



Coventry City Council

COMMITTEE REPORT

Report to

Planning Committee

18/01/2018

Report of

Head of Planning and Regulation

Title

Planning application fees

1.0 Purpose of the Report

1.1 To provide an update on government planning fee increases.

2.0 Recommendation

2.1 Planning Committee is recommended to note the report. The report will also be presented to the Cabinet Member.

3.0 Information/Background

3.1 Planning application fees are set nationally and the government last increased the fees in 2012. Details of the current fees can be found in the background papers.

3.2 Following the issue of White Paper: Fixing our broken housing market the council received a letter from the Department for Communities and Local Government (DCLG) in February 2017 offering to increase fees by 20%. The letter requested a response from the council to confirm by the 14th March 2017 that it will invest the additional income in the planning service for the life of the current parliament.

3.3 The increase is the government response to developers consistently telling them of the lack of capacity and capability in planning departments which is restricting their ability to get on site and build. Alongside funding, local authorities are reporting to them the difficulties in recruiting and retaining planners and others with specialist skills.

3.4 The Council responded to the consultation within the specified time and confirmed the investment.

3.5 Regulations to introduce the 20% increase in planning fees were made on 20th December 2017, which means that local planning authorities will be able to start applying the fee increase from 17th January 2018.

4.0 The increases

4.1 In addition to the 20% increase in current fees the Regulations also introduce new fees:

- £402 per 0.1 hectare for Permission in Principle applications;
- the ability for authorities to charge for applications for planning permission following the removal of permitted development rights through Article 4 directions or by condition;
- a fee of £96 for prior approval applications to permitted development rights that were introduced in April 2015 and April 2017. These include the rights for the installation of solar PV equipment on non-domestic buildings; the erection of click-and-collect facilities within the land area of a shop, the temporary use of buildings or land for film-making purposes and the provision of temporary school buildings on vacant commercial land for state funded schools.

4.2 The Regulations also introduce changes for Mayoral and Urban Development Corporations to charge for providing a pre application service which is not relevant to this Council.

6.0 Legal Considerations

6.1 There are no legal implications associated with this report. Planning fees are set nationally in accordance with the Town & Country Planning Act 1990 (as amended) and by various Regulations made thereunder.

7.0 Publicity

7.1 None, there is no statutory duty for the Council to consult in this instance however, since the receipt of the confirmation of fee increases Officers have been advising applicants/agents on the imminent changes when invalidating applications. In addition, the website has been updated to include an advisory note that the fees are increasing and provides links to the Planning Portal and the Statutory Instrument.

8.0 Financial Considerations

8.1 The increases to fees will be implemented with effect from 17 January 2018. Additional income generated as a result of this will be invested into the Planning Service in accordance with the requirements of the White Paper.

9.0 Risk Management

9.1 The fees are statutory therefore no risks are expected to arise.

10. Equalities and Diversity

10.1 No EIA has been carried out. The fee increases are set by Government and in response to the proposals in the White Paper which intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspiration of all households and which supports wider economic prosperity.

PROPER OFFICER: Tracy Miller, Head of Planning and Regulation

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ALL BACKGROUND PAPERS available online

- **Regulations** Fixing Our Broken Housing Market - The Government's Housing White Paper:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf
- Current Fees: A Guide to Fees for Planning Applications in England:
https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
- **SI 2017 no. 1314**
<http://www.legislation.gov.uk/cy/uksi/2017/1314/regulation/2/made/data.pdf>