

Planning Pre-Application Fees and Charges

Type	Description	£ Charge 2016/17 Inc VAT
Minor Residential	Less than 15 Dwellings	£60 per dwelling
Major Residential	15 dwellings or more	£900 per 5,000 m² (0.5 hectares) Maximum Fee: £3,600
Commercial	No new floor space	£50 per unit
Commercial	Creation of new floor space (including change of use)	£50 per 100 sq m up to a maximum of £2000
Waste, Minerals and Recycling Operations	Waste Management, mineral processing, extraction or storage	£600

Please note:

- Householder pre-applications are covered by our development enquiry service.
- Any pre-application enquiry which involves a Listed Building will be subject to an additional charge of £60 (incl. VAT).
- For mixed use development; please add the residential and commercial fees together as a cumulative fee will be applicable.
- All other proposals will be charged at the hourly rate of £60 (incl. VAT) contact us for further information.
- In some instances the Council will wish to refer development proposals to the independent Torbay Design Review Panel. A separate fee will be required to cover the cost of using the Panel