

Planning Pre-Application Fees and Charges

<http://www.torbay.gov.uk/planning-and-building/planning/pre-planning/>

Type	£ Current 2016/17 Inc VAT	£ Proposed 2017/18 Inc VAT
Minor Residential: Less than 15 dwellings (per dwelling)	60.00	75.00
Major Residential: 15 dwellings or more per 5,000 m ² (0.5 hectares) up to a maximum of £10,000	900.00	1000.00
Commercial: No new floor space (per unit)	50.00	75.00
Commercial: Creation of new floor space (including change of use) per 100m ² up to a maximum of £5,000.	50.00	75.00
Waste, Minerals and Recycling Operations: Waste Management, mineral processing, extraction or storage	600.00	750.00

Please note:

- Householder pre-applications are covered by our development enquiry service.
- Any pre-application enquiry which involves a Listed Building will be subject to an additional charge of £75 (incl. VAT).
- For mixed use development; please add the residential and commercial fees together as a cumulative fee will be applicable.
- All other proposals will be charged at the hourly rate of £75 (incl. VAT) contact us for further information.
- In some instances the Council will wish to refer development proposals to the independent Torbay Design Review Panel. A separate fee will be required to cover the cost of using the Panel