

PRE-APPLICATION PLANNING CHARGES



Telford & Wrekin
COUNCIL



Enquiry Type	Costs £	What is provided	Response time (working days)*	Additional costs £**	
Householder (whereby the application would be free)***	0	Written advice	10 days	30	Cost is per officer/specialist per site visit/meeting
Householder – Permitted development confirmation	50	Written advice	5 days	N/A	N/A
Householder – assessment	50	Written advice	10 days	30	Cost is per officer/specialist per site visit/meeting
Adverts	50	Written advice	10 days	30	Cost is per officer/specialist per site visit/meeting
Agricultural buildings up to 540sqm****	75	Written advice	10 days	30	Cost is per officer/specialist per site visit/meeting
Change of use to garden	100	Written Advice	10 days	30	Cost is per officer/specialist per site visit/meeting
Non-Residential PD / Non-residential minor up to 40sqm	150	Written advice	10 days	30	Cost is per officer/specialist per site visit/meeting
Change Of Use/Telecommunications	150	Written Advice	Individual timetable	30	Cost is per officer/specialist per site visit/meeting
Minor residential including conversion 1-4 units	250	Written advice	Individual timetable	75	Cost is per officer/specialist per site visit/meeting
	350	Pre-Application Workshop and written advice			
Minor Residential including conversion 5-9 units / Non-residential 41 - 999sqm gross floor area	350	Written advice	Individual timetable	75	Cost is per officer/specialist per site visit/meeting
	450	Pre-Application Workshop and written advice			
Residential including conversion 10-49 units / Non-residential 1000 - 4,999sqm gross floor area	750	Written advice	Individual timetable	300	Subsequent meeting and written advice
	1000	Pre-Application Workshop and written advice			
Residential including conversion 50-199 units / Non-residential 5000-9,999sqm gross floor area	1250	Pre-Application Workshop and written advice	Individual timetable	350	Subsequent meeting and written advice
Strategic major. Residential including conversion 200+ units / Non-residential more than 10,000sqm gross floor area	1750	Pre-Application Workshop and written advice	Individual timetable	550	Subsequent meeting and written advice

Exceptions:

Parish Councils, Community groups, charitable organisations, Housing Association – 50% fee;
Free - Advice on how to submit a planning application; Discussions in relation to enforcement investigations

Charges are inclusive of VAT.

* Normal Response time, unless complex and tailored time table provided.

** Site visit to be agreed by Planning Officer before additional cost is paid.

*** Development including: Listed Building/household extension associated with a disability, Tree Preservation Orders, Trees in Conservation Areas.

**** Agricultural buildings larger than 540sqm will be charged as per floor areas in other categories.

What are the benefits of pre-application advice?

Pre-application advice can help speed up the planning process as any potential problems can be highlighted before you submit an application. The benefit of pre-application advice allows you to:

- understand how policies and guidance will be applied to development that is specific to your proposal
- understand what is required to support the application, identifying specialist input at an early stage
- potentially reduce the time it takes to determine an application
- indicate proposals which are unacceptable, saving time and money in pursuing a formal application.

What type of pre-application advice is available?

The Council offers three types of pre-application advice:

- **Permitted development confirmation** - providing written confirmation whether planning permission is or is not required for any development.
- **Pre-application written advice** - consulting internal technical specialists, Parish/Town Councils and Councillors, providing a detailed written response to the proposed development and the requirements for any application.
- **Pre-application workshops** - providing a workshop that includes the technical specialists, to engage with the developer, highlighting issues and identifying solutions. This is followed by a detailed written response to the proposed development and the requirements for any application. This is made available to all scales of development.

For more information visit www.telford.gov.uk/pre-application or contact our customer services team on 01952 384555.