

Planning Charges and Planning Application Fees

These charges apply from 1st April 2018 onwards.

Charges for Copying, Research and Invoicing

- Information and documents relating to planning applications can be accessed via our Planning Online web site www.sedgemoor.gov.uk/planning_online.
- If the web site does not fulfil your requirements please put requests including application numbers and site location details in writing. This is to minimise change of mind by customers and to avoid errors and debate about details requested.
- The appropriate money if required must accompany orders for less than £50.
- If cheques are promised “up-front” and not received, customers will be invoiced at the minimum charge of £50.
- We will seek to have copies ready for collection or to send out within 5 working days of receipt of request (in line with the Council’s Customer Charter). Electronic copies of the below documents can be emailed without charge on request.

Copies of Specific Documents	Charge inc VAT
Decision notice*	£10.00 (per document)
Section 52 or 106 Legal Agreement	£30.00 (per document)
Enforcement notice	£10.00 (per document)
Tree Preservation Order	£10.00 (per document)
*Please note these are available from our Planning Online web site free of charge.	
Copies of Plans / Copies of other documentation**	
A4	£0.50 (per page)
A3	£1.00 (per page)
Larger than A3	£8.00 (per page)
**Examples: general correspondence, copies of consultation replies/representations, Committee Report, listed building report, plans not with other documentation, planning applications forms	
Planning Research	
Research for supply of planning information e.g. planning history	£54.00 per hour or part thereof

Copyright Warning - Plans, drawing and material submitted to the council are protected by the copyright acts (Section 47, 1988 Act). You may only use the documents for consultation purposes, to compare current applications with previous schemes and to check whether developments have been completed in accordance with approved plans. Further copies must not be made without the prior permission of the copyright owner.

Pre-Application Advice Charges

Planning application fees do not cover the cost of a pre-application advice service and Council’s may charge for this service. To provide a high quality pre-application advice service Sedgemoor District Council does charge for advice and full details can be found in our [Pre-Planning Application Advice booklet](#). The below pre-application fees include VAT at 20%.

	Detailed Pre-Application Advice		Initial / “in principle” Pre-Application Advice	
	Written Advice	Meeting	Written Advice	Meeting
Small Scale	£58.00	£87.00	£58.00	£87.00
Minor	£116.00	£173.00	£58.00	£87.00
Major	n/a	£2,160.00	£116.00	£173.00

If further investigation or meetings are required then additional fees are likely to be invoiced at the rate of £96.00 per hour including VAT.

Planning Application Fees as of 17th January 2018

This document is based upon [The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) Regulations 2012 \(as amended\)](#)

- The fee should be paid at the time the application is submitted
- If you are unsure of the fee applicable, please contact Sedgemoor District Council on 0300 303 7805 or development.management@sedgemoor.gov.uk Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset TA6 3AR

Category*	All Outline Applications		
1 or 2	£462 per 0.1 hectare for sites up to and including 2.5 hectares	Not more than 2.5 hectares	£462 per 0.1 hectare
	£11,432 + £138 for each 0.1 in excess of 2.5 hectares to a maximum of £150,000	More than 2.5 hectares	£11,432 + £138 per 0.1 hectare
	Householder Applications		
6 or 7	Alterations/extensions to a single dwelling , including works within boundary	Single dwelling (including flats)	£206
	Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent)		
6 or 7	Alterations/extensions to two or more dwellings , including works within boundaries	Two or more dwellings (or two or more flats)	£407
1	New dwellings (up to and including 50)	New dwellings (not more than 50)	£462 per dwelling
	New dwellings (for more than 50) £22,859 + £138 per additional dwelling in excess of 50 up to a maximum fee of £300,000	New dwellings (more than 50)	£22,859 + £138 per dwelling
	Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent) Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery)		
2	Gross floor space to be created by the development	No increase in gross floor space created or no more than 40m ²	£234
		More than 40m ² gross floor space created but no more than 75m ²	£462
		More than 75m ² gross floor space created but no more than 3,750m ²	£462 for each 75m ² or part thereof
		More than 3,750m ² gross floor space created	£22,859 + £138 for each additional 75m ² in excess of 3,750m ² to a maximum of £300,000

Category*	Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent) Erection of buildings (on land used for agricultural purposes)		
3	Gross floor space to be created by the development	Not more than 465m ²	£96
		More than 465m ² gross floor space created but no more than 540m ²	£462
		More than 540m ² gross floor space created but no more than 4,215m ²	£462 for first 540m ² + £462 for each 75m ² (or part thereof) in excess of 540m ²
		More than 4,215m ² gross floor space created	£22,859 + £138 for each additional 75m ² (or part thereof) in excess of 4,215 m ² up to a maximum of £300,000
Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent) Erection of glasshouses (on land used for the purpose of agriculture)			
4	Gross floor space to be created by the development	Not more than 465m ²	£96
		More than 465m ² gross floor space created	£2,580
Full Applications (and First Submissions of Reserved Matters; or Technical Details Consent) Erection/alterations/replacement of plant and machinery			
5	Site area	Not more than 5 hectares	£462 for each 0.1 hectare (or part thereof)
		More than 5 hectares	£22,859 + £138 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £300,000
Applications other than Building Works			
8	Car parks, service roads or other accesses	For existing uses	£234
Waste (use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)			
12	Site area	Not more than 15 hectares	£234 for each 0.1 hectare (or part thereof)
		More than 15 hectares	£34,934 + £138 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £78,000

Category*			
Operations connected with exploratory drilling for oil or natural gas			
9	Site area	Not more than 7.5 hectares	£508 for each 0.1 hectare (or part thereof)
		More than 7.5 hectares	£38,070 + £151 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £300,000
Operations (other than exploratory drilling) for the winning and working of oil or natural gas			
10	Site area	Not more than 15 hectares	£257 for each 0.1 hectare (or part thereof)
		More than 15 hectares	£38,520 + additional £151 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £78,000
Other operations (winning and working of minerals) excluding oil and natural gas			
10	Site area	Not more than 15 hectares	£234 for each 0.1 hectare (or part thereof)
		More than 15 hectares	£34,934 + £138 for each 0.1 in excess of 15 hectares up to a maximum of £78,000
Other operations (not coming within any of the above categories)			
10	Site area	Any site area	£234 for each 0.1 hectare (or part thereof) up to a maximum of £2,028
Reserved matters			
1, 2 or 3	Application for approval of reserved matters following outline approval		Full fee due, or if full fee already paid, £462 due
Change of Use of a building to use as one or more separate dwellinghouses, or other cases			
11	Number of dwellings	Not more than 50 dwellings	£462 for each additional dwelling
		More than 50 dwellings	£22,859 + £138 for each in excess of 50 up to a maximum of £300,000
13	Other Changes of Use of a building or land		£462

Lawful Development Certificate	
Existing use or operation - in breach of a planning condition	Equivalent of a planning application fee
Existing use or operation - lawful not to comply with a particular condition	£234
Proposed use or operation	Half the equivalent of a planning application fee
Approval/Variation/Discharge of conditions	
Application for removal or variation of a condition following a grant of planning permission	£234
Discharge of condition(s) - Request for confirmation that one or more planning conditions have been complied with	£34 per request for householder, otherwise £116 per request
Advertising	
Relating to the business on the premises	£132
Advance signs which are not situated on or visible from the site, directing the public to a business	£132
Other advertisements	£462
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
Application for Permission in Principal	
Site area	£402 for each 0.1 hectare (or part thereof)
Prior Approval	
Larger Home Extensions (from 19 August 2019)	£96
Agricultural and Forestry building and operations or Demolition of buildings	£96
Communications (previously referred to as "Telecommunications Code Systems Operators")	£462
Change of Use from Shops (Class A1), Professional and Financial Services (Class A2), Takeaways (Class A) Betting Offices, Pay Day Loan Shops or Launderettes to Office (Class B1a)	£96
Change of Use of a building and any land within its curtilage from Business (Class B1), Hotels (Class C1), Residential Institutions (Class C2), Secure Residential Institutions (Class C2a) or Assembly and Leisure (Class D2) to a State Funded School or Registered Nursery	£96

Prior Approval continued...	
Change of Use of a building and any land within its curtilage from an Agricultural Building to State Funded School or Registered Nursery	£96
Change of Use of a building and any land within its curtilage from an Agricultural Building to a flexible use within Shops (Class A1), Financial and Professional services (Class A2), Restaurants and Cafes (Class A3), Business (Class B1), Storage or Distribution (Class B8), Hotels (Class C1) or Assembly or Leisure (Class D2)	£96
Change of Use of a building and any land within its curtilage from Offices (Class B1a) to Dwellinghouses (Class C3)	£96
Change of Use of a building and any land within its curtilage from an Agricultural Building to a Dwellinghouse (Class C3)	£96; or £206 it if includes building operations in connection with the change of use
Change of Use of a building from Shops (Class A1), Financial and Professional services (Class A2), Betting Offices, Pay Day Loan Shops, Laundrette; or Mixed combining one of these uses and use as a dwelling house to Dwellinghouses (Class C3)	£96; or £206 it if includes building operations in connection with the change of use
Change of Use of a building and any land within its curtilage from Light Industrial (Class B1c) to a Dwellinghouse (Class C3)	£96
Change of Use of a building and any land within its curtilage from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) to Dwellinghouses (Class C3)	£96; or £206 it if includes building operations in connection with the change of use
Change of Use of a building from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3)	£96; or £206 it if includes building operations in connection with the change of use
Change of Use of a building from Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)	£96
Change of Use from Shops (Class A1), Professional and Financial Services (Class A2), Takeaways (Class A5), Betting Offices, Pay Day Loan Shops or Launderettes to Offices (Class B1a)	£96
Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop	£96
Temporary Use of Buildings or Land for the Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in Connection with that Use	£96
Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings, up to a Capacity of 1 Megawatt	£96
Temporary school buildings on vacant commercial land and the use of that land as a state-funded school for up to 3 academic years	£96

Concessions

Please note: not all concession are valid for all applications types. Upon receipt of your application the local authority will check the fee is correct and if the concession is applicable.

Exemptions from payments

- An application solely for the alteration or extension of an existing dwellinghouse; or works in the curtilage of an existing dwellinghouse (other than the erecting of a dwellinghouse) for the purpose of providing:
 - Means of access to or within it for a disabled person who is resident in it, or is proposing to take up residence in it; or
 - Facilities designed to secure that persons greater safety, health or comfort.
- 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 for relevant demolition in a Conservation Area.
- Works to Trees covered by a Tree Preservation Order or in a Conservation Area.
- Hedgerow Removal.
- If the application is the first revision of an application for development of the same character or description on the same site by the same applicant:
 - For a withdrawn application: Within 12 months of the date when the application was received.
 - For a determined application: Within 12 months of the date the application was granted, refused or an appeal dismissed.
 - For an application where an appeal was made on the grounds of non-determination: Within 12 months of the period when the giving of notice of a decision on the earlier valid application expired.
- 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 2007 Regulations, dis-applying deemed consent under Regulation 6 to the advertisement in question.
- If the application is for alternative proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2 Part 3 Class V of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- If the application relates to a condition or conditions on an application for Listed Building Consent or planning permission for relevant demolition in a Conservation Area.
- If the application is for a Certificate of Lawfulness of Proposed Works to a listed building.
- If an application for planning permission (for which a fee is payable) being made by the same applicant on the same date for the same site, building or land as the prior approval application (for larger home extension or change of use).

Concessions - Reductions to payments

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

Fees for cross boundary applications

Where an application crosses one or more local or district planning authorities, the Planning Portal fee calculator will only calculate a cross boundary application fee as 150% of the fee that would have been payable if there had only been one application to a single authority covering the entire site.

If the fee for this divided site is smaller when the sum of the fees payable for each part of the site are calculated separately, you will need to contact the lead local authority to discuss the fee for this divided site.

The fee should go to the authority that contains the larger part of the application site.

***Category of Development**

1. The erection of dwellinghouses (other than development in category 6).
2. The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7).
3. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4).
4. The erection of glasshouses on land used for the purposes of agriculture.
5. The erection, alteration or replacement of plant or machinery.
6. The enlargement, improvement or other alteration of existing dwellinghouses.
7. 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 the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse.
8. 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.
9. The carrying out of any operations connected with exploratory drilling for oil or natural gas.
10. The carrying out of any operations not coming within any of the above categories.
11. The change of use of a building to use as one or more separate dwellinghouses.
12. The use of land for –
 - a. the disposal of refuse or waste materials;
 - b. the deposit of material remaining after minerals have been extracted from land; or
 - c. the storage of minerals in the open.
13. The making of a material change in the use of a building or land (other than a material change of use in category 11 or 12(a), (b) or (c)).