



Fee Advice Sheet

Fees for Applications to Planning Services

Applicable from 6 April 2008

Planning Services

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Please note this information has been compiled for guidance only. It is accurate at the time of going to print. However, it does not override the statutory fee regulations, which in all instances will be relied upon by the District Planning Authority in determining the fee payable.

Category of development	Fee payable
I OPERATIONS	
1. Residential development The erection of dwellinghouses (other than development within category 6 below).	(a) Where the application is for outline planning permission and: (i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area; (ii) the site area exceeds 2.5 hectares, £8285 and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000. (b) in other cases: (i) where the number of dwellinghouses to be created by the development is 50 or fewer, £335 for each dwellinghouse; (ii) where the number of dwellinghouses to be created by the development exceeds 50, £16,565, and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000.
2. Non-residential building works The erection of buildings (other than buildings in categories 1,3,4,5 or 7).	(a) Where the application is for outline planning permission and: (i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area; (ii) the site area exceeds 2.5 hectares, £8285 and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000. (b) in other cases: (i) where no floor space is to be created by the development, £170; (ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, £170; (iii) where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 75 square metres, £335; (iv) where the area of the gross floor space to be created by the development exceeds 75 square metres, but does not exceed 3750 square metres, £335 for each 75 square metres of that area; (v) where the area of gross floor space to be created by the development exceeds 3750 square metres, £16,565, and an additional £100 for each 75 square metres in excess of 3750 square metres, subject to a maximum in total of £250,000.

Category of development	Fee payable
<p>3. Agricultural buildings The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4).</p>	<p>(a) Where the application is for outline planning permission and:</p> <ul style="list-style-type: none"> (i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area; (ii) the site area exceeds 2.5 hectares, £8,285, and an additional £100 for each additional 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000. <p>(b) in other cases:</p> <ul style="list-style-type: none"> (i) where the area of gross floor space to be created by the development does not exceed 465 square metres, £70; (ii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £335; (iii) where the area of the gross floor space to be created by the development exceeds 540 square metres but does not exceed 4215 square metres, £335 for the first 540 square metres, and an additional £335 for each 75 square metres in excess of 540 square metres; and (iv) where the area of gross floor space to be created by the development exceeds 4215 square metres, £16,565, and an additional £100 for each 75 square metres in excess of 4215 square metres, subject to a maximum in total of £250,000.
<p>4. Glasshouses and Poly tunnels The erection of glasshouses and poly tunnels on land used for the purposes of agriculture.</p>	<p>(a) Where the gross floor space to be created by the development does not exceed 465 square metres, £70;</p> <p>(b) Where the gross floor space to be created by the development exceeds 465 square metres, £1870.</p>
<p>5. Plant and Machinery The erection, alteration or replacement of plant or machinery.</p>	<p>(a) Where the site area does not exceed 5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(b) Where the site area exceeds 5 hectares, £16,565, and an additional £100 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £250,000.</p>
<p>6. Householder extensions & alterations The enlargement, improvement or other alteration of existing dwellinghouses.</p>	<p>(a) Where the application relates to one dwellinghouse, £150;</p> <p>(b) Where the application relates to 2 or more dwellinghouses, £295.</p>
<p>7. Householder extensions & alterations</p> <p>(a) The carrying out of operations within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse</p> <p>Access and car parks</p> <p>(b) 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.</p>	<p>£150</p> <p>£170</p>
<p>8. Exploratory drilling The carrying out of any operations connected with exploratory drilling for oil or natural gas.</p>	<p>Applications dealt with by Warwickshire County Council.</p>
<p>9. Other operations The carrying out of any operations not coming within any of the above categories.</p>	<p>In any other case, £170 for each 0.1 hectare of the site area, subject to a maximum of £250,000.</p>

Category of development	Fee payable
II USES OF LAND	
10. Conversion to a dwelling The change of use of a building to use as one or more separate dwellinghouses.	(a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses: (i) where the change of use is to use as 50 or fewer dwellinghouses, £335 for each additional dwellinghouse; (ii) where the change of use is to use as more than 50 dwellinghouses £16,565, and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000; (b) in all other cases: (i) where the change of use is to use as 50 or fewer dwellinghouses, £335 for each dwellinghouse; (ii) where the change of use is to use as more than 50 dwellinghouses £16,565, and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000.
11. Waste/Minerals (a) Disposal of refuse or work materials. (b) Storage of minerals in the open.	Applications dealt with by Warwickshire County Council.
12. Other changes of use The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories).	£335
13. Application for removal or variation of a condition following the grant of planning permission	£170
III OTHER TYPES OF APPLICATION	
14. Advertisements 1. Advertisements displayed at business premises 2. Directional advertisements 3. All other advertisements.	£95 £95 £335
15. Fees for applications under the Town & Country Planning (General Permitted Development) Order 1995. Applications submitted under: Part 6 (Agricultural Buildings and Operations) Part 7 (Forestry Buildings and Operations) Part 24 (Development by Electronic Communications Code System Operators) Part 31 (Demolition of Buildings)	£70 £70 £335 £70

Category of development	Fee payable
<p>16. Lawful Development Certificates The fees are linked to the fee payable for a planning application. In brief the fees are, for an application for:</p> <ol style="list-style-type: none"> 1 an existing use of land or development already carried out. 2 a certificate to establish that it was lawful not to comply with a particular condition or other limitation imposed on a planning permission 3 a proposed use of buildings/land or any other proposed operation. 	<p>As for equivalent planning application.</p> <p>£170</p> <p>Half of the fee for equivalent planning application.</p>
<p>17. Fee for confirmation of compliance with condition attached to planning permission for development within:</p> <ol style="list-style-type: none"> 1 Category 6 or 7a 2 Any other category 	<p>£25</p> <p>£85</p>
IV APPLICATIONS SUBJECT TO REDUCED FEES	
<p>18. Applications made by or on behalf of a Town or Parish Council</p>	<p>Half of the fee normally payable.</p>
<p>19. Applications made by non-profit making sporting or recreational organisations relating to playing fields for their own use (but not the erection of buildings).</p>	<p>£335</p>
<p>20. Applications for renewal of planning permission where the development has not begun and any time limit for beginning the development has not expired.</p>	<p>£170</p>
V APPLICATIONS EXEMPT FROM FEES	
<ol style="list-style-type: none"> 1 Applications relating to certain development for someone with a disability. 2 Applications required as a result of permitted development rights being removed or restricted. 3 Certain revised applications - please seek advice from a Planning Officer 	