

Fees for Planning Services from Mid- year 2025

Pre-application advice

1. Householder pre-application advice.

Householder developments include extensions to existing houses, conservatories, loft conversions etc.

The fees are dependent on the type of response wanted;

Response Type	Fee (incl. VAT)
Written response only	£280
Written response and a 30 minute meeting at the Council Offices	£345
Written response and a 30 minute meeting on site	£413

If the proposal is particularly complex and additional time is required this is charged at £139 per hour.

2. Non-householder pre-application advice

Non- householder advice is for commercial properties or new or replacement residential dwellings

Minor developments – the below fee covers one meeting and one written response.

Proposal	Fee (incl. VAT)
1 new dwelling/ replacement dwelling	£530
2 – 4 dwellings	£1060
5 - 9 dwellings	£2470
1-999sqm commercial/ agriculture	£1235
Follow up meeting	£250

Major developments – the below fee covers

Proposal	Fee (incl. VAT)
10 – 25 dwellings	£3430
26- 49 dwellings	£7240
50+ dwellings	Bespoke fee or PPA to be discussed
1000+ sqm	Bespoke fee or PPA to be discussed

Additional time can be arranged based on the officers hourly rates below.

For more information regarding Planning Performance Agreements (PPA) please see our guidance document (to be linked).

3. Specialist Advice- i.e. Conservation, Trees

This fee may be required in addition to the fees outlined above.

Response Type	Fee (incl. VAT)
Written response only	£309
Written response and a 30 minute meeting at the Council Offices	£383
Written response and a 30 minute meeting on site	£464

Please note the response type does not have to match e.g. written response only from section 1 could be combined with written response and meeting on site from Section 3.

If the proposal is particularly complex and additional time is required this is charged at £149 (plus VAT) per hour.

Listed Building repair advice

This service is to confirm whether proposed works are a repair or require Listed Building Consent.

Response Type	Fee (incl. VAT)
Single meeting on site for up to 30 minutes relation to one proposal only	£464

Research of Planning History

To check and provide a response regarding planning History for one property or parcel of land	Fee (incl. VAT)
Per hour	£139

“Do I need Planning Permission?” Enquiries

Through this service we can advise if a proposal is likely to need Planning Permission or not

Type	Fee (incl. VAT)
Works to an residential property	£81
Non-householder	£184

Officer Hourly Rates

Officer	Hourly Rate
Head of Service	£240
Development Manager	£206
Development Management Team Leader	£174
Principal Planner	£155
Senior Planner	£141
Planner	£130
Urban Design	£155
Heritage Officer	£141
Other specialist advice	£141
Project Management/ Administration	£130

Please note the above fees may be subject to VAT – we will advise this on a case by case basis.