

BEDFORD BOROUGH COUNCIL

Town and Country Planning (Fees for Applications, Deemed Applications, and Minerals and Waste Requests and Site Visits) (England) Regulations 2012 (as amended 19/8/19)

IMPORTANT - PLEASE READ CAREFULLY. THIS NOTE SETS OUT FEES PAYABLE FOR PLANNING AND OTHER APPLICATIONS. CONSIDERATION OF APPLICATIONS WITHOUT THE CORRECT FEE WILL BE DELAYED.

The fees apply from 19th August 2019 onwards.

The fee should be paid at the time the application is submitted. If you are unsure of the fee applicable, please contact the Customer Service Centre (Tel 01234 718068 or planning@bedford.gov.uk).

All Outline Applications	
Not more than 2.5 hectares	£462 per 0.1 hectare for sites up to and including 2.5 hectares.
More than 2.5 hectares	£11,432 + £138 for each 0.1 hectares (1 hectare in the case of agricultural developments) in excess of 2.5 hectares to a maximum of £150,000.

All Applications for “Development In Principle” (See Sections 58A and 59A of the Town and Country Planning Act 1990 (as amended) for details of this type of application – it is different than a standard “Outline” application).
£402 for each 0.1 hectare of the site area.

Householder Applications		
Alterations/extensions to a single dwelling , including works within boundary (i.e. outbuildings/fences).	Single dwelling.	£206
Alterations/extensions to two or more dwellings , including works within boundaries	Two or more dwellings.	£407

Full Applications (and First Submissions of Reserved Matters)		
New dwellings (up to and including 50).	New dwellings (not more than 50).	£462 per dwelling.
New dwellings (for <i>more</i> than 50).	New dwellings (more than 50).	£22,859 + £138 per additional dwelling in excess of 50 up to a maximum fee of £300,000.

Full/Reserved Matters Applications Continued – Erection of buildings (not dwellings, agricultural, glasshouses, plant or machinery, see separate headings for those categories) – note: floor space is measured externally – demolished areas do not count against floor space created – multiplication figure is rounded up i.e. 100sqm floor space is divided by 75sqm = 1.3 but is rounded up to 2:		
Gross floor space to be created by the development.	No increase in gross floor space or no more than 40m ² .	£234
Gross floor space to be created by the development.	More than 40m ² but no more than 75m ² .	£462
Gross floor space to be created by the development.	More than 75m ² but no more than 3,750m ² .	£462 for each 75m ² or part thereof.
Gross floor space to be created by the development.	More than 3,750m ² .	£22,859 + £138 for each additional 75m ² in excess of 3750 m ² to a maximum of £300,000.
The erection of buildings (other than glasshouses – see category below) on land used for agriculture and that are to be used for agricultural purposes.		
Gross floor space to be created by the development	Not more than 465m ²	£96
Gross floor space to be created by the development	More than 465m ² but not more than 540m ²	£462
Gross floor space to be created by the development	More than 540m ² but not more than 4,215m ²	£462 for first 540m ² + £462 for each 75m ² (or part thereof) in excess of 540m ² up to and including 4,215m ² . Continued -
Gross floor space to be created by the development	More than 4,215m ²	£22,859 + £138 for each 75m ² (or part thereof) in excess of 4,215m ² up to a maximum of £300,000.

Full Applications (and First Submissions of Reserved Matters) continued...
Erection of glasshouses on land used for agriculture and that are to be used for agricultural purposes.

Gross floor space to be created by the development.	Not more than 465m ² .	£96
Gross floor space to be created by the development.	More than 465m ² .	£2,580
Erection/alterations/replacement of plant and machinery		
Site area.	Not more than 5 hectares.	£462 for each 0.1 hectare (or part thereof).
Site area.	More than 5 hectares.	£22,859 + additional £138 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £300,000.

Other Applications.		
Car parks, service roads or other accesses.	For existing uses and required for a purpose incidental to that use.	£234
Waste Disposal (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals in the open).		
Site area.	Not more than 15 hectares.	£234 for each 0.1 hectare (or part thereof).
Site area.	More than 15 hectares.	£34,934 + £138 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum in total of £78,000.
Operations connected with exploratory drilling for oil or natural gas.		
Site area.	Not more than 7.5 hectares.	£462 for each 0.1 hectare (or part thereof).
Site area.	More than 7.5 hectares.	£34,500 + additional £138 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £300,000.
Operations for the winning and working of minerals		
Site area.	Not more than 15 hectares.	£234 for each 0.1 hectare of the site area (or part thereof).

Site area.	More than 15 hectares.	£34,934 + additional £138 for each 0.1 hectare in excess of 15 hectares up to a maximum of £78,000.
------------	------------------------	---

Other operations		
Other operations (not coming within any of the above categories) – for example the construction of an earth bund were it is not waste disposal.	Any site area.	£234 for each 0.1 hectare (or part thereof) up to a maximum of £2,028.

Lawful Development Certificate (LDC)		
LDC – Existing use or building works.		Same as a planning application for that development (i.e. for a house extension it would be £206).
LDC – Existing use or building works where it is lawful not to comply with a particular condition attached to a planning permission.		£234.
LDC – Proposed use or building works i.e. no work has been carried out yet.		Half the normal planning application fee for that development (i.e. for a house extension it would be £103).

Prior Approval		
Agricultural and Forestry buildings & operations or demolition of buildings		£96
Telecommunications Code Systems Operators		£462
Proposed change of use to State Funded School or Registered Nursery		£80
All other Prior Approval applications		£96
Householder Prior Approval for single storey rear extension		£96

Reserved Matters		
Application for approval of reserved matters following outline approval		Full fee due or if full fee already paid then £385 due

Approval/Variation/discharge of condition	
Application for removal or variation of a condition following grant of planning permission	£234
Request for approval of details reserved by condition attached to a permission	£34 per request for Householder otherwise £116 per request

Change of Use of a building to use as one or more separate dwellinghouses, or other cases		
Number of dwellings	Not more than 50 dwellings	£462 for each additional dwelling
Number of dwellings	More than 50 dwellings	£22,859 + £138 for each in excess of 50 up to a maximum of £300,000
Other Changes of Use of a building or land – not dwellings or waste related.		£462

Advertising	
Relating to the business on the premises it is advertising.	£132
Advance signs which are not situated on or visible from the site, directing the public to a business.	£132
Other advertisements i.e. a house builders signs and flags advertising their new development.	£462

Application for a New Planning Permission to replace an Extant Planning Permission (please note this type of application is currently unavailable).	
Applications in respect of major developments	£690
Applications in respect of householder developments	£68
Applications in respect of other developments	£234

Application for a Non-material Amendment Following a Grant of Planning Permission	
Applications in respect of householder developments	£34
Applications in respect of other developments	£234

CONCESSIONS
EXEMPTIONS FROM PAYMENT
For alterations, extensions, etc. to a dwelling house solely for the benefit of a registered disabled person and that is required to provide them with access or for their greater safety, health or comfort. Please note that any application claiming this exemption should submit a doctors or occupational health officers' letter saying that the proposal is needed for this purpose.
An application solely for the carrying out of the operations for the purpose of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted.
Listed Building Consent.
Planning permission/conditions for relevant demolition in a Conservation Area/Listed Building consent.
Works to Trees covered by a Tree Preservation Order or in a Conservation Area and a Hedgerow Removal Notice application.
If the proposal is the first revision of an application for development of the same character or description on the same site by the same applicant, within 12 months of making the earlier application if withdrawn, or the date of decision if granted or refused (including signs only if withdrawn or refused), and it is NOT a duplicate application made by the same applicant within 28 days.
If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation.
If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made by or on behalf of the same person.
If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the Control of Advertisements Regulations 1992 (as amended), dis-applying deemed consent under Regulation 6 to the advertisement in question.
If the application is for a Certificate of Lawfulness of Proposed Works to a Listed Building.
If the application is being made on behalf of a non-profit making sports club for works for playing fields not involving buildings then the fee is £462
If the application is being made on behalf of a parish or community council then the fee is 50%
If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost then the fee is 50%
In respect of reserved matters you must pay a sum equal to or greater than what would be payable at current rates for approval of all the reserved matters. If this amount has already been paid then the fee is £462. Note - see the fee regulations for how this is applied

CONCESSIONS continued...

REDUCTIONS TO PAYMENTS

If the application is for a Lawful Development Certificate for a Proposed use or development, then the fee is 50% of the normal fee rate.

If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay the fee for the highest fee plus half sum of the others.

Where an application relates to development which is within more than one fee category, the correct fee is simply the highest of the fees payable (if not including residential).

Where an application consists of the erection of dwellings and the erection of other types of buildings (categories 1-4) the fees are added together and maximum can be exceeded.

Where an application crosses one or more local or district planning authorities then the fee is 150% and goes to the authority that contains the larger part of the application site or a sum of the fees if it is less than 150%. See Fee Regulations for details of how to apply this.