

Improvement and Development Agency

Charging for pre-application discussions: Purbeck

Purbeck District Council charges for all pre application advice, not just for advice on major applications. Purbeck has part of the world heritage site Jurassic Coast and is largely designated as an area of outstanding national beauty (AONB). It has a very high proportion of historic listed buildings and conservation areas.

Why charge for all pre application advice?

What is the charging scheme?

Clear advice available on the web site

Key factors of the development management approach

Why charge for all pre application advice?

Management information showed that a large part of planning staff's time was taken up responding to queries relating to the sale of properties. Because the residential market was buoyant, especially for second homes in this attractive location, property auctions were generating multiple requests for guidance and assistance on development potential from prospective purchasers.

Councillors made the unusual decision to introduce pre application charging for all development enquiries including major, minor and significant householder development proposals. They took the view that the cost of providing a consistent and high standard of pre application advice and information should be recovered directly, and should not fall as a general cost to the council tax payer.

What is the charging scheme?

Charges for pre application advice and information were introduced in 2006/7 and have remained in force. They apply to the person considering carrying out development. Advice for local residents enquiring about proposals which might affect them is not charged.

No charge is made for general phone or personal enquiries which can be quickly dealt with. General enquiries about pre application matters such as what is the council's parking standard or general telephone enquiries are not charged, but enquiries about development proposals for particular properties or sites are charged. The charging scheme also applies to advice on listed buildings and other consents, including advice on protected trees. It does not apply to discussions in connection with an enforcement matter.

Written enquiries are charged according to a standard schedule published on the council's website. The council requires that the fee accompany the enquiry. As at February 2010 Purbeck charged for each site:

- Flat rate for minor or householder enquiries on a single plot **£65 + VAT**
- Complex proposals **£130 + VAT**
- Travel time **£30+ VAT per half hour**

The standard charges also allow the council to charge extra for additional research on more complex sites with an extensive site history, or which are subject to special designations or controls.

Clear advice available on the web site

The council sets out a comprehensive guide to pre-application advice on its website. In addition to the charges, the guide covers sets out the benefits that potential applicants for planning permission will gain from having pre-application discussion. It also lists the scope of advice and guidance that the officers will offer as part of this service. This makes it clear that the advice is limited to the remit of council officers. It also signposts other agencies who offer pre-application consultation on matters such as highways and nature conservation.

The standard of service section sets out the timetables for providing advice. Written responses will normally be provided within 15 days of receipt of the enquiry. Meetings will be arranged to take place within 15 working days of any meeting request (with following written responses within 5 further days). A priority service where meetings are arranged within half the normal period is also available on request at double the normal charge.

Written responses are checked and include:

- applicable policies
- identification of issues and concerns
- matters to be dealt with in a formal submission
- appropriate consultation and engagement
- informal advice as to whether the emerging proposal is likely to receive a favourable recommendation from the planning officer.

The service includes a pre-registration check of a proposed planning application and required fee.

[Purbeck's pre-application discussion advice](#) – on the Purbeck website

The site also provides information about other charges made by the planning service. These include some of the matters covered under the fees regulations as well as other discretionary charges for services.

[Other fees and charges](#) – on the Purbeck website

Key factors of the development management approach

Purbeck sought to provide and maintain a consistently high standard of pre application advice and information. Many authorities have considered introducing charges for advice on major developments for similar reason. However, few have gone as far as introducing a charging regime for minor and householder development enquires.

Alan Davies, Development Control manager at Purbeck estimates that when the scheme was introduced the level of pre application enquiries dropped by 25-30% although the number has subsequently crept back upwards. The initial drop reflected a reduction in the number of speculative enquiries, rather than a drop in the number of proposals that have gone on to become planning applications.

Purbeck Council still deal with over 250 chargeable pre-application enquiries per year, including informal advice about the need for planning permission, and over 800 planning applications in the last 12 months. Alan feels that there is no evidence to suggest the number of applications or level of development has been affected by the introduction of charging for all types of pre application enquiries. In fact, he reports an increasing number of pre-app approaches in the past few months.

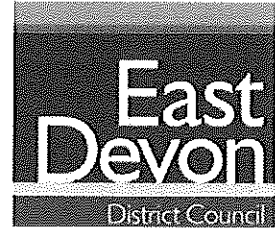
When it was proposed that Purbeck would charge for all pre-app discussions officers were concerned that there would be a public outcry. However, in practice they have experienced no significant level of complaint about charging for minor and householder development enquiries, even during the recession. The lack of complaints is attributed to clearly communicating the reasons for introducing the charge. This was that the councillors felt that it was unfair to expect residents to meet the cost of providing development advice to prospective developers who had no connection with the area. The other reason is that in charging a fee, the council makes an undertaking to deliver within a defined timetable. Alan notes that if complaints are received now, they are likely to be about an occasion when the 15 day turnaround for written advice is missed. He also comments that authorities thinking of introducing charging do need to be very aware that in taking the fee there is a tangible commitment to ensure that resources are in place to deliver.

Alan describes the rise of development management and fixing its role in place shaping as one of the most exciting opportunities for planning in the past 15 to 20 years. Getting effective, well resourced practices around the consideration of proposals before an application is submitted is key to that change.

In addition to the benefit of an additional £15,000 - £18,000 annual income from the charging regime, Purbeck have seen the following benefits of putting their pre-applications discussion service on a firm, transparent basis:

- prospective applicants better understand how their application will be judged against the policies in the development plan and other material considerations.
- early identification of where specialist input is needed on historic buildings, trees or landscape, contaminated or unstable land
- anticipate other regulatory requirements.
- the opportunity to develop and modify a proposal to make it potentially more acceptable to the community and help to ensure a smoother and quicker passage through the development control process.
- a potential saving in the time spent by the proposer's professional advisors in working up a proposal.
- where a proposal is completely unacceptable to the council, the advice can save the applicant the costs of finalising an application and paying an application fee.
- stops wasting time on applications where there is inadequate or insufficient information.

**EAST DEVON DISTRICT COUNCIL PLANNING
SERVICE - PRE APPLICATION ADVICE**



CUSTOMER CHARTER

The Council's Planning Service has introduced a scale of charges for pre application advice following the resolution of the Council's Executive Board on 2 December 2009. This Charter sets out the scale of charges, what the Council will expect to receive as part of any pre application enquiry, and what customers can expect of us.

Scale of Charges

Category	Scale of application	Description	Charge per meeting/request for pre application advice(excluding VAT)
1	Large scale Majors	Large scale major schemes including:- <ul style="list-style-type: none"> ➤ Residential development of more than 200 houses. ➤ Non residential floor space of more than 10,000 square metres. ➤ Site area of more than 4 ha. 	£750 (£881.25 including VAT)
2	Medium major	<ul style="list-style-type: none"> ➤ Residential development of between 31 – 199 houses. ➤ Non residential floor space of 1000 – 9,999 square metres. ➤ Site area of between 2 – 4 ha. 	£625 (£734.38 including VAT)
3	Small major	<ul style="list-style-type: none"> ➤ Residential development between 10 – 30 houses. ➤ Non residential floor space of 500 – 1000 square metres. ➤ Site area up to 2 ha. 	£500 (£587.50 including VAT)
4	Minor	Residential proposals (including holiday units) involving the erection of or change of use to between 2 – 9 residential units. All minor non-residential schemes for new buildings or change of use.	£250 (£293.75 including VAT)
5	Minor	All residential schemes for the replacement or erection of a single dwelling or conversion of a building to one residential unit	£125 (£146.88 including VAT)

- (i) Any meeting charged for will be overseen by a Senior Planning Officer or above and will include a range of other disciplines and representatives of infrastructure providers as appropriate.
- (ii) The fees for a lawyer present at a meeting to deal with Section 106 requirements will be the subject of separate payment previously negotiated.
- (iii) Advice will be provided in writing following the meeting.
- (iv) All advice will be provided on a **without prejudice** basis.
- (v) The written advice will lay out clearly the issues which would be raised by the development and specify what improvements can be made to the scheme to make it acceptable or if the principle of the development is unacceptable what the grounds for refusal will be.
- (vi) Written advice will identify what level of community consultation will be expected in order to meet the requirements of the Council's Statement of Community Involvement.
- (vii) Advice will be given on the nature and quality of information required including a comprehensive list of supporting documents.
- (viii) Where the application is in the major category a timetable will be established for project managing the application to decision.
- (ix) Advice will be given on the relevant heads of terms that would be included in any Section 106 Agreement as necessary.
- (x) The fee includes a site visit being undertaken by a planning officer if necessary and any research work undertaken prior to any meetings.
- (xi) A Members pre-application panel will constitute 1 meeting.
- (xii) 100% affordable housing schemes or any scheme submitted under the terms of the Interim Affordable Housing Statement during the next 12 months will be exempt from any charge for pre-application advice.
- (xiii) Any other category of planning application which has an exemption/reduced fees will also be exempt from charge for any pre-application advice.
- (xiv) Payments can be made either by cheque or we can invoice with the letter sent out

With regard to householder applications it is anticipated that all agents will have the necessary experience to deal with these schemes without needing specific pre application advice from the planning service. The Council intends in the future to update design guidance. The Council will respond to householder requests from those who do not have agents to assist them. There will be no fee for these.

Submission Details Required

The following advice is aimed at agents acting on behalf of applicants. So that you can think about your proposals and how they may take shape and before contacting the Planning Service for pre-application advice on draft development proposals, we ask you to first wherever possible to:-

- Fully investigate the planning history of the site. Does this tell you anything, which may be relevant to your proposals? All recent previous applications on the site are now scanned to the Council's planning web pages for you to look at.
- Familiarise yourself with the relevant Development Plans and other supplementary planning documents the Council may have adopted which may be of relevance. In addition you may wish to consider any advice available from the Planning Portal and Department for Communities and Local Government web sites. The Planning Portal for instance contains a great deal of information on good practice.
- Provide a site analysis (with photographs) dealing with site characteristics, constraints opportunities and the surroundings. Accurate site survey plans and tree condition surveys and wildlife surveys (where applicable) will be required if a planning application is to be submitted. Therefore, these survey plans are likely to be useful in the process of designing a scheme too.

Once you have gone through the above checklist, you should be in a much better position to begin to design your scheme. The Council appreciates that some schemes will be more difficult to assess than others so we aim to be flexible in the amount of information we expect dependant on the complexity of the scheme. There is no form needed.

A bare minimum however would be an Ordnance Survey location plan showing the site marked in red and any other land in your client's ownership edged blue, sketch layout and if possible elevation plans and some photographs. For major applications the Council will however expect more detailed plans which need to be submitted in advance of any meeting.

The Council also understands that in some cases there may be significant doubt as to whether or not the proposal will be acceptable in principle. In those cases the Council would not wish to impose undue financial burdens on the prospective applicant and will accept a lesser amount of information.

The Council on receipt of your pre application advice request will assess the information to ensure it has enough to give a detailed response. If further information is deemed necessary you will be contacted and asked to provide additional details. The request for advice will be logged on our computer system and given a unique reference number so we can track it.

We do not intend to give officers a target for the written advice because the Council considers it is preferable to provide a quality advice service rather than send out a letter which may be incomplete just to meet an arbitrary deadline. In some cases the Council will need to talk to other parties such as the Highway Authority, Environment Agency and other statutory consultees. Advice received from those bodies will be incorporated into the Council's letter. The Council monitors the performance of its planning teams on any requests to ensure the service offered is not subject to unacceptable delays.

Where a meeting is thought necessary either on site or in the office a member of the appropriate planning team or other senior officer will contact you to arrange a mutually convenient time and place. These meetings may well be attended by other bodies in the case of major schemes.

The District Council Planning Service at present is divided into geographic areas the details of which can be viewed on the following Council web site link.

http://www.eastdevon.gov.uk/planning_team_staff

Once you are ready to contact us or wish to submit written details please send your information in hard copy form to the relevant planning team. At the present time we would like to receive all information in paper form. We are working towards receiving electronic submissions in the future. If you wish to be invoiced then we can arrange for that to be sent with our letter. Alternatively you can submit a cheque with your submission and we will send you a receipt with our letter of response.

Members Advisory Panel

The Council also offers a Members Advisory Panel for major applications. This is a group of senior officers and Councillors and other interested parties who can listen to a presentation from the agent and then through its officers respond in writing. The Council has a protocol for dealing with requests from agents to put a proposal before the MAP. Officers can advise if a particular scheme warrants a submission to the MAP.

The Member's Planning Advisory Group is comprised of:-

- The Chairman of the Development Management Committee.
- The Chairman of a possible Policy sub-committee or Policy Champion.
- Strategic Planning Portfolio Holder.
- Environment Portfolio Holder.
- Economy Portfolio Holder – as appropriate
- Communities Portfolio Holder as appropriate.
- Ward Members.

The system for running this group would be as follows:-

- (i) Developers to make presentation to Member's Planning Advisory Group with Officers present.
- (ii) Members to have previously acquainted themselves with the site in question by a site visit with Officers.
- (iii) Members to ask questions of the Developers, seek clarification, test arguments but not to give any form of view in support or against the proposals.
- (iv) Advice on the way forward or changes to be made to the proposal would be provided by the Officers to the Developers in writing following advice from Members in a debate once the developers have left the meeting.
- (v) Any Member of the Planning Advisory Group who has a personal or prejudicial interest in the proposal should not form part of the group for that particular site.

S Belli
Development Manager
January 2010



**Pre-application advice from the
Planning Service at Mid Devon
District Council.**

3rd May 2010

Why seek pre-application advice?

Open and constructive discussions are an opportunity for the Local Planning Authority and developers to work together to achieve developments that deliver benefits to the community and the economy. Therefore, we welcome and encourage discussions at an early stage and in advance of the application being received.

Spending time and effort in preparing your scheme is more likely to result in a good quality and acceptable development and also help us process your application quickly. High quality, comprehensive applications also allow the Parish or Town Council and the public to understand what is being proposed and its implications on the locality.

Experience has shown that pre-application advice can save time, costs and frustration and optimise the potential of a site.

How the scheme works and what we need from you.

How the scheme works

The scheme seeks to give you a better understanding of the way a planning application will be considered against the national, regional and local policies and other relevant issues (known as 'material considerations'). Hence, pre-application advice will give you more certainty as to how your proposal is likely to be received.

Through this understanding, we aim to help you to overcome potential difficulties through suggested amendments and ensure that the information submitted by you in support of your application addresses the relevant planning issues.

You might ask us to comment in writing or require a meeting with one of the Council's professional planning officers and consultees such as the Highway Authority or the Environment Agency, where relevant. However it must be recognised that their attendance will in most cases be outside of our control.

Meetings will be held in the Council offices or, if considered more appropriate, on site.

Requests for pre-application advice, including a request for a meeting, need to be made in writing and sent to:

Development Control,
Mid Devon District Council,
Phoenix House,
Phoenix Lane,
Tiverton,
Devon EX16 6PP

They must also be accompanied by the appropriate fee. The fees are based on the size, type and likely complexity of the proposal. It includes a site visit by the planning officer if necessary, administration costs and any research work undertaken prior to meetings. The fee schedule is found later in this document and sets out the maximum number of meetings that can be provided for that fee and the cost of any additional meetings. For some proposal types it also establishes a lower fee for written advice if a meeting is not sought.

On receipt of a properly made pre-application request, we will implement a timetable for responding to you. You will find these timescales later in this document in the section entitled "What you can expect from us".

Aside from consultation with main consultees, a pre-application submission will not be subject to any publicity with the general public until the planning application is received. If you provide any commercially sensitive or confidential information this should be clearly stated.

There is an expectation that you will respond positively to the advice given when the application is formally submitted.

If you have any queries on how this system works, please contact us on 01884 234260/234262 or email us at devcon@middevon.gov.uk

What we need from you

You may find it helpful to obtain advice from an independent planning specialist who has the experience and expertise that can help make sure your application has the best chance of being given permission.

In order to provide comprehensive pre-application advice we will normally need:

1. A plan showing the site and identifying other land within the ownership or control of the applicant.
2. Any relevant planning history that you are aware of, the existing use, a schedule of any existing floorspace and any known planning restrictions, for example whether the site lies within a Conservation Area or affects a Listed Building. This information is available on the Council's website or in the Council's offices, or elsewhere.
3. A topographical site survey or other information sufficient to understand existing and proposed site levels in relation to the surrounding area.
4. A description of the proposal, including a calculation of any additional floorspace if appropriate.
5. Any necessary scaled plans, elevations, sections and photographs (the latter are often very useful to understand the proposal and its context).

6. Your contact details and whether you are requesting a meeting.
7. The pre-application advice fee.
8. We also request the submission of a draft Design and Access Statement as it will be useful to guide the discussions. However this is not a requirement at the pre-application stage.

When we receive a written request for pre-application advice we will check whether sufficient information has been submitted in order for us to understand the site, its surroundings and the proposed scheme. We may need further information before offering pre-application advice in writing. Timescale standards for the issuing of written advice will only begin once sufficient information has been received and will only apply to proposals where a fee is charged.

Our charges.

Payment can be made by the following methods:

1. Cheque payable to Mid Devon District Council.
2. Bankers Draft payable to Mid Devon District Council.
3. Telegraphic Transfer – (account details can be provided).
4. Cash payable at the Council Offices, Phoenix House, Phoenix Lane, Tiverton.
5. Credit card by phone or at the Council Offices.

Type of development.	Fee (incl VAT)	Additional fee (incl VAT)
1. LARGE SCALE MAJOR Residential >150 houses or site area >4ha; Non residential 10,000 sq m floorspace or site area >4 ha; All Environmental Impact Assessment development	£750 (up to 3 meetings)	£300 (each additional meeting)
2. MEDIUM SCALE MAJOR Residential 31-149 houses or site area 2 – 4ha; Non residential 5,000 – 9,999 sq m floorspace or site area between 2-4ha	£500 (up to 2 meetings)	£300 (each additional meeting)
3. SMALL SCALE MAJOR Residential 10-30 houses or site area up to 2ha; Non residential 1,000 – 4,999 sq m floorspace or site area between 1-2 ha	£250 (up to 1 meeting)	£150 (each additional meeting)
4. MINOR Residential proposals (including holiday lets) involving the erection of or change of use to between 3 – 9 residential units; Non residential 500 – 1,000 sq m floorspace;	£100 (up to 1 meeting)	£50 (each additional meeting)
5. SMALL MINOR	£75	£50

All residential schemes for the replacement, change of use or erection of 1 or 2 dwellings (or holiday lets) or conversion of building(s) to 1 or 2 residential units (or holiday lets); All minor non residential schemes for new buildings; Non residential 200 – 499 sq m floorspace	(up to 1 meeting)	(each additional meeting)
6. OTHER Advertisements; Telecommunications; Changes of use (except residential / holiday let)	£50 letter or £75 letter and 1 meeting	£50 (each additional meeting)
7. Written confirmation that an enforcement notice has been complied with.	£85	N/A
8. Householder applications	FREE	FREE
9. Listed Building advice	FREE	FREE
10. Conservation Area Consent advice	FREE	FREE
11. Lawful Development Certificate advice	FREE	FREE
12. Planning matters relating to an enforcement issue (other than written confirmation that an enforcement notice has been complied with – see 7 above).	FREE	FREE
13. Registered charities and Town and Parish Council proposals.	FREE	FREE
14. 100% Affordable housing schemes	FREE	FREE
15. Non residential additional floorspace (extensions) < 200 square metres	FREE	FREE
16. Discussions with local residents potentially affected by applications for development.	FREE	FREE
17. One meeting following a refusal of planning permission.	FREE	As fee category
18. Facilities for the disabled.	FREE	FREE

Notes –

1. Floorspace refers to gross external floorspace.
2. The larger element of a mixed use scheme will primarily be used to determine which category of fee applies to the proposal.
3. For the purposes of charging, flats and holiday accommodation are considered as houses.
4. This is a flat rate fee based on a planning officer attending a meeting, not the length of the time the meeting takes.
5. Fees will be subject to periodic review, normally annually with changes taking effect on 1st April.
6. The charge applies to advice received from Mid Devon District Council officers only.

What you can expect from us.

Enquiries where a fee is charged.

These service standards apply to requests for pre-application advice where a fee is charged.

Once a request for pre-application advice is received we will dispatch an acknowledgement (either by email or post) within **5 working days** stating the name of the planning officer who will handle your enquiry. All communication from you to the Council should be via this officer.

Following consideration of the information, received the case officer will decide whether to bring together a team of Council officers from different disciplines, avoiding the need for you to contact different parts of the Council separately, thus saving you time and giving consistency.

Following the assessment, the case officer may advise you that further information is required, such as financial appraisals, travel plans, transport assessments, and possibly environmental assessments. Should further information be required, the case officer will endeavour to let you know within **7 working days** of the enquiry being received. At this stage you will be advised which Council officers it is considered appropriate to bring into the development team.

We will normally set up a meeting within **10 working days** of receiving a request for a meeting or submission of pre-application proposals when accompanied by the required supporting information.

Following the meeting, the case officer you met will provide a written summary of the issues discussed, and his or her written advice on those issues within **15 working days** of the date of the meeting.

Where no meeting is sought, we will issue planning advice in writing within **15 working days** of the receipt of the request for advice when accompanied by the required supporting information.

In the case of **Environmental Impact Assessment development**, we will aim to agree a timescale in advance with you for the issuing of written planning advice. This is in recognition of the complexity of environmental issues and number of consultees that may need to be involved at the pre-application stage. Where a scheme is likely to be subject to environmental assessment then early discussions should focus on issues relating to the screening and scoping of the proposal.

These timescales can be extended by your written agreement.

If we do not meet the agreed timescales and issue written advice within **16 – 20 working days** of the meeting you will be eligible for a **50% refund** of your

fee. If we issue written advice later than 21 working days of the meeting you will be eligible for a full refund of your fee. (Unless as otherwise agreed with you in writing).

Enquiries where no fee is charged.

Requests for advice relating to proposals with no fee will not be subject to the same timescales. However we will still acknowledge receipt of your enquiry, let you know which officer is dealing with it and endeavour to provide you with a comprehensive response in a timely manner. The Planning Service Charter confirms that we aim to respond to letters and e-mail communications within 15 working days.

Our advice.

Our written advice will clearly lay out the issues which would be raised by the development (in so far as they can be identified at the pre-application stage). Unless a specific request is made, the advice will relate to key planning issues only and not cover every possible planning issue.

Where relevant, our advice will specify what improvements can be made to the scheme to make it acceptable or if the principle of the development is unacceptable, what the grounds for refusal would be likely to be.

We will clearly identify what level of community consultation will be expected in order to meet the requirements of the Council's Statement of Community Involvement.

Advice will be given on the nature and quality of information required with your planning application including supporting documents. We will list the documents that will be needed.

We will identify the main Development Plan policies that the application will be assessed against together with Supplementary Planning Documents (if relevant to the proposal). Where policies require the proposal to make a financial contribution such as towards public open space or air quality, we will seek to identify this in the written advice together with the likely level of that contribution (if known at this stage).

Where the application is in the 'major' category a timescale will be established to project manage the application to decision. Advice will be given on the relevant heads of terms that would be included in any Section 106 Agreement as necessary. Please note that legal fees for drawing up a Section 106 Agreement or to check a submitted Section 106 Agreement / Unilateral Undertaking will be charged separately at the application stage.

Although pre-application advice is offered on a without prejudice basis, we will as always endeavour to ensure that it is as reliable as possible. It will be based on the available information and policies at that time, but will not be any guarantee that any subsequent application will result in a particular decision and will not be binding on the Council in any way. Our opinion may change

during the formal application process as a result of views of consultees and other interested parties such as neighbouring residents. The final decision may also be made by Planning Committee, rather than by officers and it is possible that they may reach a different view.

Advice given in relation to planning history of the site, planning constraints or statutory designations does not constitute a formal response under the provisions of the Local Land Charges Act 1975.

Pre-application advice given will be recorded on our database system and linked geographically to sites. It will be used as a guide to considering subsequent applications in the interests of consistency of advice given.

Whether or not you decide to seek pre-application advice does not affect your right to submit a planning application or to make an appeal to the Planning Inspectorate in the event that your application is refused. However, where an applicant fails to incorporate advice given at the pre-application stage into a formal planning proposal it is likely the application will be refused without any further negotiation.

What if I disagree with the advice received?

We cannot guarantee that you will like the advice you receive. In most cases, it is differences of opinion rather than factual errors that give rise to disagreement, and these can only be resolved through the formal planning process. However, if you feel that something has gone wrong, please explain to the officer involved, as he or she may be able to clarify the situation further.

If you are still dissatisfied with the service provided, it is open to you to make a formal complaint. For further information on the complaints procedure, go to our [Comments, Compliments and Complaints](#) page or contact Customer Services on 01884 255255.

Other sources of planning advice.

We will still provide some free planning advice via the Duty Planning Officer who is available in the Tiverton office or by phone between 9am – 1pm. The Duty Officer is able to offer general advice, but not detailed site specific advice. General advice will also continue to be offered via Planning Surgeries from the Crediton Area Office (by appointment). In addition, Planning Officers also offer general advice by phone. Where written advice is requested or considered appropriate for the type of query, the pre-application fees will apply in accordance with the proposal type, floorspace or site area.

Planning advice can also be found on the Council's website at www.middevon.gov.uk Guidance notes and other information is located on the Development Control pages within the Planning Service. The Planning Portal is a further source of planning guidance and information <http://www.planningportal.gov.uk>