

## **DERBYSHIRE DALES DISTRICT COUNCIL**

### **SCALE OF PLANNING FEES APPLICABLE ON OR AFTER 26TH FEBRUARY 2010**

Fees are payable on most planning applications in accordance with a scale of fees fixed by the Secretary of State and set out below. They are subject to certain exemptions and reductions defined in the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008. Payment should be made by cheque payable to 'Derbyshire Dales District Council'.

<b>Category of Development</b>		<b>Fee Payable</b>
1	Outline planning permission (most types).	<ul style="list-style-type: none"> <li>▪ Site area not exceeding 2.5 hectares - £335 for each 0.1 hectare (or part thereof).</li> <li>▪ Sites in excess of 2.5 hectares - £8,285 and an additional £100 per 0.1 hectare in excess of 2.5 hectares up to a maximum of £125,000.</li> </ul>
2	The erection of dwelling houses (other than development within Category 7).	<ul style="list-style-type: none"> <li>▪ Development of 50 dwellings or less - £335 per dwelling house.</li> <li>▪ Development exceeding 50 dwellings - £16,565, and an additional £100 per dwelling house up to a maximum of £250,000.</li> </ul>
3	The erection of buildings other than dwellings, glasshouses, plant and machinery or agricultural buildings (Categories 2, 4, 5, 6 or 8).	<ul style="list-style-type: none"> <li>▪ Works creating no additional floorspace - £170.</li> <li>▪ Works not creating more than 40 square metres of additional floorspace (measured externally) - £170.</li> <li>▪ Works over 40 square metres but not exceeding 75 square metres (measured externally) - £335.</li> <li>▪ Works over 75 square metres but not exceeding 3750 square metres (measured externally) - £335 for each 75 square metres (or part thereof).</li> <li>▪ Works over 3750 square metres - £16,565, and an additional £100 for each 75 square metres (or part thereof) up to a maximum £250,000.</li> </ul>
4	The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in Category 5).	<ul style="list-style-type: none"> <li>▪ Works not creating more than 465 square metres of floorspace (measured externally) - £70.</li> <li>▪ Works over 465 square metres but not exceeding 540 square metres (measured externally) - £335.</li> <li>▪ Works over 540 square metres but not exceeding 4215 square metres (measured externally) - £335 for the first 540 square metres, and an additional £335 for each 75 square metres (or part thereof).</li> <li>▪ Works over 4215 square metres - £16,565, and an additional £100 for each 75 square metres (or part thereof) up to a maximum of £250,000.</li> </ul>

Category of Development		Fee Payable
5	The erection of glasshouses and polytunnels on land used for the purposes of agriculture.	<ul style="list-style-type: none"> <li>▪ Structures up to 465 square metres - £70.</li> <li>▪ Structures of more than 465 square metres - £1,870.</li> </ul>
6	The erection, alteration or replacement of plant or machinery.	<ul style="list-style-type: none"> <li>▪ Sites not exceeding 5 hectares - £335 per 0.1 hectare (or part thereof) of the site area.</li> <li>▪ Sites in excess of 5 hectares - £16,565, and an additional £100 for each 0.1 hectare (or part thereof) up to a maximum of £250,000.</li> </ul>
7	The enlargement, improvement or other alteration of existing dwelling houses including accesses or works within the curtilage of an existing dwelling house including the erection of gates, walls, fences or other means of enclosure.	<ul style="list-style-type: none"> <li>▪ £150 for one dwelling house.</li> <li>▪ £295 for two or more dwelling houses.</li> </ul>
8	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.	£170
9	Approval of reserved matters where flat rate (below) does not apply.	A fee based on floorspace / number of dwelling houses involved.
10	Reserved matters where applicant's earlier reserved matters applications have incurred total fees equalling that for a full application for entire scheme.	£335
11.	Exploratory drilling for oil or natural gas.	<ul style="list-style-type: none"> <li>▪ £335 per 0.1 hectare (or part thereof) up to 7.5 hectares.</li> <li>▪ Sites in excess of 7.5 hectares - £25,000, and an additional £100 for each 0.1 hectare (or part thereof) up to a maximum of £250,000.</li> </ul>
12	Playing fields (for sports clubs, etc)	£335
13	For non-compliance with conditions, including retention of temporary buildings, etc.	£170 (if not exempt as a revision).
14	Other operations not coming within any of the above categories.	<ul style="list-style-type: none"> <li>▪ £170 per 0.1 hectare (or part thereof) up to a maximum of £1,690.</li> </ul>
15.	Change of use to or sub-division of dwellings.	<ul style="list-style-type: none"> <li>▪ £335 per dwelling up to 50 dwellings.</li> <li>▪ Development of 50 dwelling houses of more - £16,565 and an additional £100 for each dwelling house up to a maximum of £250,000.</li> </ul>
16	Winning, working, storage of minerals etc., and waste disposal.	<ul style="list-style-type: none"> <li>▪ £170 per 0.1 hectare (or part thereof) of the site area up to 15 hectares.</li> <li>▪ Sites in excess of 15 hectares - £25,315, and an additional £100 per 0.1 hectare (or part thereof) up to a maximum of £65,000.</li> </ul>
17	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

Category of Development		Fee Payable
18	Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises.	£95
19	Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site.	£95
20	All other advertisements.	£335
21	Certificate of Lawfulness of Existing Use or Development (Section 191)	As per relevant category of fee outlined above.
22	Certificate of Lawfulness of Proposed Use or Development (Section 192)	Half normal fee based upon above categories.
23	Applications under Parts 6, 7 and 31 of Schedule 2 to the General permitted Development Order 1995, i.e. certain agricultural, forestry and demolitions proposals.	£70
24	Applications under Part 24 of Schedule 2 of the General permitted Development Order 1995, i.e. Telecommunications Code System Operators.	£335
25	Requests for confirmation that a condition or conditions attached to a grant of permission has been complied with (Category 7 only).  Requests for confirmation that a condition or conditions attached to a grant of permission has been complied with (all other categories).	£25 per request.  £85 per request
26	Applications under Section 73 of the Town and Country Planning Act 1990 for planning permission subject to a new time limit.	<ul style="list-style-type: none"> <li>▪ £50 for householder applications.</li> <li>▪ £500 for major developments.</li> <li>▪ £170 for all others.</li> </ul>
27	Applications for non-material changes to an extant planning permission.	<ul style="list-style-type: none"> <li>▪ £25 for householder applications.</li> <li>▪ £170 for all others.</li> </ul>

### CONCESSIONARY FEES AND EXEMPTIONS

A	Works to improve a disabled persons' access to a public building or to improve his/her access, safety, health or comfort at his/her dwelling house.	No fee.
B	Applications required because of the removal of permitted development rights by a condition or by an Article 4 Direction	No fee.
C	Revised or fresh application for development of the same character or description within 12 months of the date of receiving permission.	No fee.

## CONCESSIONARY FEES AND EXEMPTIONS (cont'd)

D	Revised or fresh application for development (or advertisement) 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 the expiry of the statutory 8 week period where the applicant has appealed to the Secretary of State on the grounds of non-determination.	No fee.
E	Applications by Parish / Town Councils, etc., (advertisements also).	Half normal fee.
F	Development crossing Planning Authority boundaries requiring more than one application.	Only one fee paid to the Authority having the larger site but calculated for whole scheme and subject to special ceiling.
G	Alternative applications for one site.	Highest of the fees applicable for each alternative and a sum equal to half the rest.

Planning & Development Services Department  
Derbyshire Dales District Council,  
Town Hall,  
Matlock,  
Derbyshire.  
DE4 3NN.

Telephone : 01629 761336  
Facsimile : 01629 761163  
Email : [planning@derbyshiredales.gov.uk](mailto:planning@derbyshiredales.gov.uk)  
Website : [www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

