



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

Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Amendment Regulations 2017

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submission of an application and is NOT refundable if planning permission is refused or the application is subsequently withdrawn.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 **£185.00**) 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

i. Operations		FEE PAYABLE	
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 -
		(i)	where the site area does not exceed 2.5 hectares, £401 for each 0.1 hectare or £401 where only one dwellinghouse is to be created by the development
		(ii)	where the site area exceeds 2.5 hectares, £10,028 plus £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £62,500
		(b)	Other than Planning Permission in Principle -
		(i)	where the number of dwellinghouses to be created by the development does not exceed 50, £401 for each dwellinghouse
(ii)	where the number of dwellinghouses to be created by the development exceeds 50, £20,050 plus £200 for each dwellinghouse in excess of 50, subject to a maximum in total of £124,850		
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 -
		(i)	where the site area does not exceed 2.5 hectares, £401 for each 0.1 hectare;
		(ii)	where the site area exceeds 2.5 hectares, £10,028 plus £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £62,500
		(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 but does not exceed 3,750 square metres, £401 for each 75 square metres (or part thereof);
		(iv)	where the area of gross floor space exceeds 3,750 square metres, £20,050 plus £200 for each 75 square metres (or part thereof) in excess of 3,750sqm, subject to a maximum in total of £125,000 .
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).	Where the application is -	
		(a)	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 plus £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	Where the site area -	
		(a)	does not exceed 5 hectares, £401 for each 0.1 hectare
		(b)	exceeds 5 hectares, £20,050 plus £200 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £125,000
6.	The enlargement, improvement or other alteration of existing dwelling houses	Where the application relates to -	
		(a)	one dwelling house £202
		(b)	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 dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse 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 dwellinghouse; or	£202	

	(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	£202
8.	The carrying out of any operations connected with exploratory drilling for oil or natural gas		Where the site area -
	(a)		does not exceed 7.6 hectares, £401 for each 0.1 hectare
	(b)		exceeds 7.6 hectares, £30,240 plus £200 for each 0.1 hectare in excess of 7.6 hectares, subject to a maximum in total of £125,000
9.	(a)	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
	(b)	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 electric lines.	£401 for each 0.1 hectare, subject to a maximum of £20,055.
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 -
	(i)		where the site area does not exceed 15 hectares, £202 for each 0.1 hectare
	(ii)		where the site area exceeds 15 hectares, £30,240 plus £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £125,000
	(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	Where the number of additional dwellinghouses to be created by the development -
		(a) does not exceed 50, £401 for each additional dwellinghouse
		(b) where the number of additional dwellinghouses to be created by the development exceeds 50, £20,050 plus £200 for each additional dwellinghouse in excess of 50, subject to the maximum total of £124,850
12.	a.	Where the site area -
		(a) does not exceed 15 hectares, £202 for each 0.1 hectare
		(b) exceeds 15 hectares, £30,240 plus £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £125,000
	b.	Where the site area -
		(a) does not exceed 15 hectares, £202 for each 0.1 hectare

	open.	(b)	exceeds 15 hectares, £30,240 plus £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £125,000
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 (inc. Agriculture) / Prior Approval

CATEGORY OF DEVELOPMENT		FEE PAYABLE
23.	(a) Where an application 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
	(b) Where an application for Prior Approval is made in relation to (23)(b) of Class 67 of	£300

	the General Permitted Development Order	
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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