

# South Ayrshire Council Planning Service

## Fees Charter

Please read this document carefully.

This document consolidates both statutory and non-statutory Planning fees.  
The document is also prepared in accordance with the requirements set out within The  
Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022.



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## 1. Scope of Guidance

Planning fees are set by The Scottish Government and are the same for each Planning Authority within Scotland. The underpinning legislation which sets the fees is [The Town and Country Planning \(Fees for Applications\) \(Scotland\) Regulations 2022](#). [Planning Circular 2/2022](#) has also been published by the Scottish Government to assist with understanding and application of Planning fees.

For any specific enquiries regarding fees, please contact [South Ayrshire Council Planning Service](#).

This guidance is applicable to the following types of planning applications and other associated applications:

- ✓ [Application for Planning Permission \(Householder\)](#)
- ✓ [Application for Planning Permission \(Non-Householder\)](#)
- ✓ [Application for Planning Permission in Principle](#)
- ✓ [Application for Further Planning Permission \(Section 42\)](#)
- ✓ [Approval of Matters Specified in Conditions](#)
- ✓ [Application for Advertisement Consent](#)
- ✓ [Application for Certificate of Lawfulness – Proposed Use or Development](#)
- ✓ [Application for Certificate of Lawfulness – Existing Use or Development](#)
- ✓ [Application for Prior Notifications \(and Approvals\)](#)
- ✓ [Application for Hazardous Substances Consent](#)
- ✓ [High Hedge Notices](#)
- ✓ [Pre-Application Enquiry for High Hedge Notices](#)
- ✓ [Application for Non-Material Variation\(s\)](#)
- ✓ [Pre-Application Enquiries](#)
- ✓ [Section 50 Premises License](#)

This guidance does not apply to the following types of applications as they do not require a fee:

- × Application for Listed Building Consent
- × Application for Conservation Area Consent
- × Application for Modification or Discharge of Planning Obligations
- × Proposal of Application Notice
- × EIA Screening / Scoping Opinion Requests

Some applications will require to be advertised in the local press. Further information on what types of applications will require publication and the associated cost, can be found [here](#).

## 2. Payment of Fees (How to Pay)

It is important that you pay the submission fee in a timely manner. Failure to pay the requisite submission fee may result in your application being deemed invalid and this will delay consideration and determination of your submission.

The following payment methods are accepted:

- ✓ Payment via [ePlanning Scotland website](#) (at time of submission) \* \*this is the most preferred method of payment
- ✓ Payment via [South Ayrshire Council website](#)
- ✓ Payment via telephone using a debit or credit card
- ✓ Payment via BACS transfer – in certain circumstances

In any case of payment, the payee will be issued with a payment receipt. It is important to keep your payment receipt for your own records.

× **Please note, we do not accept cash or cheque payments.**

## 3. Fee Amendments

### 3.1 Exemptions

Some application types are exempt from submission fees.

#### 3.1.1 Exempt Applications (Dwellings)

If the proposed works to a dwelling are comprised solely:

- a. in the curtilage or for the alteration or extension of a dwellinghouse, other than the erection of a dwellinghouse, for the purpose of providing means of access to or within the dwellinghouse for a disabled person who resides or proposes to reside in that dwellinghouse, or of providing facilities designed to secure that person's greater safety, health, or comfort; or
- b. 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.

**To allow South Ayrshire Council to assess your entitlement to this fee exemption you should provide a letter from your Doctor or Occupational Therapist confirming your disability.**

#### 3.1.2 Exempt Applications (Public Buildings)

If the proposed works to a public building/premises comprise solely:

- a. For providing means of access for disabled persons to or within a building or premises to which members of the public are admitted

Then no fee will be applicable for the application.

#### 3.1.3 Restrictions on Permitted Development Rights

If the works proposed to a dwelling would otherwise be permitted development, subject to meeting certain conditions as set out in [Regulations](#), then no fee will be applicable for the application.

## 3.2 Modifications

### 3.2.1 Community Councils

Where the application is made by an established Community Council<sup>1</sup>, the fee payable in respect of the submission is reduced by one half.

### 3.2.2 Householder Developments within Conservation Areas

Where the application for alterations to a dwellinghouse would have otherwise been classed as 'Permitted Development' in meeting the relevant class(es) criteria set out within Schedule 1 of The Town and Country Planning (General Permitted Development) (Scotland) Order (as amended) and the only reason an application has been sought is due to the locus of the development being within a Conservation Area, the fee payable in respect of the submission is reduced by one quarter.

### Process

**3.2.2.1** As there is an assessment required to demonstrate that the proposed development otherwise accords with all other conditions of the respective permitted development class, the full application fee will be taken on receipt of a householder application in a conservation area.

**3.2.2.2** Once the application has been allocated to a Planning Officer for assessment, we will assess the proposed development against the permitted development class, and, if the proposed development does satisfy all other conditions of the class, a 25% discount will be retrospectively applied and a refund for the difference in amount will be issued to the payee automatically – normally within one week of the date of validation.

**3.2.2.3 Failure to provide correct payment in a timely manner may mean we are unable to validate your application, and subsequently may require your application to be withdrawn.**

### 3.2.3 Sport and/or Recreational Facilities

Where an application is made by or for a club, society, trust or other organisation which is not established or conducted for profit and whose function/purpose is for the provision of facilities for sport or recreation, and the conditions specified in Schedule 1, Part 2, Paragraph 9, Sub-paragraph (2)<sup>2</sup> of the Fee Regulations are satisfied, the fee payable is £600.

Proof of the applicant being not established nor conducted for profit may be requested by the Planning Service on receipt of an application to ensure compliance with the Regulations.

<sup>1</sup> As defined within Section 51 of the [Local Government \(Scotland\) Act 1973 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

<sup>2</sup> [The Town and Country Planning \(Fees for Applications\) \(Scotland\) Regulations 2022 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

### 3.3 Reductions or Waivers

Under Regulation 5 of [The Town and Country Planning \(Fees for Applications\) \(Scotland\) Regulations 2022](#), the Council – as Planning Authority – may reduce or waive entirely a submission fee. In order to enact this provision, the Planning Authority must have a published ‘charter’ which sets out the circumstances when and where a reduction or waiver may be sought. This document is defined as a charter for the purposes of meeting this legislative requirement.

Circumstances where a reduction or waiver may be applied include, but are not limited to;

- a. Where the application relates to development which, in the opinion of the Planning Authority, has the primary purpose of contributing to a not-for-profit enterprise or a social enterprise, and
- b. Where the application relates to development which, in the opinion of the Planning Authority, is likely to contribute to improving the health of residents of the area to which the application relates.

For the avoidance of doubt, “not for profit enterprise” and “social enterprise” have the meanings as defined in Section 252(1F) of the 1997 Act<sup>3</sup>, i.e.:

- “not for profit enterprise” means an organisation which a person might reasonably consider to exist wholly or mainly to provide benefits for society.
- “social enterprise” means an organisation whose activities are wholly or mainly activities which a person might reasonably consider to be activities carried on for the benefit of society (“its social objects”), and which:
  - (a) generates most of its income through business or trade,
  - (b) reinvests most of its profits in its social objects,
  - (c) is independent of any public authority, and
  - (d) is owned, controlled and managed in a way that is consistent with its social objects.

Requests for reductions/waivers must be made in writing by the applicant and/or agent for any application and are subject to the approval of the Service Lead – Planning and Building Standards and are considered at their discretion.



<sup>3</sup> [Town and Country Planning \(Scotland\) Act 1997 \(legislation.gov.uk\)](#)

## 4. Calculating Fees

Fees will be calculated in accordance with [The Town and Country Planning \(Fees for Applications\) \(Scotland\) Regulations 2022](#).

### 4.1 Floor or Site Area Calculations

Where your proposal is matched to a fee category with no 'pre-set' fee, we will calculate your submission fee using either the site area or floor space (whichever is appropriate per fee category). Please note the following:

- (a) **Where a fee is calculated based on site area**, please ensure the site area (delineated by the 'red line boundary' on a Location Plan) measurement includes the area of land that will be developed or built on and/or any land for which the use will change. Where possible, please ensure your measurement is recorded in Hectares (Ha).
- (b) **Where a fee is calculated based on floor space**, the measurement is based on the gross floor space (gross external area) of all storeys of the new building measured externally (i.e., to the external face of the perimeter walls) at each floor level. For the purposes of calculating a fee, floor space does not include other areas inside a building which are not readily usable by humans or animals, e.g., lift shafts, tanks, or loft spaces. Where possible, please ensure your measurement is recorded in Square Metres (Sq. m / m<sup>2</sup>)

Measurements which are not an exact multiple of the unit of measurement (as stipulated by the appropriate fee category) will be treated as a whole unit to calculate the fee, i.e., rounded up.

### 4.2 Alternative Developments

Where your proposal matches more than one fee category, fees under both categories will be calculated and the category with the highest amount payable shall be taken as the application fee.

## 5. Planning Application Fees

### 5.1 Table 1 – Applications for Planning Permission or Approval of Matters as Specified in Conditions

<i>Category of Development</i>	<i>Fee Payable</i>
<b>5.1.1 Residential Development</b>	
<b>5.1.1.1 New Dwellings</b>	
<p>1. Construction of buildings, structures or erections for use as residential accommodation (other than development within categories 2 to 6).</p>	<p>(a) Where the number of dwellinghouses to be created by the development does not exceed 10, £600 for each dwellinghouse,</p> <p>(b) Where the number of dwellinghouses to be created by the development is fewer than 50, £600 for the first 10 dwellinghouses, and £450 for each dwellinghouse thereafter,</p> <p>(c) Where the number of dwellinghouses to be created by the development is 50 or more, £600 for the first 10 dwellinghouses, £450 for each dwellinghouse in excess of 10 up to 49 dwellinghouses, and £250 for each dwellinghouse in excess of 50, subject to a maximum total of £150,000.</p>
<b>5.1.1.2 Existing Dwellings</b>	
<p>2. The carrying out of operations which will result in the enlargement, improvement or other alteration of an existing dwelling.</p>	<p>Where the application relates to:</p> <p>(a) One dwelling, £300,</p> <p>(b) 2 or more dwellings, £600.</p>



**5.1 Table 1 – Applications for Planning Permission or Approval of Matters as Specified in Conditions**

<i>Category of Development</i>	<i>Fee Payable</i>
<p>3.</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</p> <p>(b) The erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse.</p>	<p>£300.</p> <p>£300.</p>
<p><b>5.1.2 Non-Residential Buildings</b></p>	
<p>4. The construction of buildings, structures or erections including extensions (other than construction within categories 1, 5, and 6).</p>	<p>(a) where no floor area is created or the gross floor space created does not exceed 50 square metres, £300,</p> <p>(b) where the gross floor space created exceeds 50 square metres, £600 in respect of any gross floor space up to 100 square metres,</p> <p>(c) where the gross floor space exceeds 100 square metres, £600 plus £600 per 100 square metres in respect of any gross floor space exceeding 100 square metres and up to 4,000 square metres,</p> <p>(d) where the gross floor space exceeds 4,000 square metres, £24,000 plus £300 per 100 square metres in respect of any gross floor space exceeding 4,000 square metres, subject to a maximum of £150,000,</p> <p>(e) where no buildings are to be created, £600 per 0.1 hectare of site area, subject to a maximum of £150,000.</p>

5.1 Table 1 – Applications for Planning Permission or Approval of Matters as Specified in Conditions	
Category of Development	Fee Payable
<b>5.1.3 Agricultural Buildings</b>	
<p>5. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 6).</p>	<p>(a) Where the ground area to be covered by the development does not exceed 500 square metres, £500,</p> <p>(b) Where the ground area to be covered by the development exceeds 500 square metres, £500 plus £500 for each 100 square metres in excess of 500 square metres, subject to a maximum of £25,000.</p>
<b>5.1.4 Glasshouses and Polytunnels</b>	
<p>6. The erection of glasshouses or polytunnels to be used for agricultural purposes.</p>	<p>£100 for each 100 square metres of ground area to be covered by the development subject to a maximum of £5,000.</p>

**5.1 Table 1 – Applications for Planning Permission or Approval of Matters as Specified in Conditions**

<i>Category of Development</i>	<i>Fee Payable</i>
<b>5.1.5 Energy Generation</b>	
<p>7. The erection of wind turbines and the carrying out of other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.</p>	<p>(a) Where the number of turbines does not exceed 3:</p> <ul style="list-style-type: none"> <li>(i) where none of the turbines have a ground to hub height exceeding 15 metres, £1,250,</li> <li>(ii) where one or more of the turbines has a ground to hub height exceeding 15 metres, but not exceeding 50 metres, £2,500,</li> <li>(iii) where one or more of the turbines has a ground to hub height exceeding 50 metres, £5,000.</li> </ul> <p>(b) Where the number of turbines does exceed 3, £500 for each 0.1 hectare of site area, subject to a maximum of £150,000.</p>
<p>8. The construction of a hydro-electric generating station and the carrying out of any other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.</p>	<p>£500 for each 0.1 hectare of site area, subject to a maximum of £25,000.</p>
<p>9. The construction of a solar electric generating station and the carrying out of any other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.</p>	<p>£500 for each 0.1 hectare of site area, subject to a maximum of £25,000.</p>
<p>10. The carrying out of any operations connected with the exploratory drilling for oil or natural gas.</p>	<p>(a) Where the site area does not exceed 0.1 hectares, £1,000,</p> <p>(b) Where the site area exceeds 0.1 hectares, £1,000 in respect of the first 0.1 hectares of site area, plus £500 for each 0.1 hectare of site area in excess of 0.1 hectares, subject to a maximum of £150,000.</p>

<b>5.1 Table 1 – Applications for Planning Permission or Approval of Matters as Specified in Conditions</b>	
<i>Category of Development</i>	<i>Fee Payable</i>
<b>5.1.6 Fish and Shellfish Farming</b>	
11. The placing or assembly of equipment in any part of any marine waters for the purposes of fish farming.	£200 for each 0.1 hectare of the surface area of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of fish farming and £75 for each 0.1 hectare of the seabed to be used in relation to such development, subject to a maximum of £25,000.
12. The placing or assembly of equipment in any part of any marine waters for the purposes of shellfish farming.	£200 for each 0.1 hectare of the surface area of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of shellfish farming, subject to a maximum of £25,000.
<b>5.1.7 Miscellaneous</b>	
13. The erection, alteration or replacement of plant or machinery.	(a) Where the site area does not exceed 5 hectares, £500 for each 0.1 hectare of site area,  (b) Where the site area exceeds 5 hectares, £25,000 plus £250 for each 0.1 hectare of the site area in excess of 5 hectares, subject to a maximum of £150,000.
14. 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.	£500.
15. Operations for the winning and working of minerals (not including peat).	(a) Where the site area does not exceed 0.1 hectare, £1,000,  (b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,000 plus £500 for each 0.1 hectare of the site area in excess of 0.1 hectare,  (c) Where the site area exceeds 15 hectares, £75,000, plus £250 for each 0.1 hectare of site area in excess of 15 hectares, subject to a maximum of £150,000.
16. Operations for the extraction of peat.	(a) £500 for each 0.1 hectare of site area, subject to a maximum of £6,000.

**5.1 Table 1 – Applications for Planning Permission or Approval of Matters as Specified in Conditions**

<i>Category of Development</i>	<i>Fee Payable</i>
<p>17. The carrying out of any operations not coming within any of the above categories.</p>	<p>(a) Where the site area does not exceed 0.1 hectare, £1,000,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,000 plus £500 for each 1 hectare of the site area in excess of 0.1 hectare<sup>4</sup>,</p> <p>(c) Where the site area exceeds 15 hectares, £8,500 plus £250 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £150,000.</p>
<p><b>5.1.8 Use of Land</b></p>	
<p>18. 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.</p>	<p>(a) Where the site area does not exceed 0.1 hectare, £1,000,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,000 plus £500 for each 1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £8,500 plus £250 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £150,000.</p>

<sup>4</sup> Per [Planning Circular 2/2022](#), para. 8.16.1 (point 2) this is treated as “Where the site area exceeds 0.1ha the fee is £1,000 for the first 0.1ha and then £500 per 0.1ha of the site area in excess of 0.1ha up to 15ha.”

**5.1 Table 1 – Applications for Planning Permission or Approval of Matters as Specified in Conditions**

<i>Category of Development</i>	<i>Fee Payable</i>
<p>19. The use of land for the storage of minerals in the open.</p>	<p>(a) Where the site area does not exceed 0.1 hectare, £1,000,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,000 plus £500 for each 1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £25,500 plus £250 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £150,000.</p>
<p><b>5.1.9 Change of Use of Buildings or Land</b></p>	
<p>20. The change of use of a building to use as one or more dwellinghouses.</p>	<p>(a) Where the number of dwellinghouses to be created by the development does not exceed 10, £600 for each dwellinghouse,</p> <p>(b) Where the number of dwellinghouses to be created by the development is fewer than 50, £600 for the first 10 dwellinghouses, and £450 for each dwellinghouse thereafter,</p> <p>(c) Where the number of dwellinghouses to be created by the development is 50 or more, £23,550 plus £250 for each dwellinghouse in excess of 50.</p>
<p>21. A material change in the use of a building (other than a change of use referred to in category 20).</p>	<p>(a) Where the gross floor space does not exceed 100 square metres, £600,</p> <p>(b) Where the gross floor space exceeds 100 square metres, £600 plus £600 per 100 square metres up to 4,000 square metres,</p> <p>(c) Where the gross floor space exceeds 4,000 square metres, £24,000 plus £300 per 100 square metres in respect of any gross floor space exceeding 4,000 square metres, subject to a maximum of £150,000.</p>

**5.1 Table 1 – Applications for Planning Permission or Approval of Matters as Specified in Conditions**

<i>Category of Development</i>	<i>Fee Payable</i>
22. A material change in the use of land (other than:  (a) change of use within category 21, or  (b) a change of use within categories 18 or 19, or  (c) a change in the use of equipment placed or assembled in marine waters for the purposes of fish farming or shellfish farming).	(a) £500 per 0.1 hectare of site area subject to a maximum of £5,000.

<b>5.2 Table 2 – Applications for Planning Permission in Principle</b>	
<i>Category of Development</i>	<i>Fee Payable</i>
<b>5.2.1 Residential Development</b>	
<b>5.2.1.1 New Dwellings</b>	
1. Construction of buildings, structures or erections for use as residential accommodation.	(a) Where only one dwellinghouse is to be created, £600, (b) Where more than one dwellinghouse is to be created and the site area does not exceed 2.5 hectares, £600 for each 0.1 hectare of the site area, (c) Where more than one dwellinghouse is to be created and site area exceeds 2.5 hectares, £600 for each 0.1 hectare up to 2.5 hectares of the site area, and then £300 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £75,000.
<b>5.2.2 Non-Residential Buildings</b>	
2. The construction of buildings, structures or erections including extensions.	£600 for each 0.1 hectare up to 2.5 hectares of the site area, and then £300 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £75,000.



### 5.3 Table 3 – Applications for Certificate of Lawful Use/Development (Existing and Proposed)

<i>Category of Development</i>	<i>Fee Payable</i>
<b>5.3.1 Certificates of Lawfulness of Existing Use or Development</b>	
1. An application under <a href="#">Section 150 (1) (a) or (b) of the 1997 Act</a> (or both as the case may be).	The amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application (or an application to do both, as the case may be).
2. An application under <a href="#">Section 150 (1) (c) of the 1997 Act</a> .	£300.
<b>5.3.2 Certificates of Lawfulness of Proposed Use or Development</b>	
3. An application under <a href="#">Section 151 (1) of the 1997 Act</a> (apart from one within category 4)	Half the amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application (or an application to do both, as the case may be).
4. An application under <a href="#">Section 151 (1) (a) of the 1997 Act</a> where the use specified is use as one or more separate dwellinghouses.	£600 for each dwellinghouse, subject to a maximum of £150,000.

<b>5.4 Table 4 – Applications for Prior Notification and/or Approval</b>		
<i>Category of Development</i>	<i>Fee Payable</i>	<i>Notes</i>
1. An application made for determination as to whether the prior approval of the Planning Authority is required in relation to development under Schedule 1 of the General Permitted Development Order (other than one within categories 2 to 9).	£100.	Any application for Prior Approval <b>not</b> listed in this table
2. An application made by virtue of paragraph (4A) of Class 18 of Part 6 (agricultural buildings and operations) of Schedule 1 of the General Permitted Development Order.	No fee.	Development consisting of the erection of an agricultural building or the significant extension or significant alteration of an existing agricultural building
3. An application made by virtue of paragraph (4) of Class 18B of Part 6 (agricultural buildings and operations) of Schedule 1 of the General Permitted Development Order.	£500.	Development consisting of a <b>change of use of a building and any land within its curtilage from a use as an agricultural building to a use as a dwelling</b> together with the following building operations to the extent which they are reasonably necessary to convert the building to use as a dwelling
4. An application made by virtue of paragraph (5) of Class 18C of Part 6 (agricultural buildings and operations) of Schedule 1 of the General Permitted Development Order.	£500.	Development consisting of a <b>change of use of a building and any land within its curtilage from—</b>  (a) use as an <b>agricultural building to a flexible commercial use</b> , or  (b) a flexible commercial use permitted by virtue of this class to another flexible commercial use,  together with the following building operations to the extent which they are reasonably necessary to convert the building to a flexible commercial use.
5. An application made by virtue of paragraph (4) of Class 21A of Part 6A (fish farming) of Schedule 1 of the General Permitted Development Order.	£500.	The <b>installation of larger size (replacement) cages is proposed to an existing fish farm</b>
6. An application made by virtue of paragraph (4) of Class 22A of Part 7 (forestry buildings and operations) of Schedule 1 of the General Permitted Development Order.	£500.	<b>Change of use of a building from use for the purposes of forestry to use as a dwelling</b> together with building operations to the extent which they are reasonably necessary to convert the building to use as a dwelling.

**5.4 Table 4 – Applications for Prior Notification and/or Approval**

<i>Category of Development</i>	<i>Fee Payable</i>	<i>Notes</i>
<p>7. An application made by virtue of paragraph (5) of Class 22B of Part 7 (forestry buildings and operations) of Schedule 1 of the General Permitted Development Order.</p>	<p>£500.</p>	<p>Development consisting of a <b>change of use of a building from</b></p> <ul style="list-style-type: none"> <li>(a) use for the purposes of <b>forestry to a flexible commercial use</b>, or</li> <li>(b) a flexible commercial use permitted by virtue of this class to another flexible commercial use,</li> </ul> <p>together with the following building operations to the extent which they are reasonably necessary to convert the building to a flexible commercial use</p>
<p>8. An application made by virtue of paragraph (4) of Class 22 of Part 7 (forestry buildings and operations) of Schedule 1 of the General Permitted Development Order.</p>	<p>No fee.</p>	<p>The carrying out on land used for the purposes of forestry, including afforestation, or in the case of sub-paragraph (c) land held or occupied with that land, of development reasonably necessary for those purposes consisting of—</p> <ul style="list-style-type: none"> <li>(a) works for the erection, extension or alteration of a building;</li> <li>(b) the formation, alteration or maintenance of private ways;</li> <li>(c) operations on that land, or on land held or occupied with that land, to obtain the materials required for the formation, alteration or maintenance of such ways;</li> <li>(d) other operations (not including engineering or mining operations).</li> </ul>

#### 5.4 Table 4 – Applications for Prior Notification and/or Approval

<i>Category of Development</i>	<i>Fee Payable</i>	<i>Notes</i>
9. An application made by virtue of sub-paragraph (23) of Class 67 of Part 20 (development by electronic communications code operators) of Schedule 1 of the General Permitted Development Order.	£500.	Development consisting of the <b>construction or installation of a ground-based mast</b> ; or be associated with the <b>construction or installation of that mast and would consist of the construction or installation of apparatus</b> ; or be <b>development ancillary to the construction, installation or use of equipment housing</b>

## 5.5 Application for Further Planning Permission (Section 42)

Where the application seeks to vary or remove conditions attached to a previously permitted application, the submission fee is £300.

## 5.6 Application for Advertisement Consent

Where the application is for the erection/installation of one or more advertisements (e.g., signage), the submission fee is £300\*.

*\*Unless the proposed signage demonstrably meets the criteria under Schedule 4 of [The Town and Country Planning \(Control of Advertisements\) \(Scotland\) Regulations 1984](#) then no fee shall be due.*

## 5.7 Application for Hazardous Substances Consent

When the quantity specified in the application as the maximum quantity proposed to be present is twice the controlled quantity or less, the submission fee is £600.

When the quantity specified in the application as the maximum quantity proposed to be present exceeds twice the controlled quantity, the submission fee is £1,200.

Removal of conditions attached to an existing hazardous substances consent; the submission fee is £600.

Continuation of hazardous substances consent where there has been a change in the person in control of any part of the land, the submission fee is £600.

## 5.8 Application for Non-Material Variation

Where the application seeks to vary an existing consent, the fee to lodge an NMV submission in respect of a previously permitted application is:

- (a) £58 per each request for 'householder' applications,
- (b) £105 per each request for all other 'local' applications,
- (c) £200 per each request for 'major' applications.

## 6. Discretionary Service Fees/Charges

Noted below are the fees and charges that the Planning Service charges in respect of its non-statutory services:

### 6.1 Pre-Application for High Hedge Notice

The fee to lodge an application in relation to a high hedge is £111.

### 6.2 Application for High Hedge Notice

The fee to lodge an application in relation to a high hedge is £520.

### 6.3 Pre-Application Enquiry

The fee to lodge a pre-application enquiry is:

- (a) Residential Developments - £221 per each new dwelling (subject to a minimum of £164 and maximum of £1,092).
- (b) Local/Major/Other Developments - 20% of the full application fee (subject to a minimum of £164 and maximum of £1,092)
- (c) Energy Developments - 20% of the application fee (subject to a minimum of £164 and maximum of £5,250)

**Please note, all Pre-Application fees are inclusive of VAT.**

### 6.4 Section 50 (of Licensing Scotland Act) Application

The fee to lodge a Section 50 application is £177.

## 6.5 Publication in Local Press

### 6.5.1 Planning Applications

For Planning Applications where:

- (a) It is not possible for the planning authority to carry out notification in terms of Regulation 18 of [The Town and Country Planning \(Development Management Procedure\) \(Scotland\) Regulations 2013](#) because there are no premises situated on the neighbouring land to which the notification can be sent;
- (b) The applicant has submitted with an application for planning permission under Regulations 9 to 11 of [The Town and Country Planning \(Development Management Procedure\) \(Scotland\) Regulations 2013](#) a certificate issued under regulation 15 (2) (b) (iii) – (unable to identify the owner of the land);
- (c) The application relates to development of one or more of the classes of development specified in Schedule 3 of [The Town and Country Planning \(Development Management Procedure\) \(Scotland\) Regulations 2013](#); or,
- (d) The application relates to development which does not accord with the provisions of the development plan.

will be required to be advertised in the local press, at a cost of £111.

### 6.5.2 Planning Applications (EIA Development)

Where the application is also classed as an 'EIA development' an additional advertisement will be required, the cost of which shall be advised at the time of publication.

### 6.5.3 Hazardous Substances Consent

Where the application for Hazardous Substances Consent is submitted, an advertisement will be required and the cost of which shall be advised at the time of publication.