



Pre-Application Fee Charging Schedule

This Schedule should be read alongside the Council's approved 'Planning Pre-Application Service protocol' (as amended April 2018) which details the provision of pre-application advice by the Planning Department of NPT as follows: -

1. The Statutory Pre-Application Service offered by NPT (section 5 of Protocol)
2. Provision of additional advice following an initial written response received under the statutory service (section 6.1)
3. Non-Statutory Pre-Application Advice (section 6.2)

Please note that VAT at a standard rate of 20% is payable for any non-statutory pre-application advice (2 and 3 above)

1. Charges for Statutory Pre-Application Advice

The following charges for the **statutory** pre-application service within this Protocol are nationally-set by Welsh Government ¹.

Development Type *	Charges
Householder Development	£25
Minor Development	£250
Major Development	£600
Large Major Development	£1000
The winning and working of minerals or the use of land for mineral-working deposits	£600
Waste Development	£600

* See definitions at end of schedule

¹ By the *Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2016* which amend the *Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015*.

2. Charges for Provision of **Additional** Non-Statutory Pre-Application Advice following receipt of initial written response

Development Type *	Per Meeting and/or Written Response Additional Charge		
	Fee	VAT	Total
Householder	£25	£5	£30
Minor <i>(meeting with planning case officer up to one hour)</i>	£125	£25	£150
Major Development including minerals and waste development <i>(meeting with planning case officer up to 1 ½ hours)</i>	£250	£50	£300
Large Major <i>(meeting with planning case officer up to 2 hours)</i>	£500	£100	£600

* See definitions at end of schedule

3. Non-Statutory Pre-Application Advice

Development Type *	Charges		
	Fee	VAT	Total
Householder <i>(to include a site visit or meeting)</i>	£50	£10	£60
Minor	£450	£90	£540
Major Development including minerals and waste development	£900	£180	£1080
Large Major	£1800	£360	£2160
Advertisements	£50	£10	£60

* See definitions at end of schedule

NOTE: Please see section 6 of the Protocol in respect of *large scale or complex/specialist applications*, for which additional charges may apply. In addition, the Protocol at section 6.3 outlines the potential for Planning Performance Agreements (PPA) for development proposals.

Definitions of Development Types

“**Householder application**” has the same meaning as in article 2(1) of the Development Management Procedure Order², but essentially relates to any proposal to enlarge or alter a dwelling or development within its curtilage.

	Minor	Major	Large Major
The erection of dwelling houses / flats	1 to 9 dwelling units <i>or</i> where the number of dwelling units to be created is not known - proposed site area does not exceed 0.49 hectares	10 to 24 <i>or</i> where the number of dwelling units to be created is not known - proposed site area is 0.5 to 0.99 hectares	More than 24 <i>or</i> where the number of dwelling units to be created is not known - the proposed site area exceeds 0.99 hectares
The erection of buildings (other than dwelling houses)	Area of gross floor space to be created does not exceed 999 square metres	Area of gross floor space to be created is 1,000 to 1,999 square metres	Area of gross floor space to be created exceeds 1,999 square metres
The making of a material change in the use of a building	Area of gross floor space does not exceed 999 square metres	Area of gross floor space is 1,000 to 1,999 square metres	Area of gross floor space exceeds 1,999 square metres
Material change in the use of land	Site area does not exceed 0.49 hectares	Site area is 0.5 to 0.99 hectares	Site area exceeds 0.99 hectares
The winning and working of minerals or the use of land for mineral-working deposits	n/a	Treated as major development	n/a
Waste development	n/a	Treated as major development	n/a

² an application for :-

- (a) planning permission for the enlargement, improvement or other alteration of a dwellinghouse, or development within the curtilage of such a dwellinghouse, or
- (b) change of use to enlarge the curtilage of a dwelling house, for any purpose incidental to the enjoyment of the dwellinghouse but does not include—
 - (i) any other application for change of use,
 - (ii) an application for erection of a dwellinghouse, or
 - (iii) an application to change the number of dwellings in a building.