



The Town and Country Planning
(Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2017
Town and Country Planning (General Development Procedure) Order 2010
AMENDED FEE SCALE FOR PLANNING APPLICATIONS OPERATIVE FROM 3rd September 2020

Notes for Guidance of Applicants and Scale of Fees

PAYMENT OF FEES:

Where an application is made to a local planning authority for planning permission, for approval of reserved matters or for the consent to display advertisements a fee shall be paid to the local authority in accordance with the Town and Country Planning (Fees for applications and Deemed Applications (Amendment) Regulations 1997. Fees are payable at the time that the application is made and applications which are not accompanied by the correct fee will be returned. Fees are also payable in respect of appeals made against enforcement notices where an application for planning permission is deemed to have been made.

EXEMPTIONS:

The regulations do not apply to applications for listed building consent, relevant demolition in a conservation area, hedgerow removal notice and tree preservation order applications.

The following types of application are also exempt and no fee is payable:-

- a. Revised applications by the same applicant for planning permission consent where one further application of the same character on the same site follows within 12 months of an application whether refused, withdrawn or permitted. **NB: There is no exemption for resubmission of applications for Lawful Development Certificates (Existing or Proposed)**
- b. Applications for change of use requiring permission because rights under the Town and Country Planning (Use Classes) Order 1987 have been removed by condition.
- c. Applications for development to an existing dwellinghouse or its curtilage intended to improve access, safety, health or comfort for a disabled person in residence or about to take up residence.
- d. Applications for development to provide access and toilet facilities for the disabled in the buildings to which the public have access including shops and cinemas.
- e. Applications to extend the time allowed to start un-commenced development with planning permission under S93A of the Business and Planning Act 2020
- f. Applications to extend the time for construction works constrained by condition of a planning permission under S74A of the Business and Planning Act 2020

CALCULATION OF FEES:

Fees are calculated according to the type of application and the size of the proposed development or site in accordance with the scale of fees overleaf.

GENERAL

Applicants are required to submit separate cheques for fees for planning applications

Please make cheques payable to "Milton Keynes Council".

Once the application and accompanying fee have been accepted by the local planning authority as a valid submission, fees will not be refunded unless it becomes apparent that the application is exempt or that the fee is more than required. There are no disputes procedures laid down in the regulations and council do not have the power to vary or waive the fees.

Informal discussions and consultations are not affected by the fees regulations. The scale of fees is set out below. For the sake of convenience this is a simplified version and members of the public who have queries or require further information concerning fees for planning applications should address these to the Development Management – Planning Service, Civic Offices, 1 Saxon Gate East, Central Milton Keynes, MK9 3EJ.

“Gross floor Area” is calculated by the external measurement of the floor space, whether or not it is to be bounded (wholly or partly) by external walls of a building. This measurement includes perimeter wall thickness and projections, internal walls, chimney-breasts, stairwells, lift rooms, plant rooms, tank rooms, fuel stores, open sided covered areas including car parking areas. Party walls are to be measured to their centre line. Where the area is not an exact multiple of the unit of measurement specified in the fee scale the additional fraction of a unit shall be treated as a complete unit.

Fees are calculated on gross floor area.

CATEGORY OF DEVELOPMENT	SCALE OF FEES	FEE PAYABLE
1. Erection of Dwellinghouses <i>(For domestic extensions see Category 6)</i>	Outline	(i) £462 for each 0.1 hectare, where the site does not exceed 2.5 hectares, in other cases: (ii) £11,432 base fee for the first 2.5 hectares, plus an additional £138 for each further 0.1 hectares. Maximum total fee: £150,000.
	Full and Approval of Reserved Matters	(i) £462 per dwellinghouse, up to a maximum of 50 created dwellinghouses, in other cases: (ii) £22,859 base fee, plus an additional £138 for each further dwellinghouse. Maximum total fee: £300,000.
2. Erection of Buildings <i>(Other than those in categories 1,3,4,5 and 7)</i>	Outline	(i) £462 for each 0.1 hectare, where the site does not exceed 2.5 hectares, in other cases: (ii) £11,432 base fee for the first 2.5 hectares, plus an additional £138 for each further 0.1 hectares. Maximum total fee: £150,000.
	Full and Approval of Reserved Matters	(i) No Floor space created £234 (ii) Not exceeding 40sq.m. £234 (iii) 40sq.m. to 75sq.m. £462 (iv) Above 75sq.m. to 3750sq.m. £462 – Per 75sq.m. (or part thereof) (v) In excess of 3750sq.m; a base fee of £22,859 for the first 3750sq.m, plus an additional £138 for each further 75sq.m. Maximum total fee: £300,000.
3. Erection of Agricultural Buildings <i>(See category 4)</i>	Outline	(i) £462 for each 0.1 hectare, where the site does not exceed 2.5 hectares, in other cases: (ii) £11,432 base fee for the first 2.5 hectares, plus an additional £138 for each further 0.1 hectares. Maximum total fee: £150,000.
	Full and Approval of Reserved Matters	(i) Not exceeding 465sq.m. £96 (ii) 465 – 540sq.m. £462 (iii) Above 540sq.m. to 4215sq.m. – a base fee of £462 for the first 540sq.m. plus an additional £462 for each further 75sq.m. (or part thereof) (iv) In excess of 4215sq.m. a base fee of £22,859 for the first 4215sq.m. plus an additional £138 for each further 75sq.m. Maximum total fee: £300,000.

NOTE: Agricultural Notification. Applications under the General Permitted Development Order relating to the siting, design and external appearance of agricultural and forestry building and the siting and means of construction of private ways £96.

NOTE: Where reserved matters are applied for at more than one time, the first application shall attract the full fee, subsequent applications are charged at a flat rate of £462 each

Notification of intention to demolish a building – £96.

4. Erection of agricultural greenhouses and polythene tunnels	Not exceeding 465sq.m. Exceeding 465sq.m.	£96 £2,580
5. Erection, alteration or replacement of plant or machinery	(a) £462 for each 0.1 hectare, where the site does not exceed 5 hectares, in other cases: (b) £22,859 base fee for the first 5 hectares, plus an additional £138 for each further 0.1 hectare. Maximum total fee: £300,000.	
6. Enlargement, improvement or other alteration of a dwellinghouse	Application relates to one dwellinghouse Application relates to two or more dwellinghouses	£206 £407
7. Operations within dwelling curtilage incl. walls and fences		£206
8. Construction of car parks, service roads or other access for purposes incidental to the existing use of the land		£234
9. Operations connected with exploratory drilling for oil or natural gas	(a) £508 for each 0.1 hectare, where the site does not exceed 7.5 hectares, in other cases: (b) £38,070 base fee for the first 7.5 hectares, plus an additional £151 for each further 0.1 hectare. Maximum total fee: £300,000.	
10. Any operations not coming within the above categories <i>(including winning and working off minerals)</i>	(a) In the case of operations for the winning & working of minerals (i) £257 for each 0.1 hectare, where the site does not exceed 15 hectares, in other cases: (ii) £38,520 base fee for the first 15 hectares, plus an additional £151 for each further 0.1 hectare. Maximum total fee £78,000. (b) Any other case, £234 for each 0.1 hectare. Maximum total fee: £2,028.	
11. Use of any building as one or more separate dwellinghouses	(a) Where the change of use is from a previous use as a single dwelling to use as two or more single dwellinghouses (i) £462 for each additional dwellinghouse up to a maximum of 50 dwellinghouses, in other cases: (ii) £22,859 base fee, plus an additional £138 for each further dwellinghouse. Maximum total fee: £300,000 (b) In all other cases (i) £462 for each dwellinghouse, where use is up to 50 dwellinghouses (ii) In excess of 50, £22,859 base fee, plus an additional £138 for each further dwellinghouse. Maximum total fee: £300,000	
12. Disposal of refuse and other waste and use of land for open storage	(a) £234 for each 0.1 hectare, where the site does not exceed 15 hectares	

(b) £34,934 base fee for the first 15 hectares, plus an additional £138 for each further 0.1 hectare.
Maximum total fee: £78,000

13. Change of use		£462
14. Alteration or removal of planning conditions (including renewal of temporary permission)		£234
15. Renewal of an existing planning permission	(a) Householder	£68
	(b) Major Development	£690
	(c) In any other case	£234
16. Non-Material Amendment	(a) Householder	£34
	(b) In any other case	£234

NOTE: Applications made by Parish or Community Councils for advertisement consent or planning permission shall attract a fee one half of that described above.

ADVERTISEMENTS

1. Advertisements on business premises advertising the nature of the business, goods sold and the name of the person carrying on the business	£132
2. Advertisements directing the public to a business premises in the same locality but not visible from the site	£132
3. All other advertisements	£462

NOTE: Where an application relates to the display of advertisements on street furniture on more than one site a single fee is payable.

CERTIFICATES OF LAWFULNESS

Section 191

For an existing use, development or operation, the fee required is that which would normally be payable if a planning application were submitted.

Section 192

For a proposed use, development or operation, the fee required is half of that which would normally be payable if a planning application were submitted.

Development by a telecommunications code systems operator, under Part 24 of the General Permitted Development Order 1995 – £461.

CONFIRMATION OF COMPLIANCE

A request for written confirmation of compliance with a condition or conditions attached to a planning permission where:

- (a) the request relates to the enlargement, improvement or other alteration of a dwellinghouse or operations within the dwelling curtilage. £34 per request
- (b) the request relates to any other category. £116 per request

Where written confirmation requested is not provided within 12 weeks from the date of receipt of the request, this fee paid will be refunded.

PRIOR APPROVAL

1. Larger Home extensions
£96
2. Agricultural and forestry buildings & operations or demolition of buildings
£96
3. Communications (previously referred to as Telecommunications Code Systems Operators)
£462
4. Proposed Change of Use to State funded School or Registered Nursery
£96
5. Proposed change of use of Agricultural Building to a State Funded School or Registered Nursery
£96
6. Proposed Change of use of Agricultural Building to a flexible use within Shops, Financial and professional services, Restaurants and Cafes, Business, Storage or distribution, Hotels or Assembly or Leisure.
£96
7. Proposed Change of use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)
£96
8. Proposed Change of Use of an Agricultural Building to a Dwellinghouse (Useclass C3) and associated Building Operations
£96
9. Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), where there are no Associated Building Operations
£96
10. Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential use to a use falling within Use Class C3 (Dwellinghouse), and Associated Building Operations
£206
11. Notifications for Prior Approval for Change Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)
£96
12. Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3)
£96
13. Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3), and Associated Building Operations
£206
14. Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2) Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafes (Class A3)
£96
15. Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and professional Services (Class A2) Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafes (Class A3) and Associated Building Operations
£206
16. Notification for Prior Approval for the construction of New Dwellinghouses as follows:
 - Up to two additional storeys above the topmost storey of a purpose built block of flats and Associated Building Operations

- Up to two additional storeys on detached buildings in commercial or mixed use and Associated Building Operations
- Up to two additional storeys on terrace buildings in commercial or mixed use and Associated Building Operations
- Up to two additional storeys on terrace buildings in use as dwellinghouses and Associated Building Operations
- Up to two additional storeys on detached buildings in use as dwellinghouses and Associated Building Operations
- Demolition of buildings and construction of dwellinghouses in their place and Associated Building Operations

£334 per dwellinghouse up to 50 dwellinghouses

£16525 plus £100 for each dwellinghouse in excess of 50 to a maximum of £300,000

17. Notification for Prior Approval for a Change of Use from Shops (Class A1) and Financial and Professional Services (Class QA2), Betting Officers, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)
£96
18. Notification for Prior Approval for a Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop
£96
19. Notification for Prior Approval for a Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop
£96
20. Notification for Prior Approval for a the 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
21. Notification for Prior Approval for the 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

PRIOR APPROVAL EXEMPTIONS

The following types of prior approval applications are exempt and no fee is payable:-

- a. Development consisting of the erection or construction of a collection facility within the curtilage of shop
- b. There is currently no fee set for upwards extension above dwellinghouses under Class AA, Part 1 of GPDO
- c. There is no exemption for resubmission of applications for Prior Approval except for applications for the construction of new dwellinghouses under Classes A, AA, AB,AC,AD and ZA of Part 20 of the GPDO
- d. 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 those uses
- e. Installation, alteration or replacement of other solar photovoltaics (PV) equipment on the roofs of non-domestic buildings, up to a capacity of 1 megawatt

