

BURNLEY BOROUGH COUNCIL
CHARGES FOR PRE-APPLICATION PLANNING ADVICE
From 1st January 2017

Pre-application enquiries and meetings, charges will apply as follows and are inclusive of VAT@ 20%:

	Significant Major ⁽¹⁾ Development Proposals	Major ⁽²⁾ Development Proposals	Minor ⁽³⁾ Development Proposals
Fixed Charge Incl. 20% VAT	£662	£397	£132
Follow up meetings	£265 or hourly rate agreed in advance with applicant	£132 or hourly rate agreed in advance with applicant	£66 or hourly rate agreed in advance with applicant

Notes:

(1) Significant Major development proposals include –

- 30 or more dwellings (for outline applications a density of 30 dwellings per hectare will be applied)
- 2000 sq m or more of commercial floorspace
- 10 or more wind turbines

(2) Major development proposals include –

- 10 or more dwellings
- Offices/Research/Business and Light Industry between 1000 - 2000 sq m, or over 1 hectare
- Heavy Industry/Manufacturing/Storage and Warehousing between 1000 - 2000 sq m or over 1 hectare
- Retail distribution and servicing over 1000 sq m or over 1 hectare
- All other major developments

(3) Minor development proposals include –

- Less than 10 dwellings
- Offices/Research/Business and Light Industry up to 1000 sq m or less than 1 hectare
- Heavy Industry/Manufacturing/Storage and Warehousing up to 1000 sq m or less than 1 hectare
- Changes of use, including farm buildings
- Retail distribution and servicing up to 1000 sq m or less than 1 hectare
- All other minor developments

	Householder Proposal ⁽⁴⁾	Householder Proposal (with Site Visit) ⁽⁵⁾	Other Development ⁽⁶⁾	Other Development ⁽⁷⁾ (with Site Visit)
Fixed Charge Incl. 20% VAT	£45	£65	£67	£88
Follow up meeting cost	Unlikely to be required	Unlikely to be required	Unlikely to be required	Unlikely to be required

Notes:

(4) Householder Proposal

(Does not include Listed properties – see Other Development)

- Written advice only

(5) Householder Proposal with a Site Visit / Meeting

(Does not include Listed properties – see Other Development)

- The Case Officer will arrange to visit the site in order to meet and discuss the scheme
- Any verbal advice given will be followed up with a formal written response

(6) Other Development proposals include

- Adverts
- Proposals that affect a Listed Building (including domestic properties)
- Applications for Prior Approval
- All other developments not included above

(7) Other Development proposals with a Site Visit / Meeting

- The Case Officer will arrange to visit the site in order to meet and discuss the scheme
- Any verbal advice given will be followed up with a formal written response

There is no charge for advice given in respect of proposals leading to a Listed Building Consent application **only**, however you will still need to submit a pre-application enquiry form along with all the required and relevant information (see pre-application enquiry form).