



REPORT TO: POLICY & RESOURCES COMMITTEE ON 9 APRIL 2019

SUBJECT: PLANNING CHARGES

**BY: CORPORATE DIRECTOR (ECONOMIC DEVELOPMENT,
PLANNING & INFRASTRUCTURE)**

1. REASON FOR REPORT

- 1.1 To inform the Committee of the proposed charges for planning related enquiries that are not covered by statutory fees set by the Scottish Government.
- 1.2 This report is submitted to Committee in terms of Section III (B) 48 of the Council's Scheme of Administration relating to approval of discretionary charges for Council services in accordance with policy.

2. RECOMMENDATION

- 2.1 **It is recommended that the Committee agree to the fees, following a review for non-statutory requests for non-material variations to approved schemes, pre-application advice, and enquiries relating to Listed Buildings as set out in Appendix 1.**

3. BACKGROUND

- 3.1 Statutory fees are set by Scottish Government in relation to planning applications and other related consents such as Advertisement Consent and Prior Approval Notification for Agricultural and Forestry buildings.
- 3.2 From 1 November 2017 fees for pre-application advice and development enquiries have been applied to requests received. The number of requests for pre-application advice and development enquires has significantly fallen since charging was introduced. This in turn has enabled staff resources to focus on delivery applications that are subject of a statutory planning fee. The enquiries that have been submitted have generated income as set out in the table at **Appendix 2** and have been split between the type of enquiry and type of development.

4. PROPOSED REVISED FEE STRUCTURE

- 4.1 Following a review of the fees, increases have been made to pre-application and development enquiries fees (paragraph 9, Policy & Resources Committee 12 February 2019 refers); unfortunately some of the new fee proposals were omitted in error. One of the proposed changes was to introduce a specific fee for preliminary enquiries that relate to commercial developments and changes of use (subject to a maximum floor space of 250sqm) and to seek guidance of listed buildings. In addition, where advice is sought on unauthorised development and/or works to a Listed Building which are the subject of conveyancing, a separate charge has been proposed as these requests require to be prioritised and take additional staff resources.
- 4.2 The other new charge that is proposed is for requests for non-material variations to a planning application after a decision has been issued. The charges proposed would be linked to the category of development being applied for, i.e. householder, local and/or major development types.
- 4.3 The levels of fees proposed are set out in **Appendix 1** and consolidate the already recently approved increases in charges as well as the proposed new ones for ease of reference. These fees are considered to be a reasonable estimation of cost in relation to processing these requests.

5. SUMMARY OF IMPLICATIONS

(a) Corporate Plan and 10 Year Plan (Local Outcomes Improvement Plan (LOIP))

The Corporate Plan priorities are to promote economic development and growth and maintain and promote Moray's landscape and biodiversity and work towards a financially stable council that provides valued services to our Communities.

(b) Policy and Legal

None.

(c) Financial implications

The proposed charges in **Appendix 1** represent a reasonable estimation of cost in relation to processing these requests.

(d) Risk Implications

None.

(e) Staffing Implications

None.

(f) Property

None.

(g) Equalities/Socio Economic Impact

None.

(h) Consultations

The Corporate Director (Economic Development Planning & Infrastructure), the Head of Development Services, the Legal Services Manager, the Transportation Manager, the Consultancy Manager, the Environmental Health & Trading Standards Manager, the Equal Opportunities Officer, Paul Connor (Principal Accountant) and Democratic Services Manager have been consulted and comments received have been incorporated into the report.

6. CONCLUSION

6.1 Agree the non-statutory planning charges as set out in Appendix 1.

Author of Report: Beverly Smith, Development Management & Building Standards Manager

Background Papers:

Ref: