



**Environmental Services**  
 Development Management  
 Development Services  
 Council Office  
 High Street  
 Elgin  
 IV30 1BX  
 Tel: (01343) 563501  
 Fax: (01343) 563263

**SCALE OF FEES  
 APPLICABLE FROM 1 NOVEMBER 2014**

<i>(Category of Development)</i>		<i>(Fee Payable)</i>
<b>Operations</b>		
1.	The erection of dwellinghouses (other than development within category 6).	Where the application is for- (a) planning permission in principle, <b>£401</b> for each 0.1 hectare of the site area, subject to a maximum of <b>£10,028</b> or <b>£401</b> for one dwellinghouse;  (b) other than planning permission in principle, <b>£401</b> for each dwellinghouse to be created by the development, subject to a maximum of <b>£20,055</b> .
2.	The erection of buildings (other than buildings coming within category 1, 3, 4 or 6).	Where the application is for- (a) planning permission in principle, <b>£401</b> for each 0.1 hectare of the site area, subject to a maximum of <b>£10,025</b> ;  (b) other than planning permission in principle (i) where no floor space is to be created by the development <b>£202</b> ; (ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, <b>£202</b> ; (iii) where the area of gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, <b>£401</b> ; and (iv) where the area of gross floor space to be created by the development exceeds 75 square metres, <b>£401</b> for each 75 square metres, subject to a maximum of <b>£20,055</b> .
3.	The erection on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings coming within category 4).	(a) Where the application is for planning permission in principle, <b>£401</b> for each 0.1 hectare of the site area, subject to a maximum of <b>£10,028</b> ;

	<i>(Category of Development)</i>	<i>(Fee Payable)</i>
4.	The erection on land used for the purposes of agriculture, of glasshouses excluded by virtue of paragraph 2(d) of Class 18 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.	<p>(b) in all other cases-</p> <p>(i) where the ground area to be covered by the development exceeds 465 square metres but does not exceed 540 square metres, <b>£401</b>;</p> <p>(ii) where the ground area to be covered by the development exceeds 540 square metres, <b>£401</b> for the first 540 square metres and <b>£401</b> for each 75 square metres in excess of that figure, subject to a maximum of <b>£20,055</b>.</p> <p>Where the ground area to be covered by the development exceeds 465 square metres, <b>£2,321</b>.</p>
5.	The erection, alteration or replacement of plant or machinery.	<b>£401</b> for each 0.1 hectare of the site area, subject to a maximum of <b>£20,055</b>
6.	The enlargement, improvement or other alteration of existing dwellinghouses.	<p>(a) Where the application relates to one dwellinghouse, <b>£202</b>;</p> <p>(b) where the application relates to 2 or more dwellinghouses, <b>£401</b>.</p>
7	<p>(a) 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;</p> <p>(b) the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse; or</p> <p>(c) 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.</p>	<p><b>£202</b></p> <p><b>£202</b></p> <p><b>£202</b></p>

<i>(Category of Development)</i>		<i>(Fee Payable)</i>
8	The carrying out of any operations connected with the exploratory drilling for oil or natural gas	<b>£401</b> for each 0.1 hectare of the site area, subject to a maximum of <b>£30,240</b> .
9	The placing or assembly of equipment in any part of any marine waters for the purpose of fish farming.	<b>£183</b> for each 0.1 hectare of the surface area of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of the fish farming and <b>£63</b> for each 0.1 hectare of the sea bed to be used in relation to such development, subject to a maximum of <b>£18,270</b>
10	The carrying out of any operations not within categories 1 to 8.	In the case of operations for- (a) the winning and working of minerals, <b>£202</b> for each 0.1 hectare of the site area, subject to a maximum of <b>£30,240</b> .  (b) the winning and working of peat, <b>£202</b> for each hectare of the site area, subject to a maximum of <b>£3,024</b> ;  (c) any other purpose, <b>£202</b> for each 0.1 hectare of the site area, subject to a maximum of <b>£2,016</b> .
<b>Uses of Land</b>		
11	The change of use of a building to use as one or more separate dwellinghouses.	<b>£401</b> for each additional dwellinghouse to be created by the development, subject to a maximum of <b>£20,055</b> .
12	(a) The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land; or (b) the use of land for the storage of Minerals in the open.	<b>£202</b> for each 0.1 hectare of the site area, subject to a maximum of <b>£30,240</b> .
13	The making of a material change in the use of a building or land, other than a material change of use within category 12 or 1: or in the use of equipment places or assembled in marine waters for the purposes of fish farming	<b>£401</b> .
<b>Other Applications</b>		
14	Approval of Matter Specified in Conditions	(a) where flat rate below does not apply, a fee based on floor space/number of dwellings involved (b) where applicant's earlier applications for

<i>(Category of Development)</i>		<i>(Fee Payable)</i>
15	Advertisements	such matters have incurred total fees equalling that for a full application for entire scheme <b>£401.</b> <b>£202</b>
16	Applications for determination as to whether the prior approval of the authority is required for agricultural/forestry and other buildings with permitted development rights	<b>£78</b>
17	For non-compliance with conditions including retention of temporary building etc	<b>£202</b> (if not exempt as a revision)
18	Deemed applications in connection with an appeal against an Enforcement Notice	Double the appropriate planning fee
19	High Hedge Notice	<b>£382.00</b>
<b>Certificates of Lawful Use or Development</b>		
20(a)	Section 150(1)(a) - use as one or more separate dwellinghouses	<b>£401</b> for each dwellinghouse subject to a maximum of <b>£20,055</b>
20(b)	Section 150(1)(a) or (b) - uses other than use as one or more separate dwellinghouses and other operations	The same fee as would apply to a planning application for the same development
20(c)	Section 150(1)(c)	<b>£202</b>
20(d)	Section 151(1)	Half the fee applying to a planning application for the same development
20(e)	Section 151(a)	<b>£401</b> for each house up to £20,055
<b>Concessionary Fees and Exemptions</b>		
	Works to improve a disabled person's access to a public building, or to improve his/her access, safety, health or comfort at his/her dwellinghouse.	No fee
	Applications (including advertisement applications) by community councils	Half the normal fee
	Applications required because of the removal of permitted development rights by condition or by an Article 4 direction	No fee
	Applications required because of the removal by condition of a right to make a change of use within the Use Class Order	No fee
	Playing fields (for sports clubs etc)	<b>£401</b>

<i>(Category of Development)</i>	<i>(Fee Payable)</i>
<p>Revised or fresh applications for the development or advertisements of the same character or description within 12 months of refusal, or of the making of the earlier application if withdrawn, or within 12 month of expiry of the statutory determination period where the applicant has appealed or requested a review on the grounds of non-determination</p>	<p>No fee</p>
<p>Revised or fresh application for development of the same of the same character or description and same applicant within 12 months of receiving permission</p>	<p>No fee</p>
<p>Alternative schemes</p>	<p>Highest of the fees applicable for each option and sum a equal to half of the rest</p>
<p>Development crossing planning authority boundaries requiring several applications</p>	<p>Only one fee, paid to the authority having the larger site but calculated for the whole scheme, and subject to special ceiling</p>