

# LEWES DISTRICT COUNCIL

## SCALE OF FEES

### TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS AND DEEMED APPLICATIONS) REGULATIONS 1989 (AMENDED 2008)



### APPLICATIONS FOR PLANNING PERMISSION SCALE OF FEES PAYABLE FROM 6 APRIL 2008

#### CATEGORY

#### FEE

1. New Dwellings
  - (a) Outline Applications  
£335 per 0.1ha (or part thereof) of site area.  
(Maximum fee £8,285 for sites up to 2.5ha). For sites over 2.5ha, add £100 per 0.1ha (maximum fee £125,000)
  - (b) Full Application / Reserved Matters  
£335 per dwelling unit created (maximum fee of £16,565 up to 50 dwellings). Over 50 dwellings, add £100 per dwelling (maximum fee £250,000)
  
2. Erection of Buildings  
(other than dwellings, agricultural buildings, plant or glasshouses etc)
  - (a) Outline Applications  
£335 per 0.1ha (or part thereof) of site area (maximum fee of £8,285 up to 2.5ha). For sites over 2.5ha, add £100 per 0.1ha (maximum fee £125,000).
  - (b) Full Applications / Reserved Matters  
No floor area created or  
Gross floor area less than 40sq.m = £170  
Gross floor area between 40 and 75sq.m = £335  
Gross floor area exceeds 75sq.m but does not exceed 3750sq.m = £335 for each 75sq.m of that area  
Gross floor area exceeds 3750sq.m = £16,565 plus £100 for each extra 75sq.m subject to maximum of £250,000
  
3. Agricultural Buildings on Agricultural Land  
(other than glasshouses)
  - (a) Outline Applications  
£335 per 0.1ha (or part thereof) of site area (maximum fee £8,285 up to 2.5ha)  
For sites over 2.5ha, add £100 per 0.1ha (maximum fee £125,000)
  - (b) Full Applications  
Floor area less than 465sq.m = £50  
Floor area between 465 & 540sq.m = £335  
Floor area between 540 & 4215sq.m = £335 for first 540sq.m and then £335 for each extra 75sq.m with maximum of £16,565  
Floor area over 4215sq.m – add £100 per 75sq.m with a maximum fee of £250,000
  - (c) Glasshouses on Agricultural Land  
Floor area less than 465sq.m = £70  
Floor area over 465sq.m = £1,870

## **CATEGORY**

## **FEE**

### 4. Operations on Land

- |   |  |
|---|--|
| (a) Erection, alteration or replacement of plant and machinery                                      | £335 per 0.1ha (or part thereof) of site area.<br>(Maximum fee of £16,565 up to 5ha)<br>For sites over 5ha add £100 per 0.1ha up to maximum of £250,000. |
| (b) Enlargement, improvement or alteration of dwellings for domestic purposes                       | £150 per dwelling<br>£295 for 2 or more dwellings  |
| (c) Operations within residential curtilage for domestic purposes (gates, fences, walls etc)        | £150   |
| (d) Car Parks, Roads & Access to serve a single undertaking where associated with existing use      | £170   |
| (e) Playing Field and ancillary operations (for non-profit making sport/recreational organisations) | £335   |
| (f) Operations not within any of the above categories   | £170 per 0.1ha subject to a maximum fee of £250,000  |

### 5. Uses of Land

- |  |  |
|--|--|
| (a) Change of Use of a building to one or more dwellings                 | £335 per extra dwelling unit created subject to a maximum fee of £16,565 up to 50 dwellings.<br>For each extra dwelling over 50 add £100, subject to a maximum fee of £250,000 |
| (b) Material change of use in land or buildings<br>Other than 5(a) above | £335   |

### 6. Certificate of Lawfulness

- |                                 |                                 |
|---------------------------------|---------------------------------|
| (a) Existing use or development | As for Planning Application fee |
| (b) Proposed use or development | 50% of Planning Application fee |

### 7. Prior Approval Applications

- |   |      |
|---|------|
| (a) Telecommunications development                                      | £335 |
| (b) Other prior approval applications<br>ie Agricultural and demolition | £70  |

### 8. Variation of removal of a Condition or Continuation of Use without complying with a Condition

£170

### 9. Installation of Radio Mast, Radio Equipment, housing

£335

<b><u>CATEGORY</u></b>	<b><u>FEE</u></b>
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10. Consent to Display Advertisements

- |  |      |
|--|------|
| (a) Displayed externally on business premises or in the same locality as the business premises (for the purposes of directing members of the public) | £95  |
| (b) All other advertisements   | £335 |

11. Renewal of Permission

Any application seeking to renew a planning permission needs to be submitted as a fresh application for planning permission and the relevant standard application fee will apply.

12. Discharging of a Planning Condition(s) attached to Planning Permission

- |  |     |
|--|-----|
| (a) For householder consents covered under categories 4 (b) and (c) above. | £25 |
| (b) For all other categories of development                                | £85 |

NB: CALCULATION OF FEES

Detailed guidance on the method of calculating fees is contained in Department of the Environment Circular 5/89, as amended. If you require advice on the actual fee payable in respect of a proposed application, please contact the Planning Services Department, Lewes District Council, PO Box 166, Lewes, East Sussex, BN7 9EY

**CONCESSIONARY FEES AND EXEMPTIONS**

The Regulations provide for exempt or concessionary fees in some cases, including the following:-

13. Parish/Town Councils

Where an application is made by a Parish or Town Council the fee is half of the normal fee for the application.

14. Revised Applications following an earlier Refusal, Withdrawal or Non-Determination

Where an earlier application (accompanied by the correct fee) has been withdrawn, refused (whether by the Council or the Secretary of State) or where an appeal has been made to the Secretary of State against the non-determination of an earlier application, the same applicant may submit, without paying a further fee, one further application for the same character or description of development or for the approval of the same reserved matters. The revised application must relate to the same site (or part of the site) as the earlier application, except that small amounts of additional land can be included solely for revised access arrangements. The revised application must be made within 12 months of the following dates:-

- (i) in the case of a withdrawn application, the date when the application was made;
- (ii) in the case of a refusal of planning permission, the date of the refusal or the Secretary of State's dismissal of an appeal;
- (iii) in the case of an appeal against non-determination of an application, the date when the period for determining the application expired.

The same applicant can only benefit from this exemption once for any given site.

15. Revised Applications following an earlier Planning Permission or Approval of Reserved Matters

Where the Local Planning Authority decides that a proposed variation to a previous planning permission or approval of Reserved Matters, is of such significance as to require the submission of a fresh planning

application, this can be submitted by the same applicant without the payment of a further fee. The revised application must be for the same character or description of development or for the approval of the same Reserved Matters and must be made within 12 months of the grant of the original permission. The revised application must relate to the same site (or part of the site) as the earlier application, except that a small amount of additional land can be included solely for revised access arrangements. The same applicant can only benefit from this exemption once for any given site. This exemption also applies to an application for development where the applicant seeks a fresh permission which is not subject to the same conditions as the earlier permission; and to an application to retain an existing building or continue a use of land without complying with a condition imposed on the earlier permission.

#### 16. Disabled People

Applications for planning permission to alter or extend an existing dwellinghouse, or to carry out operations within the curtilage of an existing dwellinghouse, are exempt from charge if they are intended solely to improve access, safety, health or comfort for a disabled person who is living in the house or is not yet in residence. The exemption does not apply to the construction of a new dwellinghouse.

This provision applies to persons who are blind, deaf or dumb, and other persons who are substantially and permanently handicapped by illness, injury or congenital deformity, including mentally disordered persons of any description. Also included is a child who is disabled for the purposes of Part III of the Children Act 1989.

It would be helpful if some supporting evidence, such as a doctors letter, could be enclosed with the application.

Applications to provide a means of access for disabled people to buildings to which the public are admitted are also exempt from fees.

#### 17. Permitted Development

Where a planning application is required to be made only because a Direction under Article 4 of the General Development Order is in force, or because the right to carry out development under the Order has been removed by a previous planning condition, the application is exempt from fees.

#### 18. Use Classes Order

No fee is payable in respect of an application relating to a change of use within a class of the Use Classes Order, where planning permission is required solely because the change is prohibited by a condition imposed on a previous planning permission.

#### 19. Other Applications

The following applications are not subject to fees:

- Listed Building Consent
- Conservation Area Consent
- Application to modify or discharge a Planning Obligation