



PLANNING APPLICATION FEES NOTES TO APPLICANTS

FEES MUST Accompany each application for PLANNING PERMISSION. Please ensure that fees for planning and/or building warrant are submitted, wherever possible on separate cheques. Certain types of planning applications, particularly those where there are no premises on neighbouring land; where the owner of the application site is unknown; or where the development proposed falls within a category identified in Schedule 3 of the Development Management Regulations require to be advertised. This is done by the Planning Authority and a charge of £100 levied, payable on submission of the application. Please make cheques payable to Angus Council.

OTHER CHARGES are as follows:- Site Plan available at a fee

All necessary approvals (planning permission and/or building warrant) must be obtained before commencement of work

All submissions for PLANNING PERMISSION should be made to:-

Angus Council
Infrastructure Services
Planning & Transport Division
County Buildings
Market Street
FORFAR DD8 3LG
Tel: 01307-461460

ENQUIRIES on BUILDING WARRANTS should also be directed to the same address and telephone number

The Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Regulations 2004 require that at the time when an application is made for planning permission, a fee calculated in accordance with these Regulations shall be paid to the Planning Authority. The fees, effective from 1 April 2010 and amended 9 August 2010 are laid down by statute as follows.

Planning Permission in Principle (PPP) applications

a. most types £319 per 0.1ha (or part thereof) of site area. Maximum £7,975 (=2.5ha)

b. one dwellinghouse £319

Full applications and Matters Specified in Conditions (MSC) applications

Alterations, operations, etc within the curtilage of existing dwellinghouses. £160 per dwellinghouse. Where application relates to 2 or more dwellinghouses £319

Erection of dwellinghouses or conversion of existing buildings to form dwellinghouses. £319 per dwellinghouse created. Maximum £15,950 (=50 houses).

Erection of buildings other than dwellinghouses, extensions to dwellings and buildings for agricultural purposes. Works creating no additional floor space or not more than 40 sq m of additional floor space - £160.
More than 40 sq m but not more than 75 sq m of additional floor space - £319.
Each additional 75 sq m (or part thereof) - £319 maximum £15,950 (=3,750 sq m).

Erection, alteration or replacement of plant and machinery £319 per 0.1ha (or part thereof) of the site area. Maximum £15,950 (=5ha)

Erection of agricultural buildings Where the gross floor space is less than 465 sq m – NIL. Over 465 sq m but not exceeding 540 sq m - £319; where the gross floor area is over 540 sq m £319 for the first 540 sq m and £319 for each 75 sq m in excess of that figure subject to a maximum of £15,950.

Erection of agricultural glasshouse buildings. Where the gross floor area is less than 465 sq m – NIL. Over 465 sq m - £1,843.

MSC applications where flat rate (below) does not apply. A fee based on floor space/numbers of dwellinghouses involved.

Other applications

MSC applications where applicant's earlier reserved matters applications have incurred total fees equaling that for a full application for entire scheme. £319

Winning, working or storage of minerals etc (other than peat) and waste disposal. £160 per 0.1ha (or part thereof) of site area. Maximum £23,925 (=15ha).

Winning and working of peat. £160 per hectare (or part thereof) of site area. maximum £2,393 (=15ha)

Carrying out of exploratory drilling for oil or natural gas.	£319 per 0.1ha (or part thereof) of site area. Maximum £23,925 (=7.5ha)
Car parks, service roads or other accesses (existing uses only).	£160
Other operations on land.	£160 per 0.1ha (or part thereof) of site area. Maximum £1,595 (=1ha).
For non-compliance with conditions including retention of temporary buildings etc.	£160 (if not exempt as a revision).
Change of use to (and sub-division of) dwellinghouses.	£319 per additional dwellinghouse created. Maximum £15,950 (=50 dwellinghouses).
Other changes of use excluding dwellinghouses, waste or minerals.	£319
Advertisements	£160
Applications for determinations as to whether the prior approval of the authority is required for agricultural/ forestry and other buildings with permitted development rights.	£61
Deemed applications in connection with an appeal against an enforcement notice.	Double the appropriate planning fee.
Concessionary fees and exemptions	
Works to improve a disabled person's access to a public building, or to improve his access, safety, health or comfort at his 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 a condition or by an Article 4 direction.	No fee.
Applications required because of the removal by a condition of a right to make a change of use within the Use Classes Order.	No fee.
Playing fields (for sports clubs etc).	£319
Revised or fresh applications for 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 months of expiry of the statutory 8 weeks period where the applicant has appealed to the Secretary of State on the grounds of non-determination.	No fee.
Revised or fresh application for development of the same character or description within 12 months of receiving permission.	No fee.
Alternative schemes.	Highest of the fees applicable for each option and a sum equal to half of the rest.
Development crossing planning authority boundaries requiring several applications.	Only one fee, paid to the authority having the larger site but calculated for whole scheme, and subject to special ceiling.
Certificates of Lawful Use or Development	
Section 150(1)(a) – use as one or more separate dwellinghouses.	£319 for each dwellinghouse subject to a maximum of £15,950.
Section 150(1)(a) or (b) – uses other than use as one or more separate dwellinghouses and any operations.	The same fee as would apply to a planning application for the same development.
Section 150(1)(c)	£160
Section 151(1)	Half the fee applying to a planning application for the same development.

The above scale is derived from the fee table contained in the Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Amendment Regulations 2010 and the Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Amendment (No 2) Regulations 2010