

**Charges for pre application planning advice from 17th January 2018
(INCLUDING VAT payable at 20%)**

Type of enquiry (All to be in writing, with supporting plans and other documentation as necessary).	Fee for written response All payments to be in advance	Additional cost for meeting Can be on site (within District) if necessary (based on one hour maximum)
Permitted Development Enquiries Householder	£31 Desktop	£31
Permitted Development non-Householder	£62	
Householder (not permitted development)	£41 Desktop	£55
Residential Development		
Outlines to be charged according to number of dwellings proposed		
1 Dwelling ²	£194	
2-5 Dwellings	£387	
6 –10 Dwellings	£622	
11 – 50 Dwellings	£1,244	
51 – 200 Dwellings	£2,592	
201 or more dwellings subject to Pre-Planning Agreement	Negotiable	
Change of Use from dwelling and agricultural – garden land	£62	
Listed Buildings	Free	
Commercial property development (including Change of Use)		
Adverts	£41	
<40m ² and miscellaneous matters not involving any floor space e.g. shop fronts and other changes relating to external appearance	£118	
41 – 75m ²	£194	
75 – 3750m ²	£387	
3751 – 10,000m ²	£622	
Over 10,000m ² (1 Ha)	£1,244	

Wind farms	£2,592	
Mixed development		
Where a development comprises a mix of commercial and residential development it is the sum of the fees in both categories		
Agriculture/Equine		
Agricultural Buildings, including glass houses, and poly-tunnels (Not PD) ¹	£194	
Equestrian proposals e.g. Stables, Ménage.	£194	
Any other pre-application advice by agreement	Negotiable	
¹ In the case of having to engage an agricultural or another specialist consultant not available in house to enable us to give a view – this will be passed on to the potential applicant directly, but provided the ensuing application is the same it should then not be necessary for the applicant or ourselves to do this at application stage – thereby expediting the application. A quote would have to be obtained for the work and payment received before instructions were issued by Daventry District Council not the potential applicant. Obviously without this information it might not be possible to give a definitive answer.		

Charges apply to discussions on proposals regardless of whether they are outline or reserved matters.

In most cases the price quoted will include a site visit where it is felt necessary and at least one meeting if it is felt necessary. On larger schemes there may be more than one meeting. If we are engaged in a PPA pre planning it may be subject of an agreed timetable and fee for a priority case officer.

In the case of larger applications it might be that we are asked to attend meetings with other agencies or we have others attend our meeting – it is expected that we will require a payment if we are to engage in these pre application meetings and give advice at these meetings. A rate of £50 per hour is suggested where they are not our meetings, otherwise the charge will apply.

Whilst we would direct others to other consultees such as the Highway Authority, it is not our job to give Highway Advice.

The higher cost of the larger schemes reflects the amount of time and fact that other internal Council officers will be involved in the process of responding.

We will aim to turn these around within 30 working days, but in the case of larger more complex cases it may take longer to consider the proposals and responses from colleagues and external consultants where engaged. Obviously, the person making the inquiry will be informed of this and a likely timetable which could be part of a PPA if one is being considered.

Exemptions

There is no charge for:

- Advice on how to seek pre-application advice, fill out application forms and information regarding fees
- Advice on Listed Buildings as applications can be made for free
- Anything that would have been Permitted Development but requires planning permission by virtue of a condition or an Article 4 Direction
- Oral confirmation of whether permitted development rights have been removed from a residential dwelling
- Advice on how to submit a CLOPUD (certificate of lawfulness for a proposed use or development) or CLEUD (certificate of lawfulness for an existing use or development) application to establish whether planning permission is required. The fees for CLOPUD (certificate of lawfulness for a proposed use or development) and CLEUD (certificate of lawfulness for an existing use or development) applications are set nationally
- Development proposals solely for disabled people would be exempt, and schemes by or on behalf of Daventry, Northamptonshire County, Parish and Community Councils would also be exempt
- Advice to Registered Social Landlords (RSLs) in respect of Rural Exceptions Sites and other sites where proposals are wholly for affordable housing (e.g. sites that do not include open market dwellings) and where the RSL will retain ownership and management of the scheme would also be exempt
- Works to trees covered by Tree Preservation Orders or trees within Conservation Areas
- Planning discussions relating to an enforcement investigation