

Other Applications

Reserved matters where applicant's earlier reserved matters applications have incurred total fees equalling that for a full application for entire scheme.

Winning, working or storage of minerals etc. (other than peat) and waste disposal.

Winning and working of peat.

Car parks, service roads or accesses.

Exploratory drilling for oil or natural gas

Other operations on land.

For non-compliance with conditions including retention of temporary buildings etc.

Change of use to and sub-division of dwellings.

Other changes of use except waste or minerals.

Advertisements.

Applications for determinations as to whether the prior approval of the authority is required for agricultural / forestry buildings with permitted development rights.

The erection on land used for the purposes of agriculture of glasshouses excluded by virtue of Planning (General Permitted Development)(Scotland) Order 1992.

£290

£145 per 0.1 ha (or part thereof) of area. Maximum £21,750 (= 15 ha).

£145 per hectare (or part thereof) of site area. Maximum of £2,175 for 15 ha or more.

£145 (existing uses only).

£290 per 0.1 ha (or part thereof) of site area. Maximum £21,750 (= 7.5 ha).

£145 per 0.1 ha (or part thereof) of site area. Maximum £1,450 (= 1 ha).

£145 (if not exempt as a revision).

£290 per additional dwelling created
Maximum £14,500.

£290

£145

£55

Where the area of gross floor space to be created exceeds 465 sq.m, £1,675.

Concessional Fees and Exemptions

Works to improve a disabled person's access to a public building, or to improve his access, safety, health or comfort at his dwellinghouse.

Applications (including advertisement applications) by community councils.

Applications required because of the removal of permitted development rights by a condition or by an article 4 direction.

Applications required because of the removal by a condition of a right to make a change of use within the Use Classes Order.

Playing Fields (for sports clubs etc.)

Revised or fresh application for development or advertisements of the same character or description within 12 months of refusal, or of the making of the earlier application if withdrawn, or within 12 months of the expiry of the statutory 2 month period where the applicant has appealed to the Secretary of State on the grounds of non-determination.

Revised or fresh application for development of the same character or description within 12 months of receiving permission.

Alternative schemes.

Development crossing planning authority boundaries, requiring applications.

NO FEE

HALF the normal fee

NO FEE

NO FEE

£290

NO FEE

NO FEE

Highest of the fees applicable for each option and a sum equal to half the rest.

Only one fee, paid to the authority having the larger site but several calculated for whole scheme, and subject to special ceiling.

Where the area of gross floor space to be created by the development does not exceed 465 sq.m, no fee.

Site Area and Floor Space

Wherever a fee is based on the site area, the site area is defined as the area to which the application relates; that is to say, the land being developed including any which changes its use as part of the development. This will normally be shown edged in red on the plan accompanying the application, while other land in the same ownership but not being developed is normally identified separately.

Wherever a fee is based on floor space, the floor space is taken to be the gross floor space (all storeys) to be created by the development shown in the application. For fee purposes this measurement is an external measurement, and includes the thickness of external and internal walls. Floor space does not include other areas inside a building which are not readily usable by humans or animals, e.g. lifts/shafts, tanks, loft spaces. Where buildings featuring or comprising canopies are concerned, there can be no simple rule as to whether floor space is being created by the erection of the canopy, but the absence of external walls is not the determining factor.

Where floor space or site area (as the case may be) is not an exact multiple of the unit of measurement provided by the fees scale, the amount remaining is taken to be a whole unit for fees purposes.

The fee is always determined on the basis of the application as made. Even if permission is granted for a development of a different size, or if the application is amended by agreement in the course of discussion with the applicant, no adjustment is made to the fee payable.

Notes:

The Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Regulations 1997 provide full details of all charges.

The staff of Development Management will be pleased to advise on any matters arising from these Regulations.

2. NEWSPAPER ADVERTISEMENTS

The following categories of planning applications will require to be advertised in a local newspaper. The advertisement will be placed by North Ayrshire Council and the cost of placing the advertisement must be paid to North Ayrshire Council at the time of making the application. The relevant categories are:

- (a) Where there are no premises on one or more areas of neighbouring land to which notification can be sent.
- (b) Where North Ayrshire Council has dispensed with the requirement to notify neighbours across the road.
- (c) Where the application is for a type of development listed in Schedule 7 of the General Development Procedure (Scotland) Order ("bad neighbour developments").

Fee

Applications for developments advertised in -

The Guthrie Newspapers Group (Mainland Cunninghame and Cumbranes)	£200 (Inc. VAT)
The Arran Banner (Isle of Arran)	£60 (Inc. VAT)

Where a planning application requires an Environmental Statement under the Environmental Assessment (Scotland) Regulations, 1988, the environmental statement requires to be advertised and a further fee will be required.

FEE INCREASE FROM 1/4/07

GUIDANCE NOTES – ADDENDUM

CHARGES FOR PLANNING APPLICATIONS AND NEWSPAPER ADVERTISEMENT OF CERTAIN PLANNING APPLICATIONS

Fees are due to be paid at the time the application is made. Any application without a fee or with less than the statutory fee but otherwise correctly made (without prejudice to further information required in terms of the General Development Procedure (Scotland) Order) will not be processed until the appropriate fee has been paid in full.

1. SCALE OF FEES

Outline Applications

- (a) most types
£290 per 0.1 ha (or part thereof) of site area. Maximum £7,250 (= 2.5 ha).
- (b) one dwellinghouse
£290

Full Applications and Reserved Matters

Alterations etc. to existing dwellings

£145 per dwellinghouse. Maximum £290 for two or more dwellings.

Erection of dwellings

£290 per dwellinghouse created. Maximum £14,500 (50 dwellings).

Erection of buildings other than dwellinghouses, extensions etc to dwellinghouses and buildings for agricultural purposes.

Works not creating more than 40 sq.m of additional floor space - £145.

More than 40 sq.m but not more than 75 sq.m of additional floor space - £290.

Each additional 75 sq.m (or part thereof) £290. Maximum £14,500 (= 3,750 sq.m).

Erection, alteration or replacement of plant and machinery.

£290 per 0.1 ha (or part thereof) of site area. Maximum £14,500 (= 5 ha).

Agricultural building.

Where the gross floor space is less than 465 sq.m, no fee. Over 465 sq.m but not exceeding 540 sq.m £290; and £290 for each 75 sq.m in excess of that figure subject to a maximum of £14,500.

Approval of reserved matters where flat rate (below) does not apply.

Fee based on floor space / numbers of dwellinghouses involved.