



BRIDGEND COUNTY BOROUGH COUNCIL DEVELOPMENT MANAGEMENT

Guidance on Pre-Application Charges – Welsh Government Statutory Service to take effect from 16th March, 2016 BCBC Service to take effect from 2nd May 2016

Category/Scale of Development	Written Only Statutory from 16 th March, 2016	Advice (WG service March, 2016)	Written Response (BCBC from 2016)	Advice/ Only April	Written and a Meeting (office)	Advice 1 hour (site or)	Additional Advice Meetings	Written and/or	Target Response Time from Enquiry or Meeting Date (Days)
Householder Advice re: Permitted Development	-		£25		£50			£25	14
Householder design advice	£25		£90		N/A (site visit inc. in fee)		£50		21
Planning History	-		£50 per plot		N/A		N/A		21
PD Rights Removal	-		£50 per plot		N/A		N/A		21
Compliance with Conditions/Notices	-		£50/£150		£100/£300		N/A		14
Works to Protected Trees	-		£50		£100		£50		14
Minor Agricultural and Forestry Development	-		£150		£250		£100		21
Minor Commercial Development/CoU* (up to 500 sq. m. gross floorspace)	£250		£250		£350		£200		21
Minor Works to Listed Buildings/in Con Areas	-		£100		N/A (site visit inc. in fee)		£50		21
Adverts	-		£100		£150		£100		21
Copies of Decision Notices	-		£10		N/A		N/A		7
Copies of S.106 Legal Agreements	-		£10		N/A		N/A		7
Copies of TPO	-		£10		N/A		N/A		7
Confirmation conditions/S.106 have been discharged	-		£100		£150		N/A		14

* Pre-app advice fee to be determined by Planning Officers in conjunction with Economic Development e.g. for employment uses B1, B2 or B8

Category/Scale of Development	Written Only Statutory Advice from 16 th March, 2016)	Advice (WG service from 16 th March, 2016)	Written Response (BCBC from 2016)	Advice/ Only from April	Written and a Meeting (site or office)	Advice a 1 hour (site or Meetings)	Additional Advice Meetings	Written and/or	Target Response Time from Enquiry or Meeting Date (Days)
Larger Scale Development									
New dwellings/conversion to residential									
1-2 dwellings	£250		N/A site visit inc.		£350		£100		21
3-4 dwellings	£250		N/A site visit inc		£500		£200		28
5-9 dwellings (inc. Planning Obligations)	£250		N/A site visit inc		£1000		£300		35
Rural Enterprise Dwelling	£250		N/A site visit inc		£600		£250		35
Barn Conversions	£250		N/A site visit inc		£500		£200		28
Agricultural and Forestry Development (500-1000 sq. m.)	£250		£300		£400		£150		28
Commercial Development/CoU * (500 – 1000 sq. m.)	£250		£750		£850		£250		35
Non-PD Domestic Scale Renewable Energy Schemes**									
- Small Scale Hydro Schemes	£250		£250		£350		£100		28
- Solar Panels/Photovoltaics	£250		£250		£350		£100		28
- Single Turbines up to 40m to blade tip	£250		£500		£600		£200		35

* Pre-app advice fee to be determined by Planning Officers in conjunction with Economic Development e.g. for employment uses B1, B2 or B8

** To be confirmed by the Planning Officer based on the details provided

Category/Scale of Development	Written Only Statutory from 16 th March, 2016)	Advice (WG service March, 2016)	Written Response (BCBC from 2016)	Advice/ Only April	Written and a Meeting (office)	Advice 1 hour (site or office)	Additional Advice Meetings	Written and/or	Target Response Time from Enquiry or Meeting Date (Days)
Major Development (N.B. first scoping meeting with Officers is free)									
						Maximum – fee to be agreed following initial scoping meeting			
10 or more dwellings (or 32 dph) inc. Planning Obligations	£600 < 25 units £1000 > 24 units		N/A site visit inc.		£2500		£1000		35
			N/A site visit inc.		£5000		£2500		42
Agricultural and Forestry Development (> 1000 sq. m.)	£600 < 2000 sq. m. £1000 > 1999 sq. m.		N/A site visit inc.		£1500		£500		35
			N/A site visit inc.		£2500		£1000		42
Commercial Development/CoU * (> 1000 sq. m.)	£600 < 2000 sq. m. £1000 > 1999 sq. m.		N/A site visit inc.		£3000		£1000		42
			N/A site visit inc.		£5000		£2500		42
Commercial Renewable Energy Schemes (inc. EIA)									
- Hydro Schemes	-		N/A site visit inc.		£500		£100		35
- Waste to Energy Schemes	-		N/A site visit inc.		£5000		£300		42
- Solar Parks/Farms	-		N/A site visit inc.		£5000		£500		42
- Wind Farms	-		N/A site visit inc.		£5000		£750		42
Winning and Working of Minerals	£600		N/A site visit inc.		£5000		£500		42
Waste Development	£600		N/A site visit inc.		£5000		£500		42

* Pre-app advice fee to be determined by Planning Officers in conjunction with Economic Development e.g. for employment uses B1, B2 or B8

“Major development” is defined as development involving any one or more of the following:

- a) the winning or working of minerals or the use of land for mineral-working deposits¹;
- b) waste development;
- c) the provision of dwellinghouses where
 - i) the number of dwellinghouses to be provided is 10 or more; or
 - ii) the development is to be carried out on a site having an area of 0.5 hectare or more and is not known whether the development falls within paragraph (c)(i);
- d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more, or,
- e) development carried out on a site having an area of 1 hectare or more. (as defined in Article 2 of *the Town and Country Planning Development Management Procedure (Wales) Order 2012*).

Exemptions

Town Council/Community Council Enquiries (except for Commercial Development)

Registered Charities

Other BCBC Service Areas

Non-profit making groups/Community Interest Companies/Churches etc.

Conservation advice - urgent structural repairs to Listed Buildings only

Works to improve access for registered disabled

Specialist Advice

**Additional Cost Per
Hour (inc.
meetings/site visits)**

**Additional flat rate cost per
major development**

BCBC Ecologist	£50	£300
BCBC Highways	£50	£300
BCBC Building Conservation/Heritage	£50	£300
BCBC Public Protection	£50	£300
BCBC Economic Development	£50	£300
BCBC Parks	£50	£300

Local Planning Authority Pre-application Services

The Town and Country Planning (Pre-Application Services) (Wales) Regulations 2016 require all local planning authorities (LPAs) in Wales to provide a **statutory pre-application service**.

Applicants must submit a completed pre-application advice enquiry form containing information on their proposal to enable a response from the LPA. As a minimum they will be required to provide:

- Name, address and contact details
- Description of the proposal (including an indication of increase in floor space, and/or number of new units proposed)
- Site Address
- Location Plan
- Fee

The fees that can be charged for statutory pre-application services are the same across Wales, although vary depending upon the size and scale of the proposed development:

Householder - £25

Minor development - £250

Major development - £600

Large major development - £1000

The regulations require LPAs to provide a written response to all valid pre-application enquiries within 21 days, unless an extension of time is agreed between the authority and applicant.

As a minimum, applicants for householder developments should expect to receive the following information within their written response:

- The relevant planning history of the site
- The relevant development plan policies against which the development proposal will be assessed
- Relevant supplementary planning guidance (i.e. design, conservation etc.)
- Any other material planning considerations
- An initial assessment of the proposed development, based on the information above

For all other development proposals, applicants should receive all the information outlined above, as well as whether any Section 106 or Community Infrastructure Levy contributions are likely to be sought and an indication of the scope and amount of these contributions.

Without payment of the appropriate fee, the LPA will be under no obligation to accept a pre-application enquiry form.

If, in the opinion of the LPA, a pre-application enquiry form is submitted without the correct fee, the LPA should explain to the applicant as soon as possible in writing that the pre-application service cannot begin until the correct fee is received and identify what payment is due.

If a fee is paid to the LPA but the pre-application enquiry is subsequently rejected as being invalid for any reason except for payment of an incorrect fee, the fee must be refunded.