

Planning Preliminary Advice - New Fee Schedule from April 1st 2024

Appendix 2

Type of Development	Written Advice	Meeting with follow up written advice	Statutory Fee	Indicative Fee Levied by Other Councils 1. Categories May Differ from Ours 2. Some under review
<p><u>Level 1 Enquiry – Compliance and Information</u> Confirmation that planning conditions or s106 obligations have been discharged and/or that development has been completed in accordance with the planning permission (per enquiry)</p> <p>Site History</p>	<p>Householder £60-£70 (+17%)</p> <p>Single house £120-£140 (+17%)</p> <p>All other compliance checks charged at 25 30% (+5%) of the original planning app fee</p> <p style="text-align: center;">£40</p>			<p>Pembrokeshire compliance with notices and conditions £85-315</p> <p style="text-align: center;">Mon - £450/£550</p>
<p><u>Level 2 Enquiry - Householder</u></p> <ul style="list-style-type: none"> • Alterations, extension, conservatory or loft conversion • Walls and fences, Garages, sheds and other curtilage buildings, driveways • Operate a business from home • Micro generation for heat or electricity • Extend garden / curtilage <p><i>Note: An enquiry under the BGCBC local advice scheme will receive more detailed response than one submitted under the Wales statutory scheme</i></p>	£30 (no change)	£60 £70 (+17%)	£25	<p>Cardiff = £60</p> <p>Pembrokeshire £85, £50 additional advice</p> <p>Newport £60 with vat includes meeting</p> <p>Merthyr – £25 (£50 with meeting, £25 per additional meeting)</p> <p>Monmouth £120 add £60 for visit</p> <p>Torfaen £25</p> <p>Caerphilly £26.25 +vat</p>

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Appendix 2

<p style="text-align: center;"><u>Level 3 Enquiry – Minor Development</u></p> <ul style="list-style-type: none"> • Permitted development enquiry (non householder) • Change of Use (any) • Alterations to exterior of commercial or retail or industrial premises (inc solar panels) • Advertisements • Single dwelling - New build • Residential dev (change of use or new build) creating 2 - 9-5 units or site area less than a hectare Residential dev (change of use or new build) creating 6-9 units or site area less than a hectare (new category) 	<p style="text-align: center;">£60-£70 (+17%)</p> <p style="text-align: center;">£60-£70 (+17%)</p> <p style="text-align: center;">£60 (no change)</p> <p style="text-align: center;">£60-£70 (+17%)</p> <p style="text-align: center;">£120 £140 (17%)</p> <p style="text-align: center;">£240 £280 (+17%)</p> <p style="text-align: center;">£240 £420 (+ 75%)</p>	<p style="text-align: center;">£120</p> <p style="text-align: center;">£140 (+17%)</p> <p style="text-align: center;">per 1hr meeting</p> <p style="text-align: center;">£280 (£280 (+17%))</p> <p style="text-align: center;">£480 £560 (+17%)</p> <p style="text-align: center;">£480 £700 (+46%)</p>	<p style="text-align: center;">£250</p>	<p>Cardiff – only state minor £300</p> <p>Pembrokeshire £300/£355 with meeting. Adverts £55</p> <p>Newport £540. Adverts £60</p> <p>Merthyr Single dwelling £75 (£150 with meeting, £100 each additional meeting)</p> <p>Other minor £250</p> <p>Adverts £50/£75 meeting</p> <p>Monmouth £250 extra £60 for SV</p> <p>Torfaen 1 dwelling \$50</p> <p>Caerphilly single dwelling Cof U £262.50 +vat</p>
<p style="text-align: center;"><u>Level 4 Enquiry – Residential Development</u></p>	<p style="text-align: center;">deleted</p>			<p>Cardiff £300 (classed as minor)</p> <p>Pembrokeshire 1-2 houses £250-£345 with meeting</p> <p>5-9 dwellings £550 with meeting</p> <p>Caerphilly £525+vat</p>
<p style="text-align: center;"><u>Level 5-4 Enquiry – Business Commercial Development</u></p> <ul style="list-style-type: none"> • Non residential 999sqm or less floorspace or site area less than 0.99ha. 	<p style="text-align: center;">£240 £280 (+17%)</p>	<p style="text-align: center;">£480 £560 (+17%)</p>		<p style="text-align: center;">Pembrokeshire £550</p>

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Appendix 2

<p style="text-align: center;">Level 6 5 Enquiry – Major Development</p> <ul style="list-style-type: none"> • Residential 10-23 units • Non resi site area of 1ha+ or floorspace 1000sqm+ • Waste and Minerals development 	<p>£600 £1000 (+ 67%)</p>	<p>£900 £1500 (+67%) Extra £100 per additional meeting</p>	<p>£600</p>	<p>Cardiff - £1500 Pembrokeshire £1125 ,25 units. Minerals £2775 - £5500 Merthyr £600 (additional meeting £600) Newport £1060 with vat Mon = £1200 SV £95 Caerphilly £630+vat</p>
<p style="text-align: center;">Level 7 6 Enquiry - Energy</p> <ul style="list-style-type: none"> • Wind turbine(s) / Solar Park Energy generation under 10MW • Energy generation over 10MW 	<p>£720 £1000 (+39%) (plus consultancy fees incurred by LPA)</p> <p>£1500 (plus consultancy fees incurred by LPA)</p>	<p>£1200 £1500 (+25%) Extra £100 per additional meeting £2000 (+25%) Extra £100 per additional meeting</p>		
<p style="text-align: center;">Level 8-7 Enquiry – Large Major</p> <ul style="list-style-type: none"> • Residential development 24+ 	<p>£1200 £1500 (+25%)</p>	<p>£1800 £2000 (+11%) Extra £100 per additional meeting</p>	<p>£1000</p>	<p>Cardiff £3000 (incl CoU more than 1999sqm) Pembrokeshire £2600-£5250 >24 units Newport £2160 Merthyr £1000 / £1000 for meeting and each additional Mon £1600 Caerphilly £1050 +vat</p>

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<u>New Category Level 8 Enquiry – Listed Buildings</u>				
Confirmation whether LBC required	£30	£70		
Repairs to Listed buildings advice	£70	£100		
Listed building advice where works require LBC	£250	£350		
<p><i>All fees include VAT. Payment must be made in full before an enquiry is registered. Other development not specified in this schedule – fee at discretion of Service Manager. A free scoping meeting may be available for major and large major development.</i></p> <p><u>Exemptions from Fee</u></p> <p><i>Works to existing house to provide access or improve the quality of life for a disabled occupant.</i></p> <p><i>Works to a listed building</i></p> <p><i>Works for and being carried out by the County Borough, Town or Community Council</i></p> <p><i>Minor non-profit works for small community organisations for the benefit of the local population (case officer discretion)</i></p> <p><i>Works within the Enterprise Zone (business use only).</i></p> <p><i>Note: Wherever practicable, meetings will be held via Microsoft teams</i></p>				

- Pembrokeshire offer pre-submission validation check £90-£250
- Mon charge £350 for LB advice +£95 for a meeting
- Torfaen same as Stat but add additional fee for meetings
- Caerphilly charge 30+VAT to consult with consultees and charge 30% of fee plus VAT for a meeting