

FOR FURTHER HELP WITH YOUR FEES PLEASE CONTACT THE PLANNING PROCESS TEAM ON 01785 619 337.

MAXIMUM ENLARGEMENT, IMPROVEMENT OR ALTERATION OF A DWELLINGHOUSE

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|----|----------------------------|------|--|
| a) | In respect of one dwelling | £150 | |
| b) | Two or more dwellings | £295 | |

WORK WITHIN THE CURTILAGE OF A DWELLINGHOUSE

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|----|---|------|--|
| a) | Operations within residential curtilage for domestic purpose
[including buildings, gates and fences etc] | £150 | |
| b) | Car Park, road and access to serve single undertaking where associated
with existing use | £170 | |

NEW DWELLINGS

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|----|---|------|------------------|
| a) | i) Outline [per 0.1 hectare] up to 2.5 hectares | £335 | |
| | ii) Outline [over 2.5 hectares] Base fee £8285 plus per 0.1 hectares | £100 | Max Fee £125,000 |
| b) | i) Others [per dwelling, up to 50 dwellings] | £335 | |
| | ii) Others [per dwelling over 50 dwellings] Base fee £16565 plus per dwelling | £100 | Max Fee £250,000 |

BUILDINGS

OTHER THAN DWELLINGS, AGRICULTURAL BUILDINGS OR PLANT AND GLASSHOUSES ETC.

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|----------|--|------|------------------|
| a) | i) Outline [per 0.1 hectare] up to 2.5 hectares | £335 | |
| | ii) Outline [over 2.5 hectares] Base Fee £8285 plus per 0.1 hectares | £100 | Max Fee £125,000 |
| b) Other | i) Where no floor area is created | £170 | |
| | ii) Where floor area created is less than 40 sq. m. | £170 | |
| | iii) Where floor area created is between 40 – 75 sq. m. | £335 | |
| | iv) Where floor area created is between 75 – 3750 sq. m. [per 75 sq. m.] | £335 | |
| | v) Where floor area created is over 3750 sq. m. Base Fee £16565 plus [per 75 sq. m.] | £100 | Max Fee £250,000 |

AGRICULTURAL BUILDINGS

- | | | | |
|----------|---|------|------------------|
| a) | i) Outline [per 0.1 hectare] up to 2.5 hectares | £335 | |
| | ii) Outline [over 2.5 hectares] Base Fee £8285 plus per 0.1 hectares | £100 | Max Fee £125,000 |
| b) Other | i) Where gross floor area is less than 465 sq. m. | £70 | |
| | ii) Where floor area created is between 465 - 5 40 sq. m. | £335 | |
| | iii) Where floor area created is between 540 – 4215 sq. m. [per 75 sq. m.] | £335 | |
| | iv) Where floor area created is over 4215 sq. m. Base Fee £16565 plus [per 75 sq. m.] | £100 | Max Fee £250,000 |

GLASSHOUSES AND POLY TUNNELS ON AGRICULTURAL LAND

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|----|----------------------|-------|--|
| a) | Up to 465 sq. m. | £70 | |
| b) | Exceeding 465 sq. m. | £1870 | |

PLANT AND MACHINERY

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|----|---|------|------------------|
| a) | Where site area does not exceed 5 hectares [per 0.1 hectare] | £335 | |
| b) | Where site area exceeds 5 hectares Base Fee £16565 plus [per 0.1 hectare] | £100 | Max Fee £250,000 |

OTHER OPERATIONS

EXPLORATORY DRILLING FOR OIL OR NATURAL GAS

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|----|---|------|------------------|
| a) | Where site area does not exceed 7.5 hectares [per 0.1 hectare] | £335 | |
| b) | Where site area exceeds 7.5 hectares Base Fee £25000 plus [per 0.1 hectare] | £100 | Max Fee £250,000 |

OPERATIONS NOT IN ABOVE CATEGORIES

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|----|--|------|------------------|
| a) | i) Mineral operations where site area is less than 15 hectares [per 0.1 hectare] | £170 | |
| | ii) Mineral operations over 15 hectares Base Fee £25315 plus [per 0.1 hectare] | £100 | Max Fee £65000 |
| b) | All other cases [per 0.1 hectare] | £170 | Max Fee £250,000 |

USES

CHANGE OF USE OF A BUILDING TO ONE OR MORE DWELLINGS

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|----|---|------|------------------|
| a) | i) From existing dwelling to two or more dwellings [per dwelling, up to 50 dwellings] | £335 | |
| | ii) More than 50 dwellings Base fee £16565 plus [per dwelling] | £100 | Max Fee £250,000 |
| b) | i) From other building to one or more dwellings [per dwelling, up to 50 dwellings] | £335 | |
| | ii) More than 50 dwellings Base fee £16565 plus [per dwelling] | £100 | Max Fee £250,000 |

USE FOR DISPOSAL OF REFUSE, WASTE MATERIALS OR OPEN STORAGE OF MINERALS

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|----|--|------|-----------------|
| a) | Where site area does not exceed 15 hectares [per 0.1 hectare] | £170 | |
| b) | Where site area exceeds 15 hectares Base Fee £25315 plus [per 0.1 hectare] | £100 | Max Fee £65,000 |

MATERIAL CHANGE OF USE

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|----|---|------|--|
| a) | Material change in the use of a building or land other than above | £335 | |
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ADVERTISEMENTS

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|----|---|------|--|
| A1 | Advertisement on business premises or other land within the business curtilage relating to the nature of business, goods sold, services provided, or name of persons undertaking the business | £95 | |
| A2 | Sign relating to business in the locality but not visible from the site | £95 | |
| A3 | All other advertisements | £335 | |

CONFIRMATION OF COMPLIANCE WITH CONDITIONS ATTACHED TO AN APPROVAL

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|----|---|-----|--|
| a) | Householder applications. The enlargement, improvement or other alteration of an existing dwelling [for each request] | £25 | |
| b) | Any other category [for each request] | £85 | |

Planning applications are required to be accompanied by a fee payable to Stafford Borough Council. Failure to deposit the correct fee may result in the application being delayed.

EXEMPTIONS Fees are not payable in the following circumstances

- a] FACILITIES FOR DISABLED PERSONS** Where the development relates to alterations or extensions to a dwelling house or operations within the curtilage of a dwelling house and the development is for the purpose of providing access or facilities for greater safety, health or comfort of a resident who is disabled (ie. within any of the descriptions to which Section 29 of the National Assistance Act 1948 applies or a child who is disabled for the purposes of the Children Act 1989). This exemption includes works to improve a disabled access to a public building.
- b] DEVELOPMENT OTHERWISE [PERMITTED DEVELOPMENT]** Applications required by a restrictive condition on a previous planning permission, or because of the effect of Article 4 direction, for development which is otherwise permitted by a General Development Order, or for a change of use within the same class specified in the Use Classes Order.
- c] RESUBMISSIONS** Following refusals of permission or withdrawn applications, and the submission of amended proposals following the grant of permission or approval of reserved matters subject to the following conditions:
- i] The application is made within twelve months of the date of the decision or, in the case of a withdrawn application, within twelve months of the date the previous application was submitted.
 - ii] The site is the same as, or part of the original site and no other land is included (other than that required to alter the site access).
 - iii] The development is of the same character.
 - iv] The applicant is the same.
 - v] That the earlier application is one to which no exemption was granted and the relevant fee was paid.
 - vi] If the original application was in outline the resubmission must be in the outline.

REDUCED FEES

- 1] Use of land for sports fields or other ancillary operations [other than buildings] by non profit making club or society. FEE £335
- 2] Applications for approval of one or more reserved matters require fees in accordance with the schedule, except where such applications have been previously made and the sum is not less than would be payable in respect of all reserved matters authorised by the outline permission. On subsequent applications for approval of reserved matters by the same applicant. FEE £265.
- 3] Applications by Parish Councils. FEE one half the normal rate.
- 4] Alternative proposals on the same site submitted by the same applicant. Highest category at full fee, remainder at half fee. (Normal fees are required for duplicate applications).
- 5] Variation or removal of a condition. FEE £170

DEVELOPMENTS STRADDLING BOUNDARIES

Applications straddling district boundaries are subject to special rules (Para 22 of Circular 31/92 relates). Applications are made to both Authorities, with the fee being paid to the Authority in which the largest part of the site lies. The fees for each application should be calculated separately and added together. Either this amount is payable, or, if lower, an amount equal to 150% of the fee payable if only one application had been required.

NOTES

The measurements of the site area/floorspace to which an application relates is based on the external dimensions. If the application is for a new building to replace a building which is to be demolished, there is no discount for the size of the existing building. The fee is based on the floorspace of the proposed building. Following outline planning permission, applications for the approval of reserved matters attract the same fee that would have been charged on the equivalent application for full planning permission.

The Government requires that fees be paid for planning and advertisement applications. These notes set out the fees from 1st April 2008.

FOR FURTHER HELP WITH YOUR FEES PLEASE CONTACT THE PLANNING PROCESS TEAM ON 01785 619337.

PLEASE RETURN ALL PLANNING APPLICATIONS ALONG WITH THE CORRECT FEES TO:-

Head of Planning and Engineering Services, Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ

Tel: 01785 619337 Fax: 01785 619473

REVISION DATE: April 2009