

Planning and related fees effective from 24 August 2020

1. Fees for planning applications

Category of development	Fee payable
A Operations	
1 The erection of dwellinghouses (other than development within category 6 below)	(a) Where the application is for outline planning permission and— (i) the site area does not exceed 2.5 hectares, £460 for each 0.1 hectare of the site area, (ii) the site area exceeds 2.5 hectares, £11,500 and an additional £120 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000;
	(b) in other cases— (i) where the number of dwellinghouses to be created by the development is 50 or fewer, £460 for each dwellinghouse, (ii) where the number of dwellinghouses to be created by the development exceeds 50, £23,000 and an additional £120 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000.
2 The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7).	(a) Where the application is for outline planning permission and— (i) the site area does not exceed 2.5 hectares, £460 for each 0.1 hectare of the site area, (ii) the site area exceeds 2.5 hectares, £11,500 and an additional £120 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000;
	(b) in other cases— (i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 40 square metres, £230, (ii) where the area of the gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, £460, (iii) where the area of the gross floor space to be created by the development exceeds 75 square metres, £460 for each 75 square metres (or part thereof), subject to a maximum in total of £300,000.

Category of development	Fee payable
<p>3 The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4).</p>	<p>(a) Where the application is for outline planning permission and—</p> <p>(i) the site area does not exceed 2.5 hectares, £460 for each 0.1 hectare of the site area,</p> <p>(ii) the site area exceeds 2.5 hectares, £11,500 and an additional £120 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000;</p> <p>(b) in other cases—</p> <p>(i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 465 square metres, £85,</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £460,</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 540 square metres, £460 and an additional £460 for each 75 square metres (or part thereof) in excess of 540 square metres, subject to a maximum in total of £300,000.</p>
<p>4 The erection of glasshouses on land used for the purposes of agriculture.</p>	<p>(a) Where the gross floor space to be created by the development does not exceed 465 square metres, £85;</p> <p>(b) where the gross floor space to be created by the development exceeds 465 square metres, £2,600.</p>
<p>5 The erection, alteration or replacement of plant or machinery.</p>	<p>(a) Where the site area does not exceed 5 hectares, £460 for each 0.1 hectare of the site area;</p> <p>(b) where the site area exceeds 5 hectares, £23,000 and an additional £120 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £300,000.</p>
<p>6 The enlargement, improvement or other alteration of existing dwellinghouses</p>	<p>(a) Where the application relates to one dwellinghouse, £230;</p> <p>(b) where the application relates to 2 or more dwellinghouses, £460.</p>
<p>7</p> <p>(a) the carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse; or</p> <p>(b) the construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.</p>	<p>£230 in each case</p>

Category of development	Fee payable
8 The carrying out of any operations connected with exploratory drilling for oil or natural gas	(a) Where the site area does not exceed 7.5 hectares, £460 for each 0.1 hectares of the site area;
	(b) where the site area exceeds 7.5 hectares, £34,500 and an additional £120 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £300,000.
9 The carrying out of any operations not coming within any of the above categories.	(a) In the case of operations for the winning and working of minerals—
	(i) where the site area does not exceed 15 hectares, £230 for each 0.1 hectare of the site area,
	(ii) where the site area exceeds 15 hectares, £34,500 and an additional £120 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £80,000;
	(b) in any other case, £230 for each 0.1 hectare of the site area, subject to a maximum of £300,000.
B Uses of land	
10 The change of use of a building to use as one or more separate dwellinghouses	(a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses—
	(i) where the change of use is to use as 50 or fewer dwellinghouses, £460 for each additional dwellinghouse, (ii) where the change of use is to use as more than 50 dwellinghouses, £23,000 and an additional £120 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000;
	(b) in all other cases— (i) where the change of use is to use as 50 or fewer dwellinghouses, £460 for each dwellinghouse, (ii) where the change of use is to use as more than 50 dwellinghouses, £23,000 and an additional £120 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000.
11 The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land, or for the storage of minerals in the open.	(a) Where the site area does not exceed 15 hectares, £230 for each 0.1 hectare of the site area;
	(b) where the site area exceeds 15 hectares, £34,500 and an additional £120 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £80,000.
12 The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories).	£460.

2. Fees for other types of Application

Type of application	Fee payable
<p>1. Application for Certificate of Lawfulness to ascertain whether:</p> <p>(a) an existing use of land or operational development is lawful</p> <p>(b) a proposed use of land or operational development is lawful</p> <p>(c) any other matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful</p>	<p>Same as for equivalent planning application.</p> <p>Half the fee for an equivalent application.</p> <p>£230</p>
<p>2. Application for determination as to whether prior approval is required</p> <p>(a) Agricultural buildings and operations</p> <p>(b) Forestry buildings and operations</p> <p>(c) demolition of buildings</p> <p>(d) Telecommunications development</p>	<p>£100</p> <p>£100</p> <p>£100</p> <p>£460</p>
<p>3. Application to develop land without compliance with a condition(s) previously attached (or variation of conditions).</p>	<p>£230</p>
<p>4. Application for a development or use of land already carried out without planning permission</p>	<p>Same as for equivalent planning application</p>
<p>5. Application to renew a planning permission prior to its expiry</p>	<p>£230</p>
<p>6. Application for non-material changes to a planning permission</p> <p>(a) householder development</p> <p>(b) in any other case</p>	<p>£35</p> <p>£115</p>
<p>7. Application for approval of details submitted pursuant to a planning condition related to:</p> <p>(a) householder development</p> <p>(b) the construction of car parks, service roads and other means of access for a purpose incidental to the existing use of the land.</p> <p>(c) in any other case</p>	<p>£35</p> <p>£35 for each application</p> <p>£115 for each application</p>

3. Exceptions and Concessions

Category of development	Fee payable
<p>1. Access and Facilities for Disabled Persons. For the purpose of this fees schedule, a person is disabled if: the person's sight, hearing or speech is substantially impaired; the person has a mental disorder; or the person is physically substantially disabled by any illness, any impairment present since birth or otherwise.</p> <p>(a) Application relating solely to the carrying out of operations for the alteration or extension of an existing dwellinghouse or for carrying out operations within the curtilage of a dwellinghouse for the purpose of providing means of access for a disabled person who is resident in or proposing to take up residence in that dwellinghouse:</p> <p>(b) Application relating solely to the carrying out of operations for the purpose of providing means of access for disabled persons to or within a building or premises to which members of the public are admitted.</p>	<p>No fee</p> <p>No fee</p>
<p>2. Application where permitted development or use rights have been removed by a planning condition.</p>	<p>No fee</p>
<p>3. Application following withdrawal or refusal of an earlier application provided:</p> <p>(a) in the case of withdrawal, the application is made within 12 months of the date when the earlier application was received;</p> <p>(b) in the case of refusal, the application is made within 12 months of the date when the earlier application was refused;</p> <p>(c) the application is made by or on behalf of the same applicant;</p> <p>(d) the application relates to the same site as that to which the earlier application related or to part of that site and to no other land except land solely for the purpose of providing a different means of access;</p> <p>(e) the application relates to development of the same character or description as the development to which the earlier application related;</p> <p>(f) in the case of an application which is not made in outline, the earlier application was also not made in outline;</p> <p>(g) The fee payable in respect of the earlier application was paid; and</p> <p>(h) no application made in relation to the whole or any part of the site has already been exempted.</p>	<p>No fee</p>
<p>4. Application made by or on behalf of a community council</p>	<p>Half the fee of an equivalent application</p>
<p>5. Alternative applications for same site</p>	<p>Highest fee of each alternative plus half the sum of the rest</p>

4. Fees for Advertisements

Category of advertisement	Fee payable
1 Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters— (a) the nature of the business or other activity carried on the premises; (b) the goods sold or the services provided on the premises; or (c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.	£120.
2 Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site.	£120.
3 All other advertisements.	£460.

5. High Hedges

Making a complaint under Part 8 of the Anti-social Behaviour Act 2003	£320
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NOTES:

1. For further clarification, interpretation and conditions of these fees you should refer to the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits)(Wales) Regulations 2015.
2. If you are in any doubt about what fee is payable, please contact us for advice.

Email Planning@torfaen.gov.uk

Telephone 01633 648009/648095

Write to: Head of Development Management
 Torfaen County Borough Council
 Planning & Public Protection
 Tŷ Blaen Torfaen,
 Panteg Way
 New Inn
 Pontypool NP4 0LS

3. In certain circumstances, where the Local Planning Authority fails to determine an application within a specified period, the fee paid will be refunded. Further details of this are contained within the Regulations.
4. Appeals made against the refusal of planning permission or the giving of planning permission subject to conditions are free of charge.
5. Applications may be submitted via the Planning Portal (Wales) which will calculate the required fee automatically.

LIST OF REVISIONS:

1. High Hedges fee added (01/01/16)