

# PLANNING APPLICATION FEES

(Effective from 1 November 2014)

(The scale of fees is set by the Scottish Government through regulations. The fees, unless otherwise noted, are not refundable once the planning application has been submitted. Applications are not registered as valid until the correct fee is paid. If there is a requirement for a statutory advertisement on an application, please note that the planning authority will recover the costs from you.)

<p><b>1. Construction of buildings, structures or erections for use as residential accommodation</b></p> <p>(other than development within category 6)</p>	<p><b><u>Planning permission in principle</u></b></p> <p>One dwellinghouse = £401</p> <p>More than one dwellinghouses = £401 per 0.1 ha of the site (or part thereof). Maximum = £10,028</p> <p><b><u>Full planning permission or Approval of Matters Specified in Conditions</u></b></p> <p>£401 for each dwellinghouse to be created by the development. Maximum = £20,055</p>
<p><b>2. Erection of other buildings</b></p> <p>(other than buildings within categories 1, 3, 4 or 6)</p>	<p><b><u>Planning permission in principle</u></b></p> <p>£401 per 0.1 ha of the site (or part thereof). Maximum = £10,028</p> <p><b><u>Full planning permission or Approval of Matters Specified in Conditions</u></b></p> <p>£202 where the area of gross floor space does not exceed 40 sq m</p> <p>£401 where the area of gross floor space exceeds 40 sq m but does not exceed 75 sq m</p> <p>Where the area of gross floor space exceeds 75 sq m, £401 for each 75 sq m (or part thereof). Maximum = £20,055</p>
<p><b>3. Erection of buildings to be used for agricultural purposes</b></p> <p>(other than buildings in category 4)</p>	<p><b><u>Planning permission in principle</u></b></p> <p>£401 per 0.1 ha of the site (or part thereof). Maximum = £10,028</p> <p><b><u>In all other cases</u></b></p> <p>£401 where ground area to be covered will exceed 465 sq m, but does not exceed 540 sq m</p> <p>Where the ground area to be covered exceeds 540 sq m £401, and an additional £401 for each additional</p>

	75 sq m (or part thereof) in excess of 540 sq m. Maximum = £20,055
<b>4. Erection of glasshouses on land used for the purposes of agriculture</b>	£2,321 where ground area to be covered exceeds 465 sq m.
<b>5. Erection, alteration or replacement of plant or machinery</b>	£401 per 0.1 ha of the site area (or part thereof). Maximum = £20,055.
<b>6. Householder enlargement, improvement or other alteration to existing dwellinghouse</b>	Where the application relates to one dwellinghouse = £202  Where the application relates to two or more dwellinghouses = £401
<b>Other Householder Developments</b>	
A) Operations including the erection of a building within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse.	£202
B) Erection/construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse.	£202
C) Construction of car parks, service roads and other means of access for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.	£202
<b>7. Car Parks etc</b>	
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.	£202
<b>8. Operations connected with exploratory drilling for oil or natural gas</b>	£401 per 0.1 ha of the site. Maximum = £30,240
<b>9. Placing or assembly of equipment in any part of any marine water for the purpose of fish farming</b>	£183 per 0.1 ha of the surface area of marine water to be used in relation to the placement or assembly of any equipment for the purposes of fish farming; and  £63 per 0.1 ha of the sea bed to be used in relation to such development. Maximum = £18,270
<b>10. Operations not coming within any of the above categories</b>	
A) Winning and working of minerals (excluding peat)	£202 per 0.1 ha of site (or part thereof). Maximum = £30,240
B) Winning and working of peat	£202 per ha of the site. Maximum = £3,024

C) Any other purpose	£202 per 0.1 ha of site (or part thereof). Maximum = £2,016
<b>11. Change of use of a building to use as one or more dwellinghouses</b>	£401 per each additional dwellinghouse to be created by the development. Maximum = £20,055
<b>12. Use of disposal of waste/ storage of minerals</b>	
A) Use of land for disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land.	£202 per 0.1 ha of the site. Maximum = £30,240
B) The use of land for the storage of minerals in the open.	£202 per 0.1 ha of the site. Maximum = £30,240
<b>13. Other Change of Use</b>	
Making of a material change in the use of a building or land (other than that within categories 11 or 12) or in the use of equipment placed or assembled in marine waters for the purposes of fish farming.	£401
<b>14. Section 42 Application</b> to vary or remove a condition on an existing permission.	£202
<b>Other applications</b>	
A) Applications for Prior Approval/Prior Notification (including agricultural or forestry buildings, domestic micro-wind turbines, domestic air-source heat pumps, demolition).	£78
B) Advertisements	£202
C) Certificate of lawfulness – existing use, or operations which have been carried out.	The same amount that would normally have been payable under the main scale of fees.
D) Applications under Section 150 (1)(c) of the Act.	£202
E) Certificate of lawfulness – proposed use, or operations.	Half of the amount that would normally have been payable under the main scale of fees.
F) Applications under Section 151 (a) of the Act where the use is one or more dwellinghouses.	£401 for each dwellinghouse. Maximum = £20,055
<b>16. Advertisements</b>	£202
<b>17. Concessionary Fees and Exemptions</b>	
A) Works to improve a disabled persons access to a public building, or improve access, safety, health or	No fee

<p>comfort at that person's dwellinghouse</p> <p>(NB: Fee exemption does not apply to new dwellinghouses or where there is a statutory obligation to provide access to such buildings)</p> <p>B) Applications (including advertisements) by Community Councils</p> <p>C) Applications required because of the removal of permitted development rights by a condition or by an Article 4 Direction (e.g. Conservation Areas)</p> <p>D) Applications required because of the removal of a condition of a right to make a change of use within the Use Classes Order or General Permitted Development Order.</p> <p>G) Applications made by non-profit making clubs, societies. Trusts etc. for the object of providing sport or recreation facilities.</p> <p>H) Revised or fresh applications for development of the same character or description within the original site – submitted within 12 months of receiving original decision, or the date of submission of an application which is withdrawn.</p> <p>I) Applications for <b>listed building consent</b> or <b>conservation area consent</b>.</p>		<p>Half the normal fee</p> <p>No fee</p> <p>No fee</p> <p>£401</p> <p>No fee</p> <p>No fee</p>
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**All fees should be paid either by cheque (made payable to the Shetland Islands Council), by debit/credit card or by the exact amount in cash.**

**An additional fee of £145 shall be charged should the application require a statutory advertisement.**

**If you need assistance calculating your fee – please feel free to contact the Planning Department on 01595 744293.**