

Scale of Fees

Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits (Wales) (Amendment) Regulations 2020

APPLICABLE TO APPLICATIONS RECEIVED ON OR AFTER 24TH AUGUST 2020



Ways to pay:

- Online via 'Planning Portal
- By cheque (payable to Newport City Council) via post or in person to Information Station, Old Stations Building, Queensway, Newport NP20 4AY
- By credit / debit card at Information Station or by phoning 01633 656656 (Mon-Fri)
- By cash at Information Station (Mon-Fri). Please do not send cash in the post.

1) OUTLINE APPLICATIONS

Sites up to 2.5 hectares £460 per 0.1 hectares (or part thereof) of site area. Sites exceeding 2.5 hectares £11,500 plus £120 per 0.1 hectare (or part thereof) in excess of 2.5 hectares, maximum £150,000

2) FULL APPLICATIONS AND RESERVED MATTERS

Extensions or alterations to existing dwellings or any works within the curtilage	£230 per dwelling. Maximum £460
Change of use of land or buildings	£460
Change of use to or subdivision of dwellings	50 or less units £460 per additional dwelling created. 50 units or more £23,000 plus £120 for each unit in excess of 50. Maximum £300,000
Erection of dwellings	50 or less units £460 per dwelling created 50 units or more £23,000 plus £120 for each unit in excess of 50. Maximum £300,000
Erection of buildings (other than dwellings, agricultural buildings glasshouses, or plant and machinery.)	<ul style="list-style-type: none">• Works creating up to 40 sqm of gross floorspace £230• Between 40 sqm and 75 sqm of gross floorspace £460• Works over 75 sqm £460 for each 75 sqm or part thereof Maximum £300,000
Erection, alteration or replacement of plant and machinery (pipes, tanks, cranes, conveyors, hoppers,	Sites up to 5 hectares £460 per 0.1 hectare (or part thereof) of site area. Sites exceeding 5 hectares £23,000 plus £120 per 0.1 hectare (or part thereof) in

radio masts, wind turbines, solar farms)	excess of 5 hectares. Maximum £300,000
Approval of reserved matters where flat rate (below) does not apply	A fee based on floorspace/numbers of dwellings involved
Reserved matters where applicant's earlier reserved matters application have incurred total fees equalling that for a full application for entire scheme	£460

3) AGRICULTURAL & FORESTRY BUILDINGS

Glasshouses	Less than 465 sqm £85. More than 465 sqm £2600
The erection of agricultural and forestry buildings	<ul style="list-style-type: none"> • up to 465 sqm of gross floor space, £85 • between 465 sqm and 540 sqm of gross floorspace, £460 • over 540 sqm, £460 for the first 540 sqm and £460 for each 75 sqm in excess of 540 sqm or part thereof to a maximum £300,000

4) ADVERTISEMENTS

Relating to the business on the premises	£120
Advance signs directing the public to a business	£120
Other advertisement	£460

5) LAWFUL DEVELOPMENT CERTIFICATES

Existing uses or development	The same fee as an equivalent planning application
Proposed uses or development	Half the equivalent planning application fee
Certificates of Lawfulness where the equivalent planning application fee would have been exempt	No fee

6) DISCHARGE OF CONDITIONS

Extending or altering a dwelling house or other development in the curtilage of a dwelling house	£35 per request
All other development	£115 per request

7) NON-MATERIAL AMENDMENTS

Householder	£35
Other	£115

8) PRIOR APPROVALS

Telecoms	£460
Agricultural and forestry buildings and demolition of buildings	£100

9) CERTIFICATES OF CONFORMITY (LDO)

Non-residential	£100
1 flat	£250
2 or more flats (maximum 9)	Flat fee £500

10) OTHER APPLICATIONS

New Hazardous Substance Consent	<ul style="list-style-type: none">• New consent without previous conditions £200• In excess of twice the control quantity £400• All other cases £250
Continuation of Hazardous Substance Consent	£200
Exploratory drilling for oil or natural gas	Sites up to 7.5 hectares £460 per 0.1 hectare (or part thereof) of site area. Sites exceeding 7.5 hectares £34,500 plus £120 per 0.1 hectares (or part thereof) in excess of 7.5 hectares. Maximum £300,000
Winning, working, storage of minerals and waste disposal	Sites up to 15 hectares £280 per 0.1 hectare (or part thereof) of site area. Sites in excess of 15 hectares £34,500 plus £120 per 0.1 hectare (or part thereof) in excess of 15 hectares. Maximum £80,000
Car parks, service roads or other access incidental to existing use	£230
Certificates of Appropriate Alternative Development	£230
Other operations on land (e.g. floodlights, engineering operations including golf courses)	£230 per 0.1 hectare (or part thereof) of site area. Maximum £300,000
For non-compliance with conditions, including retention of temporary buildings and renewals of permission	£230
Variation or removal of conditions	£230
Playing fields (for non-profit making organisations)	£460
Post submission Amendments (Major)	£230

11) CONCESSIONARY FEES AND EXEMPTIONS

Works to improve a disabled person's access to a public building, or to improve his/her access, safety, health or comfort at his/her dwelling house	No fee (Proof of disabled person's registration required)
Applications by Community Councils	Half the normal fee
Applications required because of removal of permitted development rights by a condition or by an Article 4 direction	No fee
Resubmission for development of the same character, within the same site and by the same applicant within 12 months of the date of decision of the previous application. If earlier application was withdrawn, 12 months starts from the date the application was submitted. (Concession does not apply where the previous application was approved).	No fee
Listed Building Consent	No fee
Conservation Area Consent	No fee
Tree preservation Order / Trees in Conservation Areas applications	No fee

12) REFUNDS

Should the applicant and Local Planning Authority not agree an extended time period to determine an application, a refund is provided 16 weeks after the start date for a householder application and 24 weeks after the start date for all other applications.

NOTES

It is the applicant's responsibility to check whether or not a concessionary fee or exemption applies. No refund will be given relating to such a concession once an application has been registered.

Where an application relates to development which is within more than one fee category, the correct fee is the highest of the fees payable.

Where applications are submitted which relate to land in the area of two or more LPAs, a fee is payable to each LPA

Where an application relates to both residential and non-residential development, the fee shall be calculated by adding the 2 fees together