

Planning Application Fees

(As set by the Scottish Government as at 1st June 2017)



| 1 (Category of development) | 2 (Fee Payable) |
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| <p>I. Operations</p> <p>1. Construction of buildings, structures or erections for use as residential accommodation (other than development within category 6).</p> | <p>Where the application is for—</p> <p>(a) planning permission in principle—</p> <p>(i) where the site area does not exceed 2.5 hectares, £401 for each 0.1 hectare or £401 where only one dwelling house is to be created by the development;</p> <p>(ii) where the site area exceeds 2.5 hectares, £10,028 plus £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £62,500;</p> <p>(b) other than planning permission in principle—</p> <p>(i) where the number of dwelling houses to be created by the development does not exceed 50, £401 for each dwelling house;</p> <p>(ii) where the number of dwelling houses to be created by the development exceeds 50, £20,050 plus £200 for each dwelling house in excess of 50, subject to a maximum in total of £124,850.</p> |
| <p>2. The erection of buildings (other than buildings coming within category 1, 3, 4 or 6).</p> | <p>Where the application is for:-</p> <p>(a) planning permission in principle:-</p> <p>(i) where the site area does not exceed 2.5 hectares, £401 for each 0.1 hectare;</p> <p>(ii) where the site area exceeds 2.5 hectares, £10,028 plus £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £62,500;</p> <p>(b) other than planning permission in principle—</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 40 square metres, £202;</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, £401; and</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 75 square metres but does not exceed 3,750 square metres, £401 for each 75 square metres (or part thereof);</p> <p>(iv) where the area of gross floor space 3,750 square metres, £200 for each 75 square metres (or part thereof), subject to a maximum of £125,000.</p> |
| <p>3. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings coming within category 4).</p> | <p>(a) Where the application is for planning permission in principle, £401 for each 0.1 hectare of the site area, subject to a maximum of £10,028;</p> <p>(b) in all other cases—</p> <p>(i) where the ground area to be covered by the development exceeds 465 square metres but does not exceed 540 square metres, £401;</p> <p>(ii) where the ground area to be covered by the development exceeds 540 square metres, £401 plus £401 for each 75 square metres (or part thereof) in excess of 540 square metres, subject to a maximum of £20,055.</p> |
| <p>4. The erection of glasshouses on land used for the purposes of agriculture.</p> | <p>Where the ground area to be covered by the development exceeds 465 square metres, £2,321.</p> |

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| 5. The erection, alteration or replacement of plant or machinery. | Where the site area— (a) does not exceed 5 hectares, £401 for each 0.1 hectare; (b) exceeds 5 hectares, £20,050 plus £200 for each 0.1 hectare in excess of 5 hectares subject to a maximum in total of £125,000. |
| 6. The enlargement, improvement or other alteration of existing dwelling houses. | Where the application relates to— (a) one dwelling house, £202; (b) 2 or more dwelling houses, £401. |
| 7. | (a) The carrying out of operations, including the erection of a building within the curtilage of an existing dwelling house, for purposes ancillary to the enjoyment of the dwelling houses as such £202 (b) the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwelling house, £202; or (c) 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, £202. |
| 8. The carrying out of any operations connected with exploratory drilling for oil or natural gas. | Where the site area— (a) does not exceed 7.6 hectares, £401 for each 0.1 hectare; (b) exceeds 7.6 hectares, £30,240 plus £200 for each 0.1 hectare in excess of 7.6 hectares, subject to a maximum in total of £125,000. |
| 9. The placing or assembly of equipment in any part of any marine waters for the purposes of fish farming. | £183 for each 0.1 hectare of the surface area of the marine waters which are to be used in relation to the placement or assembly of any equipment for the purposes of fish farming and £63 for each 0.1 hectare of the sea bed to be used in relation to such development, subject to a maximum of £18,270. |
| 10. The carrying out of any operations not included within any of the above categories. | In the case of operations for— (a) the winning and working of minerals— (i) where the site area does not exceed 15 hectares, £202 for each 0.1 hectare; (ii) where the site area exceeds 5 hectares, £30,240 plus £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £125,000; (b) the winning and working of peat, £202 for each hectare of the site area, subject to a maximum of £3,024; (c) any other purpose, £202 for each 0.1 hectare of the site area, subject to a maximum of £2,016. |

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| II. Uses of Land 11. The change of use of a building to use as one or more dwelling houses. | Where the number of additional dwelling houses to be created by the development— (a) does not exceed 50, £401 for each additional dwelling house; (b) where the number of additional dwelling houses to be created by the development exceeds 50, £20,055 plus £200 for each additional dwelling house in excess of 50, subject to a maximum in total of £124,850. |
| 12. (a) 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 | Where the site area— (a) does not exceed 15 hectares, £202 for each 0.1 hectare; (b) exceeds 15 hectares, £30,240 plus £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £125,000. |
| (b) the use of land for the storage of minerals in the open. | (a) does not exceed 15 hectares, £202 for each 0.1 hectare; (b) exceeds 15 hectares, £30,240 plus £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £125,000. |
| 13. The making of a material change in the use of a building or land, other than a material change of use within category 11 or 12; or in the use of equipment placed or assembled in marine waters for the purpose of fish farming. | £401. |

Other fees not covered by the above

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| Prior Notification and Prior Approval | £78 |
| Advertisement Application (Signage) | £202 |

Additional Publicity

If your application falls within any of the following categories, an additional fee for the advertising of your application is required. The current (April 2017) fee for this is £129.90

1. the construction or installation of buildings for use as a public convenience;
2. the construction of buildings or other operations, or use of land -
 - a) for the disposal of refuse or waste materials, or for the storage or recovery of reusable metal.
 - b) for the retention, treatment or disposal of sewage, trade-waste, or effluent other than -
 - i) the construction of pumphouses in a line of sewers;
 - ii) the construction of septic tanks and cesspools serving single dwelling-houses, or single caravans, or single buildings in which not more than 10 people will normally reside, work or congregate;
 - iii) the laying of sewers; or
 - iv) works ancillary to those described in sub-paragraphs (i) to (ii).
 - c) as a scrap yard or coal yard; or
 - d) for the winning or working of minerals.
3. the construction of buildings or use of land or buildings for the purpose of slaughtering animals (including fish and poultry) or the processing of animal carcasses for final disposal or as part of the production of other goods.
4. the construction or use of buildings for any of the following purposes -
 - Building for outdoor games
 - Cinema
 - Dancing
 - Fun Fair
 - Hot Food Shop
 - Gymnasium (not part of a school, college or University)
 - Licensed Premises
 - Music Hall
 - Skating Rink
 - Swimming Pool
 - Theatre
5. the construction of buildings for the use of buildings or land as –
 - a) a crematorium or cemetery;
 - b) a zoo, or wildlife park, or for the business of boarding or breeding animals.
6. the construction of buildings and use of buildings or land for motor racing
7. the construction of a building to a height exceeding 20 metres.
8. the construction of buildings, operations and use of buildings or land which will -
 - a) affect residential property by reason of fumes, noise, vibration, smoke, artificial lighting or discharge of any solid or liquid substance;
 - b) alter the character of an area of established amenity;
 - c) bring crowds into a generally quiet area;
 - d) cause activity and noise between the hours of 8pm and 8am; or
 - e) introduce significant change into a homogeneous area.

In addition, if we have to advertise the proposal because:-

- there are no premises on neighbouring land
- the proposal is considered to be a potential departure to the Development Plan
- you cannot notify land owners or agricultural tenants;

We will ask you to reimburse the cost.