

Planning and related fees effective from 1st December 2025

1. Fees for planning applications

Category of development	Fee payable
A Operations	
1 The erection of dwelling houses (other than development within category 6 below)	(a) Where the application is for outline planning permission and— (i) the site area does not exceed 1.2 hectares, £667 for each 0.1 hectare of the site area, (ii) the site area exceeds 1.2 hectares, £8,004 and an additional £154 for each 0.1 hectare in excess of 1.2 hectares, subject to a maximum in total of £203,380; (b) in other cases— (i) where the number of dwelling houses to be created by the development is 25 or fewer, £667 for each dwelling house, (ii) where the number of dwelling houses to be created by the development exceeds 25, £16,675 and an additional £154 for each dwelling house in excess of 25 dwelling houses, subject to a maximum in total of £406,761.
2 The erection of buildings (other than buildings in categories 1, 3, 4, 5 or 7).	(a) Where the application is for outline planning permission and— (i) the site area does not exceed 2.5 hectares, £667 for each 0.1 hectare of the site area, (ii) the site area exceeds 2.5 hectares, £16,675 and an additional £154 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £203,380; (b) in other cases— (i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 40 square metres, £383, (ii) where the area of the gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, £667, (iii) where the area of the gross floor space to be created by the development exceeds 75 square metres, £585 for each 75 square metres (or part thereof), subject to a maximum in total of £406,761.

Category of development	Fee payable
3 The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4).	(a) Where the application is for outline planning permission and— (i) the site area does not exceed 2.5 hectares, £667 for each 0.1 hectare of the site area, (ii) the site area exceeds 2.5 hectares, £16,675 and an additional £154 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £203,380; (b) in other cases— (i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 465 square metres, £205, (ii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £667, (iii) where the area of gross floor space to be created by the development exceeds 540 square metres, £585 and an additional £585 for each 75 square metres (or part thereof) in excess of 540 square metres, subject to a maximum in total of £406,761.
4 The erection of glasshouses on land used for the purposes of agriculture.	(a) Where the gross floor space to be created by the development does not exceed 465 square metres, £205; (b) where the gross floor space to be created by the development exceeds 465 square metres, £3,313.
5 The erection, alteration or replacement of plant or machinery.	(a) Where the site area does not exceed 5 hectares, £667 for each 0.1 hectare of the site area; (b) where the site area exceeds 5 hectares, £33,350 and an additional £197 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £406,761.
6 The enlargement, improvement or other alteration of existing dwelling houses	(a) Where the application relates to one dwelling house, £585; (b) where the application relates to 2 or more dwelling houses, £820.
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(a) the carrying out of operations (including the erection of a building) within the curtilage of an existing dwelling house, for purposes ancillary to the enjoyment of the dwelling house as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwelling house; or	£283 in each case
(b) the construction of car parks, service roads and 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.	£383 in each case
Fees for post-submission amendments to major development	£283

Category of development	Fee payable
8 The carrying out of any operations connected with exploratory drilling for oil or natural gas	(a) Where the site area does not exceed 7.5 hectares, £667 for each 0.1 hectares of the site area; (b) where the site area exceeds 7.5 hectares, £50,025 and an additional £197 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £406,761.
9 The carrying out of any operations not coming within any of the above categories.	(a) In the case of operations for the winning and working of minerals— (i) where the site area does not exceed 15 hectares, £374 for each 0.1 hectare of the site area, (ii) where the site area exceeds 15 hectares, £56,100 and an additional £197 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £108,470; (b) in any other case, £296 for each 0.1 hectare of the site area, subject to a maximum of £406,761.
B Uses of land	
10 The change of use of a building to use as one or more separate dwelling houses	(a) Where the change of use is from a previous use as a single dwelling house to use as two or more single dwelling houses— (i) where the change of use is to use as 25 or fewer dwelling houses, £667 for each additional dwelling house, (ii) where the change of use is to use as more than 50 dwelling houses, £16,675 and an additional £197 for each dwelling house in excess of 50 dwelling houses, subject to a maximum in total of £406,761; (b) in all other cases— (i) where the change of use is to use as 25 or fewer dwelling houses, £585 for each dwelling house, (ii) where the change of use is to use as more than 25 dwelling houses, £14,625 and an additional £197 for each dwelling house in excess of 25 dwelling houses, subject to a maximum in total of £406,761.
11 The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land, or for the storage of minerals in the open.	(a) Where the site area does not exceed 15 hectares, £374 for each 0.1 hectare of the site area; (b) where the site area exceeds 15 hectares, £56,100 and an additional £197 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £108,470.
12 The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories).	£667.

2. Fees for other types of Application

Type of application	Fee payable
1. Application for Certificate of Lawfulness to ascertain whether:	
(a) an existing use of land or operational development is lawful	Same as for equivalent planning application.
(b) a proposed use of land or operational development is lawful	Half the fee for an equivalent application.
(c) any other matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful	£383
2. Application for determination as to whether prior approval is required	
(a) Agricultural buildings and operations	£223
(b) Forestry buildings and operations	£223
(c) demolition of buildings	£223
(d) Telecommunications development	£667
3. Application to develop land without compliance with a condition(s) previously attached (or variation of conditions).	£383
4. Application for a development or use of land already carried out without planning permission	Same as for equivalent planning application
5. Application to renew a planning permission prior to its expiry	£383
6. Application for non-material changes to a planning permission	
(a) householder development	£123
(b) in any other case	£242
7. Application for approval of details submitted pursuant to a planning condition related to:	
(a) householder development	£123
(b) in any other case	£242 for each application
8. Fees for application for certificates of appropriate alternative development	£283

3. Exceptions and Concessions

Category of development	Fee payable
1. Access and Facilities for Disabled Persons. For the purpose of this fees schedule, a person is disabled if: the person's sight, hearing or speech is substantially impaired; the person has a mental disorder; or the person is physically substantially disabled by any illness, any impairment present since birth or otherwise. (a) Application relating solely to the carrying out of operations for the alteration or extension of an existing dwelling house or for carrying out operations within the curtilage of a dwelling house for the purpose of providing means of access for a disabled person who is resident in or proposing to take up residence in that dwelling house: (b) Application relating solely to the carrying out of operations for the purpose of providing means of access for disabled persons to or within a building or premises to which members of the public are admitted.	No fee No fee
2. Application where permitted development or use rights have been removed by a planning condition.	No fee
3. Application following withdrawal or refusal of an earlier application provided: (a) in the case of withdrawal, the application is made within 12 months of the date when the earlier application was received; (b) in the case of refusal, the application is made within 12 months of the date when the earlier application was refused; (c) the application is made by or on behalf of the same applicant; (d) the application relates to the same site as that to which the earlier application related or to part of that site and to no other land except land solely for the purpose of providing a different means of access; (e) the application relates to development of the same character or description as the development to which the earlier application related; (f) in the case of an application which is not made in outline, the earlier application was also not made in outline; (g) The fee payable in respect of the earlier application was paid; and (h) no application made in relation to the whole or any part of the site has already been exempted.	No fee
4. Application made by or on behalf of a community council	Half the fee of an equivalent application
5. Alternative applications for same site	Highest fee of each alternative plus half the sum of the rest

6. Listed Building Consent	No fee
7. Conservation Area Consent	No fee
8. Works to Trees covered by a Tree Preservation Order or in a Conservation Area Hedgerow Removal	No fee
9. If the proposal relates to works that require planning permission only by virtue of an Article 4 Direction of the Town & Country Planning (General Permitted Development) Order 1995 ie where the application is required only because of a direction or planning condition removing permitted development rights.	No fee
10. If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation	No fee
11. If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement and where the application is made by or on behalf of the same person	No fee
12. If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the Control of Advertisements Regulations 1992, dis-applying deemed consent under Regulation 6 to the advertisement in question.	No fee
13. If the application is for alternative proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2 Part 3 Class E of the Town and Country Planning (General Permitted Development) Order 1995.	No fee
14. If the application is the first revision of an application for development of the same character or description on the same site by the same applicant (including consent to display an advertisement only if withdrawn or refused): • For a withdrawn application: Within 12 months of the date when the application was received. • For a determined application: Within 12 months of the date the application was refused or an appeal dismissed. • For an application where an appeal was made on the grounds of non-determination: Within 12 months of the period when the giving of notice of a decision on the earlier valid application expired.	No fee
Reductions in Payments	
15. If the application is being made on behalf of a non-profit making sports club for works for playing fields not involving buildings.	£475
16. If the application is being made on behalf of a parish or community council.	50%

17. If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost.	50%
18. In respect of reserved matters, you must pay a sum equal to or greater than what would be payable at current rates for approval of all the reserved matters. If this amount has already been paid	£592
19. If the application is for a Lawful Development Certificate for a Proposed use or development.	50%
20. If two or more applications are submitted for different proposals on the same day and relating to the same site.	Highest fee plus half sum of the others

4. Fees for Advertisements

Category of advertisement	Fee payable
1. Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters— (a) the nature of the business or other activity carried on the premises; (b) the goods sold or the services provided on the premises; or (c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.	£248
2. Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site.	£197.
3. All other advertisements.	£667.

5. High Hedges

Making a complaint under Part 8 of the Anti-social Behaviour Act 2003	£320
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NOTES:

1. For further clarification, interpretation and conditions of these fees you should refer to the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2025.
2. If you are in any doubt about what fee is payable, please contact us for advice.

Email planning@torfaen.gov.uk

Telephone 01633 648009/648095

Write to: Development Management
Torfaen County Borough Council
Ty Blaen, Panteg Way
New Inn, NP4 0LS

3. In certain circumstances, where the Local Planning Authority fails to determine an application within a specified period, the fee paid will be refunded. Further details of this are contained within the Regulations.
4. Appeals made against the refusal of planning permission or the giving of planning permission subject to conditions are free of charge.
5. Applications may be submitted via the Planning Portal (Wales) which will calculate the required fee automatically. planningportal.wales/app

LIST OF REVISIONS:

1. High Hedges fee added (01/01/16)
2. Updated planning Fees