

APPENDIX 1:

Pre- Application Planning Advice – Charging Schedule



Type of Development	Written Advice Only	Site or Office Meeting with follow up written advice	Additional meetings with written advice
<p><u>CATEGORY A</u></p> <p>Householder Developments Development that affects the curtilage of a residential property e.g. domestic extensions and alterations; boundary walls and fences; loft and dormer conversions; domestic garages, sheds and other outbuildings; and car ports and porches.</p>	£25	£50*	£25 per additional meeting
<p><u>CATEGORY B</u></p> <p>Single Dwellings</p>	£75*	£150*	£100* per additional meeting
<p><u>CATEGORY C</u></p> <p>Minor Development Residential development of 2 – 9 residential units or on a site of less than 0.49 of a hectare. Non-residential development (Industrial, Commercial, Retail, Leisure etc) which does not exceed 999m² of gross floor space. Non-residential development (Industrial, Commercial, Retail, Leisure, Renewable Energy etc) on a site which does not exceed 0.49 of a hectare. Material change in the use of a building where the area of gross floor space does not exceed 999m². Material change in the use of land where the site area does not exceed 0.49 hectares.</p>	£250	£250	£250 per additional meeting.

*Note: The above category C, D and E fees reflect that introduced by The Town and Country Planning (Fees for Applications, Deemed Application and Site Visits) (Wales) (Amendments) Regulations 2016. MTCBC will offer a site or office meeting in addition to the statutory requirements for no extra charge provided an extension of time can be agreed beyond the 21 days. **The statutory pre-application advice enquiry form** has to be completed.*

<p><u>CATEGORY D</u></p> <p>Major Development Residential development of 10 – 24 residential units or on a site of 0.5 - 0.99 of a hectare. Non-residential development (Industrial, Commercial, Retail, Leisure etc) of 1000 - 1999m² of gross floor space. Non-residential development (Industrial, Commercial, Retail, Leisure, Renewable Energy etc) on a site of 0.50 - 0.99 of a hectare. Material change in the use of a building where the area of gross floor space is 1000 - 1999m². Material change in the use of land where the site area is 0.50 - 0.99 of a hectare. The wining and working of minerals or the use of land for mineral working deposits.</p>	£600	£600	£600 per additional meeting
<p><u>CATEGORY E</u></p> <p>Large Major Development Residential development of more than 24 dwellings or on a site exceeding 0.99 hectares. Non-residential development (Industrial, Commercial, Retail, Leisure etc) of more than 1999m² of gross floor space. Non-residential development (Industrial, Commercial, Retail, Leisure, Renewable Energy etc) on a site that exceeds 0.99 of a hectare. Material change in the use of a building where the area of gross floor space exceeds 1999m². Material change in the use of land where the site exceeds 0.99 of a hectare.</p>	£1000	£1000	£1000 per additional meeting
<p><u>CATEGORY F - Advertisements</u></p>	£50*	£75*	£65* per additional meeting
<p><u>CATEGORY G</u></p> <p>Exemptions Alterations or extension to a dwelling to improve the welfare of a person with disability (proof of registration required).</p>	No charge	No charge	No charge

Note: *These charges include V.A.T.

*Note: The above category C, D and E fees reflect that introduced by The Town and Country Planning (Fees for Applications, Deemed Application and Site Visits) (Wales) (Amendments) Regulations 2016. MTCBC will offer a site or office meeting in addition to the statutory requirements for no extra charge provided an extension of time can be agreed beyond the 21 days. **The statutory pre-application advice enquiry form** has to be completed.*