

village hall information sheet

1. Planning Fees for Village Halls

Contents:

Planning Fees



One in a series available from ACRE's Village Hall Information Service



1. Village halls are not exempt from fees and are therefore affected in a number of ways. For example, the erection of new buildings and the extension of existing halls both require fees. Laying out of car parks or playing fields and certain additional uses may also attract fees.
2. Details of the regulations are set out in The Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989, amended by the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) Regulations 1997 and by the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2005.
3. In cases where a village hall committee considers that planning consent is not required, they may apply to the planning authority (normally the District Council or unitary authority) for a Determination under Section 53 of the Town and Country Planning Act 1971. No fee is payable for such an application. It should be noted that once a fee has been paid it cannot be returned even if the application is withdrawn or turned down by the planning authority. The only exception is where the authority find that the application is for something which does not require planning permission.
4. The 1989 Regulations introduced a concession for applications made by or on behalf of parish, town and community councils. The fee is **half** of whatever would be the normal fee for an application. (This also applies in respect of advertisements.) It is not necessary for the local council to own the land or property, which is the subject of the planning application. The local council can therefore submit an application at the reduced fee on behalf of a village hall management committee who would otherwise have to pay the full cost.
5. No fee is payable for works solely to provide or improve the access of disabled people to or within a village hall.
6. The following is an extract from the scale of fees in force from 1 April 2005 showing items that may be relevant to village halls. The site area determines many fees and measurements are given in hectares.

Note: 0.1 hectare (ha) = 1,000 square metres
 1 hectare (ha) = 10,000 square metres

Outline planning applications (most types).	£265 per 0.1ha (or part thereof) of site area up to 2.5ha. If the site exceeds 2.5ha - £6,625 and an additional £80 for each 0.1ha in excess of 2.5ha to a maximum fee of £25,000.
Erection of buildings (other than dwellings, glasshouses, or plant and machinery).	Works not creating more than 40 sq.m of additional floor space - £135. Works creating more than 40sq.m but not more than 75sq.m of additional floors pace - £265. If the area of floor space to be created exceeds 75sq.m but does not exceed 3750sq.m - £265 for each 75sq.m of that area. If the floor space exceeds 3750sq.m - £13250 and an additional £80 for each 75sq.m in excess of 3750 sq.m. Maximum fee of £50,000.

Works to improve a registered disabled person's access to a public building.	No Fee.
Car parks, service roads, or other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.	£135.
Playing fields (for sports clubs or other non-profit making recreational bodies).	£265.
Change of use of a building.	£265.
Advertisements relating to activities on the premises subject to certain sizes.	£75.
Advertisements of local events of a religious, educational, cultural, political, or recreational character may not require an application. However, organisations should check with their local Council who will be able to provide further advice.	Contact your local Council for details.
Application for Listed Building consent or Conservation Area consent.	No fee.
Application by Parish and Town Councils (advertisement applications also).	Half the normal fee.

Details of Planning Fees may be displayed on the website of your District Council.

Acknowledgement

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