

## Pre-application Service Schedule

May 2021

Pre-app level	Development types	Fee
<p>Level 1:</p> <p><i>Written advice within 20 working days</i></p>	<p>Householder type development - extensions, dormer windows, garages, fences, sheds etc to a single dwelling unit</p> <p>Non-material amendments - all non-material amendments regardless of scale</p> <p>Advertisements – all proposals</p> <p>Works to Trees – all proposals</p> <p>Listed Buildings - advice about repairs to a single listed building only (includes a 1 hour site meeting)</p>	<p>£150</p> <p>A meeting with an Officer can be arranged at an additional cost of £60 per meeting</p>
<p>Level 2:</p> <p><i>Written advice within 20 working days - includes a meeting of 1 hour</i></p>	<p>Listed Buildings: small extensions and general alterations to a single listed building or curtilage listed building</p> <p>Community buildings or facilities, including recreation, sports and schools, up to 500m<sup>2</sup> or up to 0.5ha site area (including stables, bike tracks, school buildings)</p>	<p>£250</p> <p>Additional Meetings of 1 hour can be arranged at a cost of £60 per meeting</p>
<p>Level 3:</p> <p><i>Written advice within 20 working days – includes a meeting of 1 hour</i></p>	<p>Listed Buildings - major extension and/or multiple alterations to a single listed building</p> <p>Change of use of land or buildings with no physical development proposed (not to residential)</p> <p>Commercial development of up to 250m<sup>2</sup> floorspace of non-residential floorspace</p> <p>Agricultural or forestry development (not dwellings) up to 0.5ha site area</p>	<p>£360</p> <p>Additional Meetings of 1 hour can be arranged at a cost of £60 per meeting</p>
<p>Level 4:</p> <p><i>Written advice within 20 working days and includes a meeting of 1 hour</i></p>	<p>Erection of 1-3 dwellings, including conversion or change of use to flats/houses</p> <p>Listed Buildings - small scale extensions/alterations to multiple listed buildings</p> <p>Commercial development of between 251 and 500m<sup>2</sup> of non-residential floorspace.</p> <p>Community buildings or facilities, including recreation,</p>	<p>£650</p> <p>Additional Meetings of 1 hour can be arranged at a cost of £60 per meeting</p>

	sports and schools, over 501m <sup>2</sup> or over 0.6ha site area Agricultural or forestry development (not dwellings) over 0.6ha site area	
Level 5:  <i>Written advice within 20 working days and includes a meeting of 1 hour</i>	Erection of 4-9 dwellings including conversion or change of use to flats/houses  Commercial development of between 501 and 1,000 m <sup>2</sup> of non-residential floorspace  Renewable energy proposals up to 2 hectares	£1,000  Additional Meetings of 1 hour can be arranged at a cost of £100 per meeting
Level 6:  <i>Written advice within 20 working days and includes two meetings of 1 hour each</i>	Erection of 10-49 dwellings including conversion or change of use  Listed Buildings - major extensions/alterations to multiple listed buildings  Commercial development of between 1,001 and 5,000 m <sup>2</sup> of non-residential floorspace	£1,600  Additional Meetings of 1 hour can be arranged at a cost of £100 per meeting
Level 7:  <i>Written advice within 20 working days and includes two meetings of 1 hour each</i>	Erection of 50-100 dwellings including conversion or change of use  Commercial development of between 5,001 and 10,000 m <sup>2</sup> of non-residential floorspace  Renewable energy proposals 2 hectares and over	£2,640  Additional Meetings of 1 hour can be arranged at a cost of £100 per meeting
Level 8:  <i>Written advice within 20 working days and includes two meetings of 1 hour each</i>	Erection of 101-200 dwellings including conversion or change of use  Commercial development of between 10,000 and 30,000 m <sup>2</sup> of non-residential floorspace	£3,600  Additional Meetings of 1 hour can be arranged at a cost of £100 per meeting
Level 9:  <i>Bespoke</i>	For all proposals that do not fit within the above criteria, are complicated or require a bespoke level of service including multiple meetings or significant economic development proposals.	Bespoke fee

	Please email <a href="mailto:Planning@mendip.gov.uk">Planning@mendip.gov.uk</a> with details of your proposal and a Senior Officer will respond to discuss a bespoke pre-application advice service.	
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**Terms and Conditions:**

- For Gypsy/Traveller proposals each pitch is equivalent to a dwelling
- No fee charged for proposals for the benefit of a registered disabled person
- Parish Councils pay half the fee above where the proposal is for community benefit
- 100% affordable housing, fee deducted from first planning application fee when submitted by Preferred Housing Development Partners (Housing Associations)
- All fees include VAT at 20%
- Using these services does not guarantee that your planning application will be successful.
- We reserve the right not to accept submissions and to vary or waive the fee in exceptional circumstances