

PRE - APPLICATION and GENERAL PLANNING ENQUIRY FEES

Working together



South Hams
District Council

West Devon
Borough
Council

Payment can be made by the following methods:

	SOUTH HAMS	WEST DEVON
Online through the councils websites	www.southhams.gov.uk	www.westdevon.gov.uk
Credit or Debit card by phone	01803 861234	01822 813600

PRE-APPLICATION FEES

Type of development.	£ Including 20% VAT	Comments
Householder/Listed Building/Advertisements	£180 plus £180 for any additional meeting/response required	one meeting with a written response
Small Minor (1-2 Dwellings or non-residential floor space up to 499 sqm; telecommunications; Lawful development Certificate Advice; changes or use except dwellings (where there is no operational development)	£180 £420 (£240 if it follows a scoping meeting) plus £180 for any additional meeting or response	One Scoping meeting with agreed notes from the Meeting Full pre-app – one meeting plus a written response.
Minor Development (between 3 – 9 dwellings or non-residential floor space between 500 – 999 sqm or a site area up to 1 Ha)	£240 £600 (£360 if it follows a scoping meeting) plus £180 for any additional meeting or response	One Scoping meeting with agreed notes from the Meeting Full pre-app – one meeting plus a written response.
Small Scale Majors (up to 30 dwellings or Non- Residential floor space between 1000 – 4999 sqm or a site area between 1 – 2 Ha)	£480 £1800 (£1320 if it follows a scoping meeting) or a specific PPA.	One Scoping meeting with agreed notes from the meeting Full pre-app – two meetings plus a written response. If more than two meetings are required the pre-app will be the subject of a specific PPA.
Large Majors (Over 31 dwellings or Non-Residential floor space over 500sqm or a site area over 2 Ha all renewable energy proposals unless a domestic scale and all development that requires an EIA)	£720 Specific PPA	One Scoping meeting with agreed notes from the meeting Full Pre-app
EXEMPTIONS		
100% Affordable Housing schemes	No Charge	
Facilities for the disabled	No Charge	
Parish/Town Council	No Charge	

Notes –

- Floorspace refers to gross external floorspace
- The larger element of a mixed use scheme will primarily be used to determine which category of fee applies
- For the purposes of charging, flats and holiday accommodation are considered as dwellings/houses
- Fees will be subject to review

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OTHER FEES AND CHARGES

ACTIVITY	FEE	COMMENTS
Confirmation of closure of enforcement case where it was found not expedient to take action. (available for a 12 month period following closure of the case)	£60	If the Council has been in contact with you recently to investigate a breach of planning control and determined not to take any action you will be verbally advised of the outcome. Use this service if you require a letter of comfort confirming the Council's decision on the matter on a case closed in the last 12 months.
Confirmation of compliance with Enforcement Notice or Breach of Condition Notice (including site visit)	£300	Includes a site visit, full check of the enforcement case and written confirmation of the outcome. Use this service if you require confirmation that an Enforcement Notice served by the Local Planning Authority has been complied with.
Confirmation of compliance with listed building consent (available for a 12 month period following completion of the development)	£300	Includes a site visit to compare the development against the plans and written confirmation of our findings. Only available within 12 months of completion. Use this service if you have completed a listed building project and you wish to sell the property. <i>If the completion was over 12 months ago, use the 'help resolving planning history questions' service detailed below</i>
Help resolving planning history questions	£500	Includes a full check of the planning and planning enforcement history, a site visit to view the development, a 1 hour meeting if it is deemed necessary by the case officer, any necessary in house consultations, written confirmation of the outcome, a formal decision as to whether enforcement action will be taken and/or confirmation of steps required to remedy the situation, if any. Response will be provided in 20 working days in most cases (can be extended by agreement if further consultation or investigation is required). Use this quick service if you are buying or selling a property/land and a planning query arises through the conveyancing process. For example, unauthorised works have been discovered or planning conditions have not been complied with.
Confirmation of compliance with section 106 planning obligations (desktop assessment)	£160 plus £115 if site visit needed	This is a desktop check of the Council's records. If the clause in the agreement requires something to be undertaken on site it would be necessary to undertake a site visit for which there will be an additional charge. Use this service if you require

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		confirmation that the clauses of the agreement have been complied with
<p>Planning Validation Checking Service The Validation checking service fee is in addition to the planning fee for processing the application. This will include an assessment of whether an application is valid, fee queries, and technical questions regarding what type of application is needed. There are three fee levels based on the complexity of the development. <i>This would be undertaken on an appointment basis.</i></p>		
		This will include 1 validation check of the application plus 1 re-check
Minor Development	£50	
Householder and Other Development	£40	