

## PROPOSED FEES FOR EXETER

In common with most other Councils it is not considered appropriate to charge fees for enquiries relating to householder development or for proposals for Listed Building Consent. It is proposed that fees would only be payable, at this stage, for schemes which would fall within the category of "major" development. The Major Applications Protocol is now a well established method of dealing with significant development proposals and should provide the basis of a charging regime. The Protocol specifies the service that the Council will provide on such developments and details the Development Team approach with guaranteed written feedback within a specified period, as many meetings as are necessary to resolve matters prior to the submission of an application, agreement of Heads of Terms for Section 106 Agreements and advice on submission requirements. All pre-application enquiries for major development are now handled by the Council in this way.

It is proposed that a flat fee approach would be most appropriate given its simplicity but that the fee regime should be flexible in some way to reflect the additional work involved in highly complex schemes or proposals which have been poorly conceived by a developer and therefore need a significant number of meetings to resolve. It is proposed therefore that a fixed fee of £3000 be payable which would cover an initial "scoping" meeting with follow up letter and up to three further meetings and a "summary letter" at the conclusion of the process. Any additional meetings would be charged at £100 per hour of meeting. These fees are very similar to those recently introduced by Plymouth City Council.