

## Planning Pre-Application Fees and Charges

<http://www.torbay.gov.uk/planning-and-building/planning/pre-planning/>

Type	£ Current Apr 2019	£ Proposed Apr 2020
VAT Rate SR		
Householder development enquiry	90.00	<b>100.00</b>
Minor Residential: Single Dwelling	210.00	<b>230.00</b>
Minor Residential: 2 to 14 dwellings £210 for first dwelling then £90 per additional dwelling	210.00	<b>210.00</b>
Major Residential: 15 dwellings or more per 5,000 m <sup>2</sup> (0.5 hectares) up to a maximum of £10,000	1200.00	<b>1650.00</b>
Commercial: No new floor space (per unit)	90.00	<b>100.00</b>
Commercial: Creation of new floor space (including change of use) per 100m <sup>2</sup> up to a maximum of £5,000.	90.00	<b>100.00</b>
Waste, Minerals and Recycling Operations: Waste Management, mineral processing, extraction or storage	900.00	<b>1000.00</b>

Please note:

Householder pre-applications are covered by our development enquiry service.

Any pre-application site visit or meeting will be subject to an additional charge.

Any pre-application enquiry which involves a Listed Building will be subject to an additional charge of £100 (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 £100 (incl. VAT) contact us for further information.

These charges cover the costs associated with an officer providing an initial response to a pre-application enquiry. One further written response will be charged at £100 per hour (or part thereof).

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