



## Planning, Housing and Related Services

### Development Management Service

## SCALE OF PLANNING APPLICATION FEES

**FROM 9 June 2025**

This document is based upon the [Town and Country Planning \(Fees for Applications\) \(Scotland\) Regulations 2022](#) amended by the [Town and Country Planning \(Fees for Applications\) \(Scotland\) Amendment Regulations](#)

**FOR INFORMATION:** The Council will undertake neighbour notification. You should be aware that Regulations require that, if it is not possible to identify all owners of neighbouring premises and land, you will be required to meet the cost of any advertisement required for this purpose. We will write to you on receipt of your application if this is necessary.

**TABLE 1**

**FEES FOR APPLICATIONS FOR PLANNING PERMISSION AND FOR APPLICATIONS FOR APPROVAL, CONSENT OR AGREEMENT REQUIRED BY A CONDITION IMPOSED ON A GRANT OF PLANNING PERMISSION IN PRINCIPLE**

<i>Category of development</i>	<i>Fee payable</i>
<b>RESIDENTIAL DEVELOPMENT</b>	
<b>New dwellings</b>	
1. Construction of buildings, structures or erections for use as residential accommodation (other than development within categories 2 to 6).	<p>(a) where the number of dwellinghouses to be created by the development does not exceed 10, £714 for each dwellinghouse,</p> <p>(b) where the number of dwellinghouses to be created by the development is fewer than 50, £714 for the first 10 dwellinghouses, and £536 for each dwellinghouse thereafter,</p> <p>(c) where the number of dwellinghouses to be created by the development is 50 or more, £714 for the first 10 dwellinghouses, £536 for each dwellinghouse in excess of 10 up to 49 dwellinghouses, and £298 for each dwellinghouse in excess of 50, subject to a maximum total of £178,560*.</p>
<p><i>*AMC applications whereby the Planning Permission in Principle was granted on or after 01 April 2022 and before 12 December 2024 the fee payable is subject to a maximum of £150,000</i></p>	

Category of development	Fee payable
	<i>*AMC applications whereby the Planning Permission in Principle was granted on or after 12 December 2024 and before 9 June 2025 the fee payable is subject to a maximum of £172,856</i>
<b>Existing dwellings</b>	Where the application relates to—
2. The carrying out of operations which will result in the enlargement, improvement or other alteration of an existing dwelling.	(a) one dwelling, £357**, (b) 2 or more dwellings, £714**.
3. (a) The carrying out of operations, including the erection of a building within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or	£357.
(b) the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse.	£357**.
	<i>**reduction in fee may apply if dwelling is within a Conservation Area (Conditions apply)</i>
<b>NON-RESIDENTIAL BUILDINGS</b>	
4. The construction of buildings, structures or erections including extensions (other than construction within categories 1, 5, and 6).	(a) where no floor area is created or the gross floor space created does not exceed 50 square metres, £357, (b) where the gross floor space created exceeds 50 square metres, £714 in respect of any gross floor space up to 100 square metres, (c) where the gross floor space exceeds 100 square metres, £714 plus £714 per 100 square metres in respect of any gross floor space exceeding 100 square metres and up to 4,000 square metres, (d) where the gross floor space exceeds 4,000 square metres, £28,560 plus £357 per 100 square metres in respect of any gross floor space exceeding 4,000 square metres, subject to a maximum of £178,560*, (e) where no buildings are to be created, £714 per 0.1 hectare of site area, subject to a maximum of £178,560*.
	<i>*AMC applications whereby the Planning Permission in Principle was granted on or after 01 April 2022 and before 12 December 2024 the fee payable is subject to a maximum of £150,000</i>
	<i>*AMC applications whereby the Planning Permission in Principle was granted on or after 12 December 2024 and before 9 June 2025 the fee payable is subject to a maximum of £172,856</i>
<b>Agricultural buildings</b>	
5. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 6).	(a) Where the ground area to be covered by the development does not exceed 500 square metres, £595,

<i>Category of development</i>	<i>Fee payable</i>
	(b) Where the ground area to be covered by the development exceeds 500 square metres, £595 plus £595 for each 100 square metres in excess of 500 square metres, subject to a maximum of £29,760.
<b>Glasshouses and polytunnels</b>	
6. The erection of glasshouses or polytunnels to be used for agricultural purposes.	£119 for each 100 square metres of ground area to be covered by the development subject to a maximum of £5,952.
<b>ENERGY GENERATION</b>	
7. The erection of wind turbines and the carrying out of other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.	<p>(a) Where the number of turbines does not exceed 3</p> <p>(i) where none of the turbines have a ground to hub height exceeding 15 metres, £1,488,</p> <p>(ii) where one or more of the turbines has a ground to hub height exceeding 15 metres, but not exceeding 50 metres, £2,976,</p> <p>(iii) where one or more of the turbines has a ground to hub height exceeding 50 metres, £5,952.</p> <p>(b) Where the number of turbines does exceed 3, £595 for each 0.1 hectare of site area, subject to a maximum of £178,560.</p>
8. The construction of a hydro-electric generating station and the carrying out of any other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.	£595 for each 0.1 hectare of site area, subject to a maximum of £29,760.
9. The construction of a solar electric generating station and the carrying out of any other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.	£595 for each 0.1 hectare of site area, subject to a maximum of £29,760.
10. The carrying out of any operations connected with the exploratory drilling for oil or natural gas.	<p>(a) Where the site area does not exceed 0.1 hectares, £1,190,</p> <p>(b) Where the site area exceeds 0.1 hectares, £1,190 in respect of the first 0.1 hectares of site area, plus £595 for each 0.1 hectare of site area in excess of 0.1 hectares, subject to a maximum of £178,560.</p>
<b>FISH AND SHELLFISH FARMING</b>	
11. The placing or assembly of equipment in any part of any marine waters for the purposes of fish farming.	£238 for each 0.1 hectare of the surface area of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of fish farming and £89 for each 0.1 hectare of the seabed to be used in relation to such development, subject to a maximum of £29,760.

<i>Category of development</i>	<i>Fee payable</i>
12. The placing or assembly of equipment in any part of any marine waters for the purposes of shellfish farming.	£129 for each 0.1 hectare of the surface area of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of shellfish farming, subject to a maximum of £29,760.
<b>OTHER OPERATIONS</b>	
13. The erection, alteration or replacement of plant or machinery.	<p>(a) Where the site area does not exceed 5 hectares, £595 for each 0.1 hectare of site area,</p> <p>(b) Where the site area exceeds 5 hectares, £29,750 plus £298 for each 0.1 hectare of the site area in excess of 5 hectares, subject to a maximum of £178,560.</p>
14. 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 of the land.	£595
15. Operations for the winning and working of minerals (not including peat).	<p>(a) Where the site area does not exceed 0.1 hectare, £1,190,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,190 plus £595 for each 0.1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £89,845, plus £298 for each 0.1 hectare of site area in excess of 15 hectares, subject to a maximum of £178,560.</p>
16. Operations for the extraction of peat.	£595 for each 0.1 hectare of site area, subject to a maximum of £7,142.
17. The carrying out of any operations not coming within any of the above categories.	<p>(a) Where the site area does not exceed 0.1 hectare, £1,190,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,190 plus £595 for each 1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £10,115 plus £298 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £178,560*.</p> <p><i>*AMC applications whereby the Planning Permission in Principle was granted on or after 01 April 2022 and before 12 December 2024 the fee payable is subject to a maximum of £150,000</i></p> <p><i>*AMC applications whereby the Planning Permission in Principle was granted on or after 12 December 2024 and before 9 June 2025 the fee payable is subject to a maximum of £172,856</i></p>

<i>Category of development</i>	<i>Fee payable</i>
<b>USE OF LAND</b>	
18. The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land.	<p>(a) Where the site area does not exceed 0.1 hectare, £1,190,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,190 plus £595 for each 1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £89,845 plus £298 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £178,560.</p>
19. The use of land for the storage of minerals in the open.	<p>(a) Where the site area does not exceed 0.1 hectare, £1,190,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,190 plus £595 for each 1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £89,845 plus £298 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £178,560.</p>
<b>CHANGE OF USE OF BUILDINGS OR LAND</b>	
20. The change of use of a building to use as one or more dwellinghouses.	<p>(a) Where the number of dwellinghouses to be created by the development does not exceed 10, £714 for each dwellinghouse,</p> <p>(b) Where the number of dwellinghouses to be created by the development is fewer than 50, £714 for the first 10 dwellinghouses, and £536 for each dwellinghouse thereafter,</p> <p>(c) Where the number of dwellinghouses to be created by the development is 50 or more, £714 for each of the first 10 dwellinghouses, £536 for each dwellinghouse in excess of 10 up to 49 dwellinghouses, and £298 for each dwellinghouse in excess of 50, subject to a maximum total of £178,560.</p>
21. A material change in the use of a building (other than a change of use referred to in category 20).	<p>(a) Where the gross floor space does not exceed 100 square metres, £714,</p> <p>(b) Where the gross floor space exceeds 100 square metres, £714 plus £714 per 100 square metres up to 4,000 square metres,</p> <p>(c) Where the gross floor space exceeds 4,000 square metres, £28,560 plus £357 per 100 square metres in respect of any gross floor space exceeding 4,000 square metres, subject to a maximum of £178,560*.</p>
<p><i>*AMC applications whereby the Planning Permission in Principle was granted on or after 01 April 2022 and before 12 December 2024 the fee payable is subject to a maximum of £150,000</i></p>	

<i>Category of development</i>	<i>Fee payable</i>
	<i>*AMC applications whereby the Planning Permission in Principle was granted on or after 12 December 2024 and before 9 June 2025 the fee payable is subject to a maximum of £172,856</i>
22. A material change in the use of land (other than—	£595 per 0.1 hectare of site area subject to a maximum of £5,952.
(a) a change of use within category 21, or	
(b) a change of use within categories 18 or 19, or	
(c) a change in the use of equipment placed or assembled in marine waters for the purposes of fish farming or shellfish farming).	

TABLE 2

## FEES FOR APPLICATIONS FOR PLANNING PERMISSION IN PRINCIPLE

<i>Category of development</i>	<i>Fee payable</i>
<b>RESIDENTIAL DEVELOPMENT</b>	
<b>New dwellings</b>	
1. Construction of buildings, structures or erections for use as residential accommodation.	<p>(a) where only one dwellinghouse is to be created, £714,</p> <p>(b) where more than one dwellinghouse is to be created and the site area does not exceed 2.5 hectares, £714 for each 0.1 hectare of the site area,</p> <p>(c) where more than one dwellinghouse is to be created and site area exceeds 2.5 hectares, £714 for each 0.1 hectare up to 2.5 hectares of the site area, and then £357 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £89,280.</p>
<b>NON-RESIDENTIAL BUILDINGS</b>	
2. The construction of buildings, structures or erections including extensions.	£714 for each 0.1 hectare up to 2.5 hectares of the site area, and then £357 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £89,280.

TABLE 3

## FEES FOR APPLICATIONS FOR A CERTIFICATE OF LAWFUL USE OR DEVELOPMENT UNDER SECTION 150 OR A CERTIFICATE OF PROPOSED USE OR DEVELOPMENT UNDER SECTION 151 OF THE 1997 ACT (CLEU/CLPU)

<i>Category of development</i>	<i>Fee payable</i>
<b>CERTIFICATES OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT</b>	
1. An application under section 150(1) (a) or (b) of the 1997 Act (or both as the case may be).	The amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application (or an application to do both, as the case may be).
2. An application under section 150(1) (c) of the 1997 Act.	£357.
<b>CERTIFICATES OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT</b>	
3. An application under section 151(1) of the 1997 Act (apart from one within category 4).	Half the amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application (or an application to do both, as the case may be).
4. An application under section 151(1) (a) where the use specified is use as one or more separate dwellinghouses.	£714 for each dwellinghouse, subject to a maximum of £178,560.

**TABLE 4**

**FEES FOR A DETERMINATION AS TO WHETHER THE PLANNING AUTHORITY'S PRIOR APPROVAL IS REQUIRED IN RELATION TO DEVELOPMENT UNDER SCHEDULE 1 OF THE GENERAL PERMITTED DEVELOPMENT ORDER**

<i>Category of development</i>	<i>Fee payable</i>
1. An application made for determination as to whether the prior approval of the planning authority is required in relation to development under schedule 1 of the General Permitted Development Order (other than one within categories 2 to 9).	£207
2. An application made by virtue of paragraph (4A) of Class 18 of Part 6 (agricultural buildings and operations) of schedule 1 of the General Permitted Development Order.	No fee
3. An application made by virtue of paragraph (4) of Class 18B of Part 6 (agricultural buildings and operations) of schedule 1 of the General Permitted Development Order.	£620
4. An application made by virtue of paragraph (5) of Class 18C of Part 6 (agricultural buildings and operations) of schedule 1 of the General Permitted Development Order.	£620
5. An application made by virtue of paragraph (4) of Class 21A of Part 6A (fish farming) of schedule 1 of the General Permitted Development Order.	£775
6. An application made by virtue of paragraph (4) of Class 22A of Part 7 (forestry buildings and operations) of schedule 1 of the General Permitted Development Order.	£620
7. An application made by virtue of paragraph (5) of Class 22B of Part 7 (forestry buildings and operations) of schedule 1 of the General Permitted Development Order.	£620
8. An application made by virtue of paragraph (4) of Class 22 of Part 7 (forestry buildings and operations) of schedule 1 of the General Permitted Development Order.	No fee
9. An application made by virtue of sub-paragraph (23) of Class 67 of Part 20 (development by electronic communications code operators) of schedule 1 of the General Permitted Development Order.	£775



## OTHER APPLICATIONS

## CONCESSIONARY FEES AND EXEMPTIONS

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9	Revised or fresh applications for development or advertisements of the same character or description within 12 months of refusal, or of the making of the earlier applications if withdrawn, or within 12 months of expiry of the statutory 8 weeks period where the applicant has appealed to the Secretary of State on the grounds of non-determination	No Fee
10	Renewal of planning permission	Full Fee
11	Applications within a Conservation Area  (a) the application relates solely to— (i) the carrying out of operations for the alteration of a dwellinghouse (but not including the extension of or the erection of a dwellinghouse), or (ii) other operations within the curtilage of a dwellinghouse (but not including the extension of or the erection of a dwellinghouse), (b) the dwellinghouse is in a conservation area, (c) the application relates solely to development within one or more of the classes specified in schedule 1 of the General Permitted Development Order, and (d) the only reason planning permission is not granted by article 3(1) of the General Permitted Development Order is that the development would be in a conservation area.	Fee reduced by 25%
12	Certificate of Lawfulness - The withdrawal (before notice of decision was issued) of an earlier application or a refusal of the earlier applications by the same applicant within 12 months of the date when the earlier application was made (in the case of a withdrawn application) or refusal in any other case	No Fee
13	Matters Specified in Conditions	Where an applicant has submitted an application and paid fees for an approval of matters specified in conditions (AMC) under a planning permission in principle and the fees paid are equal to the amount which would apply if they were applying for all conditions as one AMC application, the fee payable is £595.  This provision only applies where no application has been made under that planning permission in principle other than by the applicant.
14	Where an application relates to development which, in the opinion of the planning authority, has the primary purpose of contributing to a not-for-profit enterprise or a social enterprise, and where the application relates to development which, in the opinion of the planning authority, is likely to contribute to improving the health of residents of the area to which the application relates.	Fee reduced by 25% for planning applications, certificates of lawful use or development, certificates of proposed use or development, advertisement consents, applications made under section 42 and determinations as to whether the planning authority's prior approval is required. Reduced and waived fees subject to agreement by Council
15	Development crossing planning authority boundaries requiring several applications	The fee shall be to the Authority whose area the larger or largest part of the land to which the applications relate is situated. The amount payable in respect of all the applications shall be one and a half times the amount which would have been payable if application had been

		made to a single authority in respect of the whole development or the sum of the amounts which would have been payable, whichever is the lesser.
16	<b>Advertising an application</b>	
	Neighbour Notification (neighbour not known).	£80
	Applicant cannot notify owner(s) and agricultural tenants.	£80
	Schedule 3 (Bad Neighbour) Development.	£80
	Schedule 3 Development with Neighbour Notification.	£80
	Environmental Impact Assessment	£500

*Note: Reduced and waived fees subject to agreement by Council*

### **CHARGES FOR DISCRETIONARY SERVICES**

**TABLE 7**

#### **PRE-APPLICATION ADVICE SERVICE**

<i>Category of development</i>	<i>Written Response</i>	<i>Meeting with written response</i>
Local Development (other than housing)	£210	£552
Proposals for one to two houses or flats	£210	£552
Housing developments (3-49 houses)	£600	£1200
Housing developments (more than 49 houses or sites over two hectares)	£1200	£2400
Renewable Energy Projects over twenty megawatts (20MW)	£3250	£4500
All other major developments	£1502	£2249

**TABLE 8**

#### **APPLICATIONS FOR NON-MATERIAL VARIATION**

<i>Type of Application</i>	<i>Fee Payable</i>
All applications	£238
Where an application relates to a householder development, which would benefit from planning application fee exemption under Reg 7 (means of access, etc. for disabled persons).	Fee waived in full
Where an application relates to a development, which would benefit from planning application fee reduction under Schedule 1, Art 7, (Community Councils).	Fee reduced by half

**TABLE 9****APPLICATIONS FOR COMPLIANCE OR DISCHARGE OF PLANNING CONDITIONS**

*Note: there is no charge in respect of conditions attached to listed building consent or conservation area consent.*

<i>Type of Application</i>	<i>Fee Payable</i>
Compliance with Conditions	£119
Discharge of Conditions	£119
Where an application relates to a householder development, which would benefit from planning application fee exemption under Reg 7 (means of access, etc. for disabled persons).	Fee waived in full
Where an application relates to a development, which would benefit from planning application fee reduction under Schedule 1, Art 7, (Community Councils).	Fee reduced by half

**TABLE 10****SURCHARGES****APPLICATIONS SUBMITTED IN RETROSPECT**

<i>Type of Application</i>	<i>Fee Payable</i>
Where an application for planning permission is made after the whole development being applied for has been carried out in full	Fee calculated in accordance with the tables above, plus one quarter
Where an application for planning permission is made when the development being applied for has been started but not completed, including the revised design of a previously granted planning permission.	Fee calculated in accordance with the tables above, plus one quarter