



**Environmental Services
Development Management
Development Services
Council Offices
High Street
Elgin
IV30 1BX**

Tel: 01343 563270 Fax: 01343 563263

**SCALE OF FEES
APPLICABLE FROM 1 JUNE 2017**

Category of Development		Fee Payable
Operations		
1	Construction of buildings, structures or erections for use as residential accommodation (other than development within category 6).	Where the application is for— (a) planning permission in principle— (i) where the site area does not exceed 2.5 hectares, £401 for each 0.1 hectare or £401 where only one dwelling house is to be created by the development; (ii) where the site area exceeds 2.5 hectares, £10,028 plus £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £62,500; (b) other than planning permission in principle— (i) where the number of dwelling houses to be created by the development does not exceed 50, £401 for each dwelling house; (ii) where the number of dwelling houses to be created by the development exceeds 50, £20,050 plus £200 for each dwelling house in excess of 50, subject to a maximum in total of £124,850.
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— (i) where the site area does not exceed 2.5 hectares, £401 for each 0.1 hectare; (ii) where the site area exceeds 2.5 hectares, £10,028 plus £100 for

		<p>each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £62,500;</p> <p>(b) other than planning permission in principle—</p> <p>(i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 40 square metres, £202;</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, £401; and</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 75 square metres but does not exceed 3,750 square metres, £401 for each 75 square metres (or part thereof);</p> <p>(iv) where the area of gross floor space 3,750 square metres, £200 for each 75 square metres (or part thereof), subject to a maximum of £125,000.</p>
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).	<p>(a) Where the application is for planning permission in principle, £401 for each 0.1 hectare of the site area, subject to a maximum of £10,028;</p> <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, £401;</p> <p>(ii) where the ground area to be covered by the development exceeds 540 square metres, £401 plus £401 for each 75 square metres (or part thereof) in excess of 540 square metres, subject to a maximum of £20,055.</p>
4	The erection of glasshouses on land used for the purposes of agriculture.	Where the ground area to be covered by the development exceeds 465 square metres, £2,321.

5	The erection, alteration or replacement of plant or machinery.	Where the site area— (a) does not exceed 5 hectares, £401 for each 0.1 hectare; (b) exceeds 5 hectares, £20,050 plus £200 for each 0.1 hectare in excess of 5 hectares subject to a maximum in total of £125,000.
6	The enlargement, improvement or other alteration of existing dwelling houses.	Where the application relates to— (a) one dwelling house, £202; (b) 2 or more dwelling houses, £401.
7	(a) The carrying out of operations, including the erection of a building within the curtilage of an existing dwelling house, for purposes ancillary to the enjoyment of the dwelling houses as such;	£202
	(b) the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwelling house; or	£202
	(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.	£202
8	The carrying out of any operations connected with exploratory drilling for oil or natural gas.	Where the site area— (a) does not exceed 7.6 hectares, £401 for each 0.1 hectare; (b) exceeds 7.6 hectares, £30,240 plus £200 for each 0.1 hectare in excess of 7.6 hectares, subject to a maximum in total of £125,000.
9	The placing or assembly of equipment in any part of any marine waters for the purposes of fish farming.	£183 for each 0.1 hectare of the surface area of the marine waters which are to be used in relation to the placement or assembly of any equipment for the purposes of fish farming and £63 for each 0.1 hectare of the sea bed to be used in relation to such development, subject to a maximum of £18,270.

10	The carrying out of any operations not included within any of the above categories.	<p>In the case of operations for—</p> <p>(a) the winning and working of minerals—</p> <p>(i) where the site area does not exceed 15 hectares, £202 for each 0.1 hectare;</p> <p>(ii) where the site area exceeds 5 hectares, £30,240 plus £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £125,000;</p> <p>(b) the winning and working of peat, £202 for each hectare of the site area, subject to a maximum of £3,024;</p> <p>(c) any other purpose, £202 for each 0.1 hectare of the site area, subject to a maximum of £2,016.</p>
Uses of Land		
11	The change of use of a building to use as one or more dwelling houses.	<p>Where the number of additional dwelling houses to be created by the development—(a) does not exceed 50, £401 for each additional dwelling house;</p> <p>(b) where the number of additional dwelling houses to be created by the development exceeds 50, £20,055 plus £200 for each additional dwelling house in excess of 50, subject to a maximum in total of £124,850.</p>
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	<p>Where the site area—</p> <p>(a) does not exceed 15 hectares, £202 for each 0.1 hectare;</p> <p>(b) exceeds 15 hectares, £30,240 plus £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £125,000.</p>
12	(b) the use of land for the storage of minerals in the open.	<p>(a) does not exceed 15 hectares, £202 for each 0.1 hectare;</p> <p>(b) exceeds 15 hectares, £30,240 plus £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £125,000.</p>
13	The making of a material change in the use of a building or land, other than a material change of use within category 11 or 12;	£401

	or in the use of equipment placed or assembled in marine waters for the purpose of fish farming.	
Other applications		
14	Advertisements	£202
15	Applications for determination as to whether the prior approval of the authority is required for agricultural/forestry and other buildings with permitted development rights	£78
16	For non-compliance with conditions including retention of temporary building etc	£202 (if not exempt as a revision)
17	High Hedge Notice	£401
Certificates of Lawful Use or Development		
18 (a)	Section 150(1)(a) - use as one or more separate dwellinghouses	£401 for each dwellinghouse subject to a maximum of £20,055
18 (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
18 (c)	Section 150(1)(c)	£202
18 (d)	Section 151(1)	Half the fee applying to a planning application for the same development
Concessionary Fees and Exemptions		
	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 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)	£401