

APPLICATIONS FOR PLANNING PERMISSION

SCALE OF FEES WITH EFFECT FROM 1 APRIL 2007

| <u>Category of Development</u> | <u>Fee Payable</u> |
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| 1. The erection of houses (other than development within category 6). | <p>Where the application is for:-</p> <p>(a) outline planning permission, £290 for each 0.1 hectare of the site area or part thereof, subject to a maximum of £7,250; or for one house £290;</p> <p>(b) other than outline planning permission, £290 for each house to be created by the development, subject to a maximum of £14,500.</p> |
| 2. The erection of buildings (other than buildings coming within category 1, 3, 4 or 6). | <p>Where the application is for:-</p> <p>(a) outline planning permission, £290 for each 0.1 hectare of the site area or part thereof, subject to a maximum of £7,250;</p> <p>(b) other than outline planning permission:-</p> <p>(i) where no floor space is to be created by the development, £145;</p> <p>(ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, £145;</p> <p>(iii) where the area of a gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, £290; and</p> <p>(iv) where the area of gross floor space to be created by the development exceeds 75 square metres, £290 for each 75 square metres or part thereof, subject to a maximum of £14,500.</p> |
| 3. The erection on land used for the purposes of agriculture, of those works, structures or buildings excluded by virtue of paragraph 2(d) of Class 18 in Schedule 1 to the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 from that class (other than buildings coming within category 4). | <p>(a) Where the application is for outline planning permission, £290 for each 0.1 hectare of the site area or part thereof, subject to a maximum of £7,250;</p> <p>(b) in all other cases:-</p> <p>(i) where the ground area to be covered by the development does not exceed 465 square metres, no fee;</p> <p>(ii) where the ground area to be covered by the development exceeds 465 square metres but does not exceed 540 square metres, £290;</p> |

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| | (iii) where the ground area to be covered by the development exceeds 540 square metres, £290 for the first 540 square metres and £290 for each 75 square metres or part thereof in excess of that figure, subject to a maximum of £14,500. |
| 4. The erection on land used for the purposes of agriculture, of glasshouses excluded by virtue of paragraph 2(d) of Class 18 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. | (a) Where the ground area to be covered by the development does not exceed 465 square metres, no fee; (b) where the ground area to be covered by the development exceeds 465 square metres, £1,675. |
| 5. The erection, alteration or replacement of plant or machinery. | £290 for each 0.1 hectare of the site area or part thereof, subject to a maximum of £14,500. |
| 6. The enlargement, improvement or other alteration of existing houses. | (a) Where the application relates to one house, £145; (b) where the application relates to two or more houses, £290. |
| 7. (a) the carrying out of operations, including the erection of a building, within the curtilage of an existing house, for purposes ancillary to the enjoyment of the house as such; (b) the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing house; or (c) the construction of car parks, service roads and other means of access on land used for the purpose of a single undertaking, where the development is required for a purpose incidental to the existing use of the land. | £145. |
| 8. The carrying out of any operations connected with exploratory drilling for oil or natural gas. | £290 for each 0.1 hectare of the site area or part thereof, subject to a maximum of £21,750. |
| 9. The placement or assembly of any equipment in marine waters for the purpose of fish farming. | £145 for each 0.1 hectare or part thereof of the surface area of the water to be used in the placement or assembly of any equipment, <u>and</u> £50 for each 0.1 hectares or part thereof of the sea bed ; when added together, subject to a maximum of £14,500. (Site area is deemed to be the area of the seabed enclosed by the anchor/ mooring points, using imaginary straight lines.) |
| 10. The carrying out of any operations not within categories 1 to 9 above. | In the case of operations for:- (a) the winning and working of minerals, £145 for each 0.1 hectare of the site area or part thereof, subject to a maximum of £21,750; (b) the winning and working of peat, £145 for each 0.1 hectare of the site area or part thereof, subject to a maximum of £2,175; (c) any other purpose, £145 for each 0.1 hectare of the site area or part thereof, subject to a maximum of £1,450. |

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| 11. The change of use of a building to use as one or more separate houses. | £290 for each additional house to be created by the development, subject to a maximum of £14,500. |
| 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 (b) the use of land for the storage of minerals in the open. | £145 for each 0.1 hectare of the site area or part thereof, subject to a maximum of £21,750. |
| 13. The making of a material change in the use of a building or land, other than a material change of use within category 10 or 11, or in the use of equipment placed or assembled in marine waters for the purpose of fish farming. | £290. |
| 14. Reserved matters where applicant's earlier reserved matters applications have incurred total fees equalling that for a full application for entire scheme. | £290 |
| 15. For non-compliance with conditions, including retention of <u>temporary</u> buildings, etc. | £145 (if not exempt as a revision) |
| 16. Display of advertisements (not the advert publicity fee) | £145 |
| 17. Applications for determinations as to whether the prior approval of the Authority is required for buildings etc with permitted development rights. | £55 |
| 18. Demolition of a house | £50 |
| 19. Certificate of lawful use or development | Broadly, the fees are linked to the national fee scale as either the equivalent, or half the equivalent, fee which would be payable in respect of a planning application for the same matter. Please seek advice if necessary. |
| 20. Hazardous substances: new consent | £200 |
| <u>Concessionary Fees and Exceptions</u> | |
| 21. Works to improve a disabled person's access to a public building, or to improve his access, safety, health or comfort at his house. | No fee |
| 22. Playing Fields (for non-profit making sporting or recreational organisations). | £290 |
| 23. Applications (including advertisement applications) by Community Councils. | Half the normal fee. |
| 24. Applications required because of the removal of permitted development rights by a condition or by an Article 4 direction. | No fee |

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| 25. Applications required because of the removal of a condition of a right to make a change of use within the Use Classes Order. | No fee |
| 26. Revised or fresh applications 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 expiry of the statutory 2 months period where the applicant has appealed to the Secretary of State on the grounds of non-determination. | No fee |
| 27. Revised or fresh application for development of the same character or description within 12 months of receiving permission. | No fee |
| 28. Alternative schemes. | Highest of the fees applicable for each option and a sum equal to half the rest. |
| 29. Development crossing planning authority boundaries. | Only one fee, paid to the authority having the larger or largest site but several calculated for whole scheme, and subject to special ceiling. |

Please note that these fees relate to the dimensions specified and any “part thereof”. For example, where an application is for outline planning permission for the erection of houses on a site extending to 0.44 ha, the fee will be £290 x 5 = £1,450.

If you have any queries on the scale of fees please do not hesitate to contact your local Planning and Building Standards Office.

Local office

Telephone No.

e-mail

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| Kingussie | 01540 661700 | planning.badenoch@highland.gov.uk |
| Wick | 01955 607751 | planning.caithness@highland.gov.uk |
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| Fort William | 01397 707015 | planning.lochaber@highland.gov.uk |
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| Portree | 01478 612412 | skye.planning@highland.gov.uk |
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