



FEE SCALE FOR PLANNING AND SIMILAR APPLICATIONS

What your application costs.

APPLICATIONS FOR PLANNING PERMISSION, AND FOR APPLICATIONS FOR APPROVAL, CONSENT OR AGREEMENT REQUIRED BY A CONDITION IMPOSED ON A GRANT OF PLANNING PERMISSION IN PRINCIPAL	
Category of Development	Fee Payable
1: Construction of buildings, structures or erections for use as residential accommodation (other than development within category 2 - 6).	<p>(a) Where one - 10 dwelling houses are to be created by the development, £600 for each dwellinghouse.</p> <p>(b) Where the no of dwellinghouses is less than 50, £600 for the first 10, and £450 for each dwellinghouse thereafter.</p> <p>(c) Where the number of dwellinghouses is 50 or more, £600 for the first 10, and £450 for each dwellinghouse in excess of 10 and upto 49, and £250 for each dwellinghouse in excess of 50 subject to a maximum total of £150,000.</p>
2. The carrying out of operations which will result in the enlargement, improvement or other alteration of an existing dwelling	<p>Where the application relates to</p> <p>(a) one dwelling, £300,</p> <p>(b) 2 or more dwellings, £600.</p>
3.(a)The carrying out of operations, including the erection of a building within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or	£300.
(b)the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse.	£300

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Non Residential Buildings	
4. The construction of buildings, structures or erections including extensions (other than construction within categories 1, 5, and 6).	<p>(a) where no floor area is created or the gross floor space created does not exceed 50 square metres, £300,</p> <p>(b) where the gross floor space created exceeds 50 square metres, £600 in respect of any gross floor space up to 100 square metres,</p> <p>(c) where the gross floor space exceeds 100 square metres, £600 plus £600 per 100 square metres in respect of any gross floor space exceeding 100 square metres and up to 4,000 square metres,</p> <p>(d) where the gross floor space exceeds 4,000 square metres, £24,000 plus £300 per 100 square metres in respect of any gross floor space exceeding 4,000 square metres, subject to a maximum of £150,000,</p> <p>(e) where no buildings are to be created, £600 per 0.1 hectare of site area, subject to a maximum of £150,000.</p>
Agricultural buildings	
5. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 6).	<p>(a) Where the ground area to be covered by the development does not exceed 500 square metres, £500,</p> <p>(b) Where the ground area to be covered by the development exceeds 500 square metres, £500 plus £500 for each 100 square metres in excess of 500 square metres, subject to a maximum of £25,000.</p>
Glasshouses and Polytunnels	

6. The erection of glasshouses or polytunnels to be used for agricultural purposes	£100 for each 100 square metres of ground area to be covered by the development subject to a maximum of £5,000.
Energy Generation	
7. The erection of wind turbines and the carrying out of other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.	<p>(a) Where the number of turbines does not exceed 3—</p> <p>(i) where none of the turbines have a ground to hub height exceeding 15 metres, £1,250,</p> <p>(ii) where one or more of the turbines has a ground to hub height exceeding 15 metres, but not exceeding 50 metres, £2,500,</p> <p>(iii) where one or more of the turbines has a ground to hub height exceeding 50 metres, £5,000.</p> <p>(b) Where the number of turbines does exceed 3, £500 for each 0.1 hectare of site area, subject to a maximum of £150,000.</p>
8. The construction of a hydro-electric generating station and the carrying out of any other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.	£500 for each 0.1 hectare of site area, subject to a maximum of £25,000.
9. The construction of a solar electric generating station and the carrying	£500 for each 0.1 hectare of site area, subject to a

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out of any other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.	maximum of £25,000.
10. The carrying out of any operations connected with the exploratory drilling for oil or natural gas.	(a) Where the site area does not exceed 0.1 hectares, £1,000, (b) Where the site area exceeds 0.1 hectares, £1,000 in respect of the first 0.1 hectares of site area, plus £500 for each 0.1 hectare of site area in excess of 0.1 hectares, subject to a maximum of £150,000.
Fish and Shellfish Farming	
11. The placing or assembly of equipment in any part of any marine waters for the purposes of fish farming.	£200 for each 0.1 hectare of the surface area of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of fish farming and £75 for each 0.1 hectare of the sea bed to be used in relation to such development, subject to a maximum of £25,000.
12. The placing or assembly of equipment in any part of any marine waters for the purposes of shellfish farming.	£200 for each 0.1 hectare of the surface area of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of shellfish farming, subject to a maximum of £25,000.
13. The erection, alteration or replacement of plant or machinery.	(a) Where the site area does not exceed 5 hectares, £500 for each 0.1 hectare of site area, (b) Where the site area exceeds 5 hectares, £25,000 plus £250 for each 0.1 hectare of the site area in excess of 5 hectares, subject to a maximum of £150,000.

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14. 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.	£500
15. Operations for the winning and working of minerals (not including peat).	(a) Where the site area does not exceed 0.1 hectare, £1,000, (b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,000 plus £500 for each 0.1 hectare of the site area in excess of 0.1 hectare, (c) Where the site area exceeds 15 hectares, £75,000, plus £250 for each 0.1 hectare of site area in excess of 15 hectares, subject to a maximum of £150,000.
16. Operations for the extraction of peat.	(a) £500 for each 0.1 hectare of site area, subject to a maximum of £6,000.
17. The carrying out of any operations not coming within any of the above categories.	(a) Where the site area does not exceed 0.1 hectare, £1,000, (b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,000 plus £500 for each 1 hectare of the site area in excess of 0.1 hectare, (c) Where the site area exceeds 15 hectares, £8,500 plus £250 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £150,000.
Use of Land	
18. The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land.	(a) Where the site area does not exceed 0.1 hectare, £1,000, (b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,000 plus £500 for each 1 hectare of the site area in excess of 0.1

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	<p>hectare, (c) Where the site area exceeds 15 hectares, £8,500 plus £250 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £150,000.</p>
19. The use of land for the storage of minerals in the open.	<p>(a) Where the site area does not exceed 0.1 hectare, £1,000, (b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,000 plus £500 for each 1 hectare of the site area in excess of 0.1 hectare, (c) Where the site area exceeds 15 hectares, £25,500 plus £250 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £150,000.</p>
Change of Use of Buildings or Land	
20. The change of use of a building to use as one or more dwellinghouses.	<p>(a) Where the number of dwellinghouses to be created by the development does not exceed 10, £600 for each dwellinghouse, (b) Where the number of dwellinghouses to be created by the development is fewer than 50, £600 for the first 10 dwellinghouses, and £450 for each dwellinghouse thereafter, (c) Where the number of dwellinghouses to be created by the development is 50 or more, £23,550 plus £250 for each dwellinghouse in excess of 50.</p>
21. A material change in the use of a building (other than a change of use referred to in category 20).	<p>(a) Where the gross floor space does not exceed 100 square metres, £600, (b) Where the gross floor space exceeds 100 square metres, £600 plus £600 per 100 square metres up to 4,000 square metres, (c) Where the gross floor space</p>

	exceeds 4,000 square metres, £24,000 plus £300 per 100 square metres in respect of any gross floor space exceeding 4,000 square metres, subject to a maximum of £150,000.
22. A material change in the use of land (other than— (a) a change of use within category 21, or (b) a change of use within categories 18 or 19, or (c) a change in the use of equipment placed or assembled in marine waters for the purposes of fish farming or shellfish farming).	(a) £500 per 0.1 hectare of site area subject to a maximum of £5,000
FEES FOR APPLICATIONS FOR PLANNING PERMISSION IN PRINCIPLE	
RESIDENTIAL DEVELOPMENT	
New dwellings	
1. Construction of buildings, structures or erections for use as residential accommodation.	(a) where only one dwellinghouse is to be created, £600, (b) where more than one dwellinghouse is to be created and the site area does not exceed 2.5 hectares, £600 for each 0.1 hectare of the site area, (c) where more than one dwellinghouse is to be created and site area exceeds 2.5 hectares, £600 for each 0.1 hectare up to 2.5 hectares of the site area, and then £300 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £75,000.
NON-RESIDENTIAL BUILDINGS	
2. The construction of buildings, structures or erections including extensions.	£600 for each 0.1 hectare up to 2.5 hectares of the site area, and then £300 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £75,000.

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FEES FOR APPLICATIONS FOR A CERTIFICATE OF LAWFUL USE OR DEVELOPMENT UNDER SECTION 150 OR A CERTIFICATE OF PROPOSED USE OR DEVELOPMENT UNDER SECTION 151 OF THE 1997 ACT	
CERTIFICATES OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT	
1. An application under section 150(1)(a) or (b) of the 1997 Act (or both as the case may be).	The amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application (or an application to do both, as the case may be).
2. An application under section 150(1)(c) of the 1997 Act	£300.
CERTIFICATES OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT	
3. An application under section 151(1) of the 1997 Act (apart from one within category 4).	Half the amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application (or an application to do both, as the case may be).
4. An application under section 151(1)(a) where the use specified is use as one or more separate dwellinghouses.	£600 for each dwellinghouse, subject to a maximum of £150,000.
FEES FOR A DETERMINATION AS TO WHETHER THE PLANNING AUTHORITY'S PRIOR APPROVAL IS REQUIRED IN RELATION TO DEVELOPMENT UNDER SCHEDULE 1 OF THE GENERAL PERMITTED DEVELOPMENT ORDER	
1. An application made for determination as to whether the prior approval of the planning authority is required in relation to development under schedule 1 of the General Permitted Development Order (other than one within categories 2 to 9).	£100
2. An application made by virtue of paragraph (4A) of Class 18 of Part 6 (agricultural buildings and operations) of schedule 1 of the General Permitted Development Order.	No Fee

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3. An application made by virtue of paragraph (4) of Class 18B of Part 6 (agricultural buildings and operations) of schedule 1 of the General Permitted Development Order.	£500
4. An application made by virtue of paragraph (5) of Class 18C of Part 6 (agricultural buildings and operations) of schedule 1 of the General Permitted Development Order.	£500
5. An application made by virtue of paragraph (4) of Class 21A of Part 6A (fish farming) of schedule 1 of the General Permitted Development Order.	£500
6. An application made by virtue of paragraph (4) of Class 22A of Part 7 (forestry buildings and operations) of schedule 1 of the General Permitted Development Order.	£500
7. An application made by virtue of paragraph (5) of Class 22B of Part 7 (forestry buildings and operations) of schedule 1 of the General Permitted Development Order.	£500
8. An application made by virtue of paragraph (4) of Class 22 of Part 7 (forestry buildings and operations) of schedule 1 of the General Permitted Development Order.	No Fee
9. An application made by virtue of sub-paragraph (23) of Class 67 of Part 20 (development by electronic communications code operators) of schedule 1 of the General Permitted Development Order	£500

Other Fees

Variation of Planning permission - £200.

Written confirmation of compliance with condition(s). £100

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Application for provision of facilities for social sport or recreation. - £600 subject to criteria.

Advertisement £300 per site

Demolition £100

Monitoring active surface coal mining site £500 per visit

Monitoring inactive surface coal mining site £250 per visit

Telecommunications Determination

Where no buildings are to be created, £600 per 0.1Ha of site area.

If an application for a mast is submitted as part of the Prior Notification process related to permitted rights for installing a mast £500.00.

Listed Building Consent No Fee

Conservation Area Consent (Demolition only) No Fee

Lopping or felling of trees within an area covered by a Tree Preservation Order No Fee

Concessions on Fees

The following concessions apply:

Works to improve disabled persons access to a building No fee

Extension and alterations to a disabled person's house solely intended to improve access, safety, health or comfort of a disabled person (also applies to a house in which a disabled person proposes to live) No fee

Applications required because of the removal of permitted development rights under a General Development or Use Classes Order by a condition attached to a planning permission No fee

Planning and advertisement applications by Community Councils Half the normal fee

Application fee reduced by a quarter in conservation areas if criteria are met.

The concessions listed below are not readily summarised and you should speak to a planning officer for more detailed information.

1. Development crossing planning authority boundaries – single fee.

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2. Re-submissions following refusal, withdrawal, dismissed appeal – no fee in certain circumstances.
3. Revised applications following approval – no fee in certain circumstances.
4. Applications for display of advertisements on parking meters, litter bins, public benches or bus shelters.
5. Mixed category applications – various ways of determining the fee depending on the circumstances.
6. Reserved matter applications – various ways of determining the fee depending on the circumstances.

The Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022 sets out the fees in detail.

Advertising the Application

It is necessary to advertise applications which may have a significant effect on their areas or may be 'bad neighbours'. This includes boarding kennels, places of entertainment, scrap yards, mineral workings, licensed premises, hot food shops and others. The developments are fully defined in the Town and Country Planning (General Permitted Development)(Scotland) Amendment Order 2011. It is also necessary to advertise any planning application where there is land next to the site which has no postal address or has no related buildings or property. These are advertised by the Council on behalf of the applicant, and a charge of £127 is payable to the Council when the application is made. Your application cannot be decided until we receive this payment.

Payments

Payments can be made [online](#) or over the telephone by calling 01259 450 000

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