

**SSDC PRE-APPLICATION FEES 2022.**

Advice type	Fee Structure
Permitted development is not dealt with by non-binding advice. This is the subject of an application for a Certificate of Proposed Lawful Development (New)	½ normal planning fee. (Currently £103 for householder applications)
Householder	£150 written advice only
Listed building advice relating to internal works to listed buildings not requiring planning permission (New)	£150 written advice / £210 with meeting.
	£250 with meeting and written advice
Tree works (New)	£100 written advice-
Change of use (New)	£360 meeting and written advice
Community uses including Town and parish councils proposals and projects supporting the objectives of amateur recreational organisations	No fee
100% Affordable housing schemes (Where the 100% affordable provision is proposed to be secured by S.106)	No fee.
Minor Development	<p>Small minors:</p> <p>Commercial development to 500m<sup>2</sup> floorspace. 1-5 dwellings (including conversions) Agriculture &amp; forestry proposals</p> <p>Meeting &amp; written advice £360</p>
	<p>Large minors:</p> <p>5-9 dwellings (including conversions) Commercial developments 501m<sup>2</sup> – 1,000m<sup>2</sup>. Renewables up to 2 Ha £720 Meeting &amp; written advice.</p>

Advice type	Fee Structure
Major Development	Small major:  10-49 dwellings Commercial 1,001 – 5,000m <sup>2</sup> All agriculture proposals within major category 2 x 1 Hr meeting & written advice, £1,600.
	Major:  50-100 dwellings Commercial 5,001 – 10,000m <sup>2</sup> 2 x 1 Hr meeting & written advice, £2,640.
	Large major:  101 + dwellings 10,000 + Commercial uses 2 x 1 hr meeting & written advice. £3,600.
PPA's	Fee negotiable
Notes	For Gypsy/Traveller proposals each pitch is equivalent to a dwelling No fee charged for proposals for the benefit of a registered disabled person There is no charge for advice on revised proposals following a refusal of planning permission or the withdrawal of an application (this exemption is restricted to one letter or meeting only).
Section 106 fees	Where drafted in house a fee proposal will need to be agreed prior to commencement of work SSDC's legal costs are charged at £200 / hour with a minimum fee of £500.
S.106 administration and monitoring fees	Charged at £300 / payment or obligation requiring delivery of discrete social infrastructure.
Hard copy planning application handling fee (New)	Major applications £100 / application Minor applications £50 / application Householders no charge

Advice type	Fee Structure
Written confirmation that an enforcement notice has been complied with. (New)	£150
Written confirmation that conditions have been discharged. (New)	£150
Written confirmation that works accord with approved conditions	The cost will be charged at a blended hourly rate (£100 for planning officer / £52.80 support officer) and an individual fee proposed for each query based upon number of conditions and whether or not a site visit is required.
Planning History search	£52.80 / hour-
Copying from microfilm	£30 / decision notice-

Notes –

1. For any development/query types not featured above the Lead Specialist reserves the right to negotiate an appropriate fee with the applicant.
1. Commercial development includes all uses within Classes B2, B8, C1, E, F1 & F2 subject to the provisions above relating to Community uses including: Town and Parish council proposals and projects supporting the objectives of amateur recreational organisations.
2. Floorspace refers to gross external floorspace.
3. Residential development includes Class c2, C2a & C4.
4. The larger element of a mixed use scheme will primarily be used to determine which category of fee applies to the proposal.
5. For the purposes of charging, flats and holiday accommodation are considered as houses.
6. The charge applies to advice received from South Somerset District Council officers only.
7. The final decision regarding the merits of a site, office or virtual meeting will be determined by the case officer.