates solely to the use of a building or other land for a purpose of any class specified in the schedule of the Town and Country Planning (Use Classes) (Scotland) Order 1997, (b) the existing use of that building or other land is for another purpose of the same class, and (c) the making of an application for planning permission for the use to which the application relates is necessary because of a condition imposed on a permission granted under Part III of the 1997 Act. | |
| Reg. 11. | <p>Repeat applications for planning permission... (not Planning Permission in Principle)</p> <p>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.</p> <p>Where <u>all</u> of the following conditions are met:</p> <ul style="list-style-type: none"> (3)(a) Less than 12 months has passed since the previous application was either withdrawn, granted, refused, or any appeal was determined; (3)(b) Neither this application or the previous application are/were for Planning Permission in Principle (PPP); (3)(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; (3)(d) No application made by the same applicant in relation to the whole or any part of the site has already been exempted from payment of a fee by virtue of this regulation or regulations 7 and 8 of the 2004 Regulations (3)(e) The original planning fee was paid | |

| FEE EXEMPTIONS continued... | | No Fee |
|-----------------------------|---|--------|
| Reg. 12. | <p>Repeat applications for approval, consent or agreement required by a condition imposed on a grant of planning permission in principle...</p> <p>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</p> <p>Where <u>all</u> of the following conditions are met:</p> <p>(3)(a) Less than 12 months has passed since the previous application was either withdrawn, granted, refused, or any appeal was determined;</p> <p>(3)(b) The application relates to the same site, or part of the site, and to no other land;</p> <p>(3)(c) No application made by the same applicant in relation to the whole or any part of the site has already been exempted from payment of a fee by virtue of this regulation or regulations 7 and 8 of the 2004 Regulations</p> <p>(3)(d) The original fee for the earlier application was paid</p> | |
| Reg. 13. | <p>Repeat applications for certificates of lawful use or development or certificates of proposed use or development...</p> <p>Where <u>all</u> of the following conditions are met:</p> <p>(3)(a) Less than 12 months has passed since the previous application was either withdrawn or refused;</p> <p>(3)(b) The application relates to the same site, or part of the site, and to no other land;</p> <p>(3)(c) the planning authority to which the application is made 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</p> <p>(3)(d) The original fee for the earlier application was paid</p> <p>(3)(e) 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</p> | |

| FEE EXEMPTIONS continued... | | No Fee |
|-----------------------------|---|--------|
| Reg. 14. | Winning and working of minerals... Where <u>either</u> of the following apply, if the application: (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 | |

Fee Reductions

Where the applicant is claiming a fee reduction, the onus is on the applicant to identify this at the time of submission, outlining why they feel the reduction applies and what regulation they consider to be applicable.

| FEE REDUCTIONS | | Fee Reduction |
|----------------------------|--|---------------|
| Sch 1. Pt. 2 Para. 7 | Where the application is made by a community council established under section 51 of the Local Government (Scotland) Act 1973 | - 50% |
| Sch 1. Pt. 2 Para. 8 | <p>Applications in conservation areas...</p> <p>Where <u>all</u> of the following conditions are met:</p> <p>(2)(a) the application relates solely to:</p> <ul style="list-style-type: none"> (i) the carrying out of operations for the alteration of a dwellinghouse (but not including the extension of or the erection of a dwellinghouse), or (ii) other operations within the curtilage of a dwellinghouse (but not including the extension of or the erection of a dwellinghouse), <p>(2)(b) the dwellinghouse is in a conservation area,</p> <p>(2)(c) the application relates solely to development within one or more of the classes specified in schedule 1 of the General Permitted Development Order, and</p> <p>(2)(d) the only reason planning permission is not granted by article 3(1) of the General Permitted Development Order is that the development would be in a conservation area.</p> | - 25% |

Fee Modifications

Where the applicant is claiming a fee modification, the onus is on the applicant to identify this at the time of submission, outlining why they feel the modification applies and what regulation they consider to be applicable.

| FEE MODIFICATIONS | | Fee Payable |
|----------------------------|---|-------------|
| Sch 1. Pt. 2 Para. 9 | <p>Applications for the provision of facilities for sport or recreation...</p> <p>Where an application is made by or for a club, society, trust or other organisation which is not established or conducted for profit and whose objects or purposes, as the case may be, are the provision of facilities for sport or recreation, and the conditions specified in sub-paragraph (2) are satisfied</p> <p>(2)(a) that the application relates to:</p> <ul style="list-style-type: none"> (i) the making of a material change in the use of land to use the land as a playing field, or (ii) the carrying out of operations other than the erection of a building containing floor space, for purposes ancillary to the use of the land as a playing field, and to no other development, and <p>(2)(b) that the planning authority is satisfied that the development is to be carried out on land which is, or is intended to be used wholly or mainly for the carrying out of the objects or purposes, as the case may be, of the club, society, trust or organisation.</p> <p>(2)(c) the application relates solely to development within one or more of the classes specified in schedule 1 of the General Permitted Development Order, and</p> <p>(2)(d) the only reason planning permission is not granted by article 3(1) of the General Permitted Development Order is that the development would be in a conservation area.</p> | £742 |

| FEE MODIFICATIONS continued... | | Fee Payable | |
|--------------------------------|--|--|-------------|
| Sch 1. Pt. 2 Para. 10 | Applications for approval, consent or agreement required by a condition imposed on a grant of planning permission in principle... | | |
| | This applies where: | | |
| | (1)(a) | an application is made for approval, consent or agreement in respect of one or more matters requiring such approval, consent or agreement in terms of a condition imposed on a grant of planning permission in principle ("the current application"), and | |
| | (1)(b) | the applicant has previously made one or more applications for approval, consent or agreement required by a condition imposed on the grant of that same planning permission in principle and paid the fee in relation to such application or applications. | |
| | (2) | Where the amount paid as mentioned in sub-paragraph (1)(b) is not less than the amount which would be payable if the applicant were by the current application seeking approval, consent or agreement in respect of all the matters requiring such approval, consent or agreement in terms of conditions imposed on a grant of a planning permission in principle and in relation to the whole of the development authorised by the permission | £618 |
| | (3)(a) | Where: a fee has been paid as mentioned in sub-paragraph (1)(b) at a rate lower than that prevailing at the date of the current application, and | £618 |
| (3)(b) | sub-paragraph (2) would apply if that fee had been paid at the rate applying at that date | | |

Fee Surcharges

| FEE SURCHARGES | | Fee Payable |
|---|--|---------------------------|
| Admin charge for return of an invalid application... | | |
| Applications which are withdrawn or which are returned prior to being made valid will be subject to an Admin Charge at the discretion of the Council to cover costs incurred in the receipt, registration, undertaking a validation check(s), and communications in respect of that matter. | | £50 |
| Admin charge for applications not made through The Scottish Government ePlanning portal... | | |
| Exemptions to this charge will be applied where submissions cannot be made through the ePlanning portal including: - Pre-application Screening Notice; - Proposal of Application Notice; - Applications for modification or discharge of planning obligations under s75A; - Applications for marine fish farm development; - Applications for a High Hedge Notice; | | |
| Householder application | | £26 |
| Non-Householder application | | £65 |
| Major application | | £130 |
| Reg. 6. | Retrospective Planning Application Surcharge | |
| (2) | Where an application for planning permission is made after the carrying out of the development to which it relates. <i>Where it is identified during the processing of an application for development that the retrospective nature of the application has not been disclosed, then the Council may seek to withhold a decision until such time as the balance of fees has been paid.</i> | 25% additional fee |