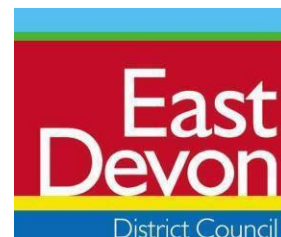


APPENDIX 1: Current Discretionary Fee Schedule

EAST DEVON DISTRICT COUNCIL PLANNING SERVICE - PRE APPLICATION ADVICE



PRE-APPLICATION CHARGING

SCHEDULE AND CUSTOMER CHARTER -

Valid from 1st May 2017

The Council's Planning Service introduced a scale of charges for pre application advice in December 2009 that was reviewed in January 2017. This Charter sets out the scale of charges and what customers can expect of us.

Scale of Charges

Category	Scale of application	Description	Charge per meeting/request for pre application advice(excluding VAT)
1	Large scale Majors	Large scale major schemes including:- <ul style="list-style-type: none">➤ Residential development of more than 200 houses.➤ Non residential floor space of more than 10,000 square metres.➤ Site area of more than 4 ha.	£750 (£900 including VAT)
2	Medium major	<ul style="list-style-type: none">➤ Residential development of between 31 – 199 houses.➤ Non residential floor space of 1000 – 9,999 square metres.➤ Site area of between 2 – 4 ha.	£625 (£750 including VAT)
3	Small major	<ul style="list-style-type: none">➤ Residential development between 10 – 30 houses.➤ Non residential floor space of 500 – 1000 square metres.➤ Site area up to 2 ha.	£500 (£600 including VAT)
4	Minor	Residential proposals (including holiday units) involving the erection of between 2 – 9 residential units. All minor non-residential schemes for new buildings.	£250 (£300 including VAT)
5	Minor and changes of use	All residential schemes for the replacement or erection of a single dwelling or conversion of a building to one residential unit. All changes of use without any associated external works.	£150 (£180 including VAT)

6	Listed Building works	Works to listed buildings that do not require planning permission.	£125 (£150 including VAT)
7	Comments on the principle of development only.	Desk-based assessment of all planning applications where an opinion on the principle of the development only is required.	Half of the relevant above fee.

Other Enquiry Fees

Requests for a check as to whether planning permission and/or listed building consent is required	£40
Confirmation of closure of enforcement case	£50
Confirmation of compliance with any formal enforcement action	£50
Confirmation of compliance with listed building consent	£90
Confirmation of discharge of planning conditions.	£90 for 1 st and then £30 for each additional
Confirmation of compliance with planning and listed building conditions	£90 for 1 st and then £30 for each additional
Confirmation of compliance with section 106 planning obligations	£90 for 1 st and then £30 for each additional
Other Enquires (seeking confirmation of information)	£50

subject of separate payment previously negotiated.

- (i) A Members Advisory Panel (see guidance on website) constitutes a separate pre-app and is subject to the relevant pre-application fee.

With regard to householder applications it is anticipated that all agents will have the necessary experience to deal with these schemes without needing specific pre-application advice from the planning service. The Council will publish householder design guidance on its website in due course as an additional aid for applicants. The Council will no longer respond to householder requests for pre-application advice whether or not they are represented by an agent.

Further advice on the information to submit with your pre-application enquiry (minimum of a 1:1250 site location plan, indicative layout and covering letter) and on the Members Advisory Panel is available on the planning page of East Devon District Councils website.

C Rose
Development Manager
February 2017