

## PLANNING DEVELOPMENT CONTROL – 11 JANUARY 2017

### FEES AND CHARGES – 2017/18

#### 1. INTRODUCTION

- 1.1 This report sets out the suggested fees and charges for 2017/18 for Council services forming part of the Committee. The report forms part of the Council's medium term financial plan and annual budget for 2017/18.

#### 2. BACKGROUND

- 2.1 A schedule of the proposed fees and charges for financial year 2017/18 is attached as **Appendix 1**.
- 2.2 The schedule contains the following information:
- Current charges for 2016/17
  - Proposed charges for 2017/18
  - Year on year percentage increase
- 2.3 The general approach recommended in this decision is that fees and charges are increased by 2% from the current charges except where that would result in an awkward figure arising. The actual percentage is shown for each category.
- 2.4 Most of the fees within this portfolio are either set by the Government (planning application fees) or must balance expenditure and income (building regulations' and land charges) and hence are not covered by this report.

#### 3. FINANCIAL IMPLICATIONS

- 3.1 The proposed fees and charges, detailed in Appendix 1 have been set principally in accordance with the Council's charging policy and financial targets for 2017/18.

#### 4. ENVIRONMENTAL IMPLICATIONS

- 4.1 None as a direct result of this report but the pre application planning advice that these fees apply to contributes positively to the general environment.

#### 5. CRIME & DISORDER AND EQUALITY IMPLICATIONS

- 5.1 None directly arising from this report.

**6. CONCLUSION**

- 6.1 Fees and charges are proposed for the 2017/18 financial year. Any significant financial implications are reflected in the Portfolio Plan proposals.

**7. RECOMMENDATION**

- 7.1 The Committee is asked to approve the proposed fees and charges as set out in Appendix 1.

**For Further Information Please Contact:**

David Groom  
Service Manager Planning and Building Control  
Tel: 02380 285588  
Email: david.groom@nfdc.gov.uk

**Background Papers:**

None

## APPENDIX 1

### **DEVELOPMENT CONTROL COMMITTEE** **PROPOSED SCALE OF FEES AND CHARGES FOR 2017/18**

| <b>Pre-Application Enquiry Fees<br/>(These fees include VAT)</b>  | <b>Charges<br/>2016/2017<br/>(inc. VAT)<br/>£</b> | <b>Proposed<br/>Charges<br/>2017/2018(inc.<br/>VAT) £</b> | <b>%<br/>Increase</b> |
|---|---|---|-----------------------|
| <b>Category</b>   |   |   |                       |
| Application Checking Form   | 30.00   | 30.00   | -                     |
| Householder Development Form<br>(is development acceptable)   | 88.00   | 90.00   | 2.3                   |
| Householder Development<br>Combined Form (is permission<br>required and, if relevant, is<br>development acceptable) | 176.00  | 180.00  | 2.3                   |
| Clarification Meeting Form<br>(Householder Development)   | 51.00   | 52.00   | 2.0                   |
| Clarification Meeting Form (Non-<br>Householder Development)  | 208.00  | 212.00  | 1.9                   |
| Shop fronts & Advertisements;<br>Telecommunications and<br>Change of Use Development<br>Form                        | 88.00   | 90.00   | 2.3                   |
| Small Scale Residential &<br>Commercial Pre-Application<br>Advice Enquiry Form                                      | 272.00  | 277.00  | 1.8                   |
| Minor Residential or Commercial<br>Pre-Application Advice Enquiry<br>Form   | 545.00  | 555.00  | 1.8                   |
| Major Residential or Commercial<br>Pre-Application Advice Enquiry<br>Form   | 816.00  | 832.00  | 2.0                   |
| Principles of Development Form  | 2080.00   | 2120.00   | 1.9                   |
| Larger Residential or<br>Commercial Schemes   | Fees<br>Negotiated –<br>one off                   | Fees<br>Negotiated –<br>one off                           |                       |
| Trees   | Free of<br>Charge                                 | Free of Charge  |                       |
| Heritage Asset Advice Form  | 26.50   | 27.00   | 1.9                   |

|   |        |        |     |
|---|--------|--------|-----|
| <b>Section 106 Agreements – Legal Fees (per hour)</b> Reduced Legal Fees (see below) apply if only a Habitats Contribution (with no other provisions) is required:- | 160.00 | 165.00 | 3.1 |
| 1 dwelling (£550 contribution)  | 100.00 | 100.00 | -   |
| 2 dwellings (£1,100 contribution)   | 150.00 | 150.00 | -   |
| 3 dwellings (£1,650 contribution)   | 200.00 | 200.00 | -   |
| 4 dwellings (£2,200 contribution)   | 250.00 | 250.00 | -   |
| 5 dwellings (£2,750 contribution)   | 300.00 | 300.00 | -   |
| 6 dwellings (£3,300 contribution)   | 350.00 | 350.00 | -   |
| 7 dwellings (£3,850 contribution)   | 400.00 | 400.00 | -   |
| 8 or more dwellings   | 480.00 | 495.00 | 3.1 |

|                          |        |        |     |
|--------------------------|--------|--------|-----|
| High Hedge Applications* | 527.00 | 537.00 | 1.9 |
|--------------------------|--------|--------|-----|

\*If formal mediation is undertaken there will be a reduction in the fee equivalent to the costs incurred by attempting formal mediation, up to a maximum reduction of £160. A full refund will be given where a Tree Preservation Order is placed on the hedge in question. A fee of £100 to be paid by householders making a complaint who are in receipt of benefits.

|  |        |        |   |
|--|--------|--------|---|
| Local Plan Review Site Advice (wef 1/1/2016) | 500.00 | 500.00 | - |
|--|--------|--------|---|