

Scale of Fees



**PERTH &
KINROSS
COUNCIL**

THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

As from 1st April 2021

This is not a comprehensive list of fees. If in doubt please contact the Duty Planning Officer on 01738 475300 or email developmentmanagement@pkc.gov.uk. A copy of the Town and Country Planning (Fees for Applications and Deemed Applications) (Scotland) Regulations 2004 and subsequent Amendment Regulations are available for inspection at Pullar House, 35 Kinnoull Street, Perth or via <http://www.legislation.gov.uk/all?title=planning%20fee%20scotland>.

An additional fee of **£61.10** is required for some planning applications which need to be advertised in the local press. This will not include those which affect a conservation area or affect the setting of a listed building. This additional advertisement fee will be requested from the applicant/agent where necessary, following submission of a planning application and must be paid before determination.

Please note that as of 1st January 2019 we stopped accepting cheques. Payments can be made via credit/debit card or BACS transfer.

Category of Development	Fee Payable
I Operations	
1. Construction of buildings, structures or erections for use as residential accommodation (other than development within category 6).	Where the application is for: (a) planning permission in principle — (i) where the site area does not exceed 2.5 hectares, £401 for each 0.1 hectare or £401 where only one dwellinghouse is to be created by the development; (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.
	(b) other than planning permission in principle — (i) where the number of dwellinghouses to be created by the development does not exceed 50, £401 for each dwellinghouse; (ii) where the number of dwellinghouses to be created by the development exceeds 50, £20,050 plus £200 for each dwellinghouse in excess of 50, subject to a maximum in total of £124,850.

Category of Development	Fee Payable
<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 style="padding-left: 40px;">(i) where the site area does not exceed 2.5 hectares, £401 for each 0.1 hectare;</p> <p style="padding-left: 40px;">(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 style="padding-left: 40px;">(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 style="padding-left: 40px;">(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;</p> <p style="padding-left: 40px;">(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 style="padding-left: 40px;">(iv) where the area of gross floor space exceeds 3,750 square metres, £20,050 plus £200 for each 75 square metres (or part thereof), subject to a maximum in total 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 in 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 style="padding-left: 40px;">(i) where the ground area to be covered by the development exceeds 465 square metres but does not exceed 540 square metres, £401; or</p> <p style="padding-left: 40px;">(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 in total of £20,055.</p>

Category of Development	Fee Payable
4. The erection of glasshouses on land used for the purposes of agriculture.	Where the ground area to be covered by the development exceeds 465 square metres, £2,321.
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 dwellinghouses.	Where the application relates to — (a) one dwellinghouse, £202;
	(b) 2 or more dwellinghouses, £401.
7. (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;	£202
(b) the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse; or	£202
(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 the 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, £30,476 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 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.

Category of Development	Fee Payable
9a. 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 electric lines.	£401 per 0.1 hectare up to a maximum of £20,055.
10. The carrying out of any operations not coming 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 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 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.
II Uses of land	
11. The change of use of a building to use as one or more dwellinghouses.	Where the number of additional dwellinghouses to be created by the development —
	(a) does not exceed 50, £401 for each additional dwellinghouse; (b) where the number of additional dwellinghouses to be created by the development exceeds 50, £20,050 plus £200 for each additional dwellinghouse 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.

Category of Development	Fee Payable
12. (b) the use of land for the storage of minerals in the open.	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.
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 purposes of fish farming.	£401
III Other fees	
Advertisements All applications for express consent for the display of advertisements.	£202
Concessionary Fees and Exemptions Operations in the curtilage or to alter or extend an existing dwellinghouse, existing dwellinghouse where the proposed development is intended solely to improve access, safety, health or comfort for a disabled person and works to provide means of access for disabled persons to a building to which members of the public are admitted. Please note that evidence may be required.	No fee.
Applications required by reason of an Article 4 Direction.	No fee.
Applications required because of the removal of permitted development rights by a condition attached to a planning permission.	No fee.
Applications (including advertisement applications) by a community Council.	Half the normal fee.
Revised or fresh applications made by the same applicant for development of the same character or description (and no additional development) within 12 months of refusal, of approval, or of the validation of the earlier application if withdrawn, where the required fee for the earlier application was paid.	No fee.

Category of Development	Fee Payable
<p>Prior Notification</p> <p>Applications for determination as to whether the prior approval of the Authority is required for agricultural/forestry buildings, or their conversion, with the permitted development rights.</p>	£78
<p>Applications for determination as to whether the prior approval of the Authority is required for the formation or alterations to agricultural/forestry access tracks with the permitted development rights.</p>	No fee.
<p>Applications for determination as to whether the prior approval of the Authority is required for the Demolition of Buildings.</p>	£78
<p>Applications for determination as to whether the prior approval of the Authority is required for the installation, alteration or replacement of a free-standing wind turbine within the curtilage of a dwelling.</p>	£78
<p>Applications for determination as to whether the prior approval of the Authority is required for the installation of a telecommunication masts.</p>	£300
<p>Applications for determination as to whether the prior approval of the Authority is required for works by a statutory undertaker with the permitted development rights.</p>	£78
<p>Certificates of Lawful Use or Development</p> <p>Section 150(1)(a) or (b)</p> <p><i>Existing works or use</i></p>	The amounts in parts I and II of the table.
<p>Section 150(1)(c)</p> <p><i>Breach of Condition</i></p>	£202
<p>Section 150(1)(a)</p> <p><i>Use or development as a dwelling</i></p>	£401 for each dwellinghouse subject to a maximum of £20,055.
<p>Section 151(1)(a) or (b)</p> <p><i>Proposed works or use</i></p>	Half the amounts in parts I and II of the table.

Discretionary Charges	
Pre-Application Service	
Householder Enquiry	£50 (inc VAT)
Non-Householder Enquiry	£120 (inc VAT)
Major Development	£600 (inc VAT)
Pre-Validation Service	
Local planning applications	£60 (inc VAT)
Major planning applications	£120 (inc VAT)
High Hedge Application	£310
Administration Charges	
Electronic planning history search	£100 (inc VAT)
Copy of planning Decision Notice	The cost of electronic copy of decision notice and plans is now £35.00 per planning reference. For all non-digital copy plan requests email developmentmanagement@pkc.gov.uk for a quotation relative to plan sizes.
Copy of plans and documents	

NOTES

1. The fees payable for deemed applications under Section 133(7) of the 1997 Town and Country Planning Act are double those payable for applications for planning permission.
2. There is no provision in the regulations for the refund of fees paid to Planning Authorities in respect of applications.
3. The area of the site must be clearly stated in hectares on the application form and the submitted plan.
4. The additional gross floor space created by the development must be clearly indicated in square metres on the application form and the submitted plan. For the purposes of the fee regulations, gross floor space includes all storeys, is measured externally including the thickness of internal and external walls and can include areas under canopies.
5. All applications must be accompanied by the appropriate fee.
6. For further information on planning fee exemptions, reductions and calculations please review the guidance from Scottish Government at <http://www.scotland.gov.uk/Publications/2004/06/19442/38331>.