



FEE GUIDANCE NOTES

Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Amendment Regulations 2014

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submission of an application and is NOT refundable if planning permission is refused or the application is subsequently withdrawn.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 **£180.00**) 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, with effect from 30th June 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 should be paid preferably 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.

2. SCALE OF FEES

i. Operations	
CATEGORY OF DEVELOPMENT	FEE PAYABLE
1. Construction of buildings, structures or erections for use as residential accommodation (other than development within category 6)	Where the application is for -
	(a) Planning permission in principle, £401 for each 0.1 hectare of the site area, subject to a maximum of £10,028 ; or £401 for one dwelling house
	(b) Other than planning permission in principle, £401 for each dwelling house to be created by the development, subject to a maximum of £20,055
2. The erection of buildings (other than buildings coming within category 1,3,4 or 6)	Where the application is for -
	(a) Planning permission in principle, £401 for each 0.1 hectare of the site area subject to a maximum of £10,028
	(b) Other than Planning permission in principle -
	(i) Where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 40 square metres, £202 ;
(ii) Where the area of gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, £401 ;	

		(iii)	Where the area of gross floor space to be created by the development exceeds 75 square metres, £401 for each 75 square metres (or part thereof), subject to maximum in total of £20,055
3.	The erection on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4).	(a)	Where the application is for planning permission in principle, £401 for each 0.1 hectare of the site area, subject to a maximum of £10,028
		(b)	In all other cases -
		(i)	Where the ground area to be covered by the development exceeds 465 square metres but does not exceed 540 square metres, £401
		(ii)	Where the ground area to be covered by the development exceeds 540 square metres, £401 and an additional £401 for each 75 square metres (or part thereof) in excess of 540 square metres, subject to a maximum in total of £20,055
4.	The erection of glasshouses on land used for the purposes of agriculture		Where the ground area to be covered by the development exceeds 465 square metres, £2,321 .
5.	The erection, alteration or replacement of plant or machinery		£401 for each 0.1 hectare of the site area, subject to a maximum of £20,055
6.	The enlargement, improvement or other alteration of existing dwelling houses	(a)	Where the application relates to one dwelling house £202
		(b)	Where the application relates to 2 or more dwelling houses, £401
7.	(a)	The carrying out of operations, including the erection of a building, within the curtilage of an existing dwelling house, for purposes ancillary to the enjoyment of the dwelling house as such;	£202
	(b)	the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwelling house; 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	
8.	The carrying out of any operations connected with exploratory drilling for oil or natural gas		£401 for each 0.1 hectare of the site area, subject to a maximum of £30,240
9.	The placing or assembly of equipment in any part of any marine waters for the purpose of fish farming		£183 for each 0.1 hectare of 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 and £63 for each 0.1 hectare of the sea bed to be used in relation to such development subject to a maximum of £18,270 .
10.	The carrying out of any operations not coming within any of the above categories.		In the case of operations for -
		(a)	The winning and working of minerals, £202 for each 0.1 hectare of the site area, subject to a maximum of £30,240 ;

	(b)	The winning and working of peat, £202 for each hectare of the site area, subject to a maximum of £3,024 ;
	(c)	Any other purpose, £202 for each 0.1 hectare of the site area subject to a maximum of £2,016 .

ii. Uses of Land		
CATEGORY OF DEVELOPMENT		FEE PAYABLE
11.	The change of use of a building to use as one or more dwelling houses	£401 for each additional dwelling house to be created by the development, subject to a maximum of £20,055
12.	a. 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; or	£202 for each 0.1 hectare of the site area subject to a maximum of £30,240
	b. The use of land for the storage of minerals in the open.	
13.	The making of a material change in the use of a building or land, other than a material change of use within category 11 or 12; or in the use of equipment placed or assembled in marine waters for the purposes of fish farming.	£401

iii. Concessionary Fees and Exemptions		
CATEGORY OF DEVELOPMENT		FEE PAYABLE
13.	Works to improve a disabled Person's access to a public building, or to improve his/her access, health or comfort at his/her dwelling house	No Fee
14.	Applications (incl. advertisement applications) by Community Council	Half the normal fee
15.	Applications required because of the removal of permitted development rights by a condition or by an Article 4 Direction	No Fee
16.	Applications required because of the removal of a right to make a change of use within the Use Classes Order	No Fee
17.	Revised or fresh application for development or advertisements of the same character or description within 12 months of refusal, or of the making of the earlier application, if withdrawn or within 12 months of the statutory 8 week period where the applicant has appealed to the Secretary of State on grounds of non-determination	No Fee
18.	Revised or fresh application for development of the same character or description within 12 months of receiving permission	No Fee

19.	Duplicate applications made by the same applicant within 28 days	Normal Fee
20.	Alternative scheme	Highest of the fees applicable to each option and a sum equal to half the rest
21.	Development crossing Planning Authority boundaries, requiring applications	Only one fee, paid to the Authority having the larger site but calculated for the whole scheme, and subject to a special ceiling
22.	Playing fields	£401

iv. Prior Notifications, including Agriculture

CATEGORY OF DEVELOPMENT		FEE PAYABLE
23.	Where an application is made to a planning authority for determination as to whether the prior approval of the authority will be required in relation to the development under Schedule 1 to the General Permitted Development order	£78

v. Advertisement Control

CATEGORY OF DEVELOPMENT		FEE PAYABLE
24.	Where an application is made to a planning authority under regulation 15 of the 1984 Regulations for consent for the display of an advertisement	£202