

GUERNSEY STATUTORY INSTRUMENT

2015 No. 15

**The Land Planning and Development (Fees)  
(Amendment) Regulations, 2015**

<i>Made</i>	10 <sup>th</sup> March, 2015
<i>Coming into operation</i>	1 <sup>st</sup> April, 2015
<i>Laid before the States</i>	, 2015

**THE ENVIRONMENT DEPARTMENT**, in exercise of the powers conferred on it by section 12 of the Land Planning and Development (Fees and Commencement) Ordinance, 2008<sup>a</sup> and section 89 of the Land Planning and Development (Guernsey) Law, 2005<sup>b</sup> and of all other powers enabling it in that behalf, hereby makes the following Regulations:-

**Amendment of the 2008 Ordinance.**

1. (1) The Land Planning and Development (Fees and Commencement) Ordinance, 2008 ("the 2008 Ordinance") is amended as follows.

(2) For Part I of Schedule 1 to the 2008 Ordinance (fees to accompany an application for planning permission) substitute the Part I set out in Schedule 1 to these Regulations.

(3) For Part I of Schedule 2 to the 2008 Ordinance (fees to accompany depositing of full plans under the building regulations) substitute the Part I set out in Schedule 2 to these Regulations.

**Interpretation.**

<sup>a</sup> Recueil d'Ordonnances Tome XXXIII, p. 171 as amended by Ordinance No. XVIII of 2011, G.S.I. Nos. 6 of 2010 and 11 and 47 of 2012.

<sup>b</sup> Order in Council No. XVI of 2005 to which there are amendments not relevant to these Regulations.

2. (1) In these Regulations, "the 2008 Ordinance" means the Land Planning and Development (Fees and Commencement) Ordinance, 2008 and, unless the context requires otherwise, other terms have the same meaning as in the 2008 Ordinance.

(2) The Interpretation (Guernsey) Law, 1948<sup>c</sup> applies to the interpretation of these Regulations.

(3) Any reference in these Regulations to an enactment is a reference thereto as from time to time amended, re-enacted (with or without modification), extended or applied.

**Application of new fees.**

3. (1) For the avoidance of doubt, the new fees substituted by these Regulations apply, in accordance with sections 1, 2 and 3 of the 2008 Ordinance, in relation to -

- (a) an application for planning permission,
- (b) an application for approval of reserved matters, and
- (c) a deposit of full plans under the building regulations,

as the case may be, made on or after the 1<sup>st</sup> April, 2015.

(2) For the avoidance of doubt, the new fees substituted by this Ordinance apply, in accordance with sections 4B and 4C of the 2008 Ordinance, in relation to an appeal to the Planning Tribunal or to an Adjudicator -

- (a) to which Part IIA of the 2008 Ordinance applies, and
- (b) where the fee is required to be calculated, under section 4B(2) or 4C(2) of the 2008 Ordinance, as the case may be, as if the appeal were made on or after

---

<sup>c</sup> Ordres en Conseil Vol. XIII, p. 355.

1<sup>st</sup> April, 2015.

**Citation and commencement.**

4. These Regulations may be cited as the Land Planning and Development (Fees) (Amendment) Regulations, 2015 and shall come into force on the 1<sup>st</sup> April, 2015.

Dated this 10<sup>th</sup> day of March, 2015



**Yvonne Burford**  
**Minister of the States Environment Department**  
**For and on behalf of the Department**

SCHEDULE 1

Section 1(2)

FEES TO ACCOMPANY AN APPLICATION FOR PLANNING PERMISSION

" PART I

**Fee payable.**

1. The fee payable is to be calculated in accordance with the Table below and the notes in Part II.

TABLE OF FEES

CATEGORY	DEVELOPMENT TO WHICH APPLICATION RELATES OR TYPE OF APPLICATION	FEE (£)
<b>1.</b>	<b>An application for outline permission.</b>	
A	in respect of a site of 0.62 verges (¼ of an acre or 0.1 of a hectare) in area or less	620
B	in respect of a site exceeding 0.62 verges in area, for each 0.62 verges (¼ acre or 0.1 of a hectare) and for any additional part remaining of less than 0.62 verges	620
<b>2.</b>	<b>The erection of a dwelling or the material change of use of a building to form a dwelling (including in each case any associated works).</b>	
A	for each flat erected or formed	360
B	for each dwelling-house erected or formed	620
<b>3.</b>	<b>Development in relation to, or within the curtilage of, a dwelling-house, not falling within category 2, 5, 6, 8 or 10 to 13, and including any associated works.</b>	
A	for the erection of -	

	<p>(a) a building, or</p> <p>(b) an extension to a dwelling-house or other building,</p> <p>within the curtilage of a dwelling-house</p>	
i	of less than 20 square metres in floor area	140
ii	of 20 square metres or more but less than 50 square metres in floor area	220
iii	of 50 square metres or more but less than 100 square metres in floor area	360
iv	of 100 square metres or more but less than 250 square metres in floor area	600
v	of 250 square metres or more in floor area	600 for the first 250 square metres, and 200 for each additional 50 square metres and for any additional part remaining of less than 50 square metres,  up to a maximum of £1,800 per application
B	for any other development in relation to, or within the curtilage of, a dwelling-house not falling within sub-category A	£140
4.	<b>Development -</b>	
	<p>(a) other than in relation to a dwelling-house or within the curtilage of a dwelling-house, and</p>	

	<b>(b) not falling within category 2 or 5 to 13, and including any associated works.</b>	
<b>A</b>	for the erection of -  (a) a building, or  (b) an extension to a building,  including any associated works	
i	of less than 20 square metres in floor area	200
ii	of 20 square metres or more but less than 50 square metres in floor area	360
iii	of 50 square metres or more but less than 100 square metres in floor area	560
iv	of 100 square metres or more but less than 250 square metres in floor area	930
v	of 250 square metres or more in floor area	930 for the first 250 square metres, and 560 for the each additional 250 square metres and for any additional part remaining of less than 250 square metres
<b>B</b>	for the carrying out of specified development -  (a) other than in relation to a dwelling-house or within the curtilage of a dwelling-house, and  (b) not falling within sub-	

	category 4A	
i	for the installation of an air conditioning unit including any means of fixing	200
ii	for the installation of external cladding to a roof or wall	200
iii	for the creation, extension or alteration of an unenclosed car parking area	200
iv	for the formation or alteration of a vehicular access	200
v	for the erection, alteration, demolition or removal of a wall, fence, gate, hedge, earthbank or other means of enclosure	200
vi	for the creation, extension or re-surfacing of a hard-surfaced area, including timber decking, not falling within any other sub-category of category 4B	200
vii	for the installation or material alteration of a container for the storage of any type of fuel	200
viii	for the placing on land of a moveable structure including a portacabin or marquee but not including a caravan or a motor home, campervan or other motorised vehicle made for human habitation	200
ix	for the replacement of existing doors or windows within an existing aperture	200
x	for the installation of an unenclosed pool or pond including any associated landscaping	200
xi	for the installation of a flag-pole excluding any advert or sign flown or otherwise attached to the pole	200
xii	for the installation of a roof-light	200
xiii	for any -	200

	<p>(a) material alteration to a building, other than a dwelling-house, or</p> <p>(b) other development in relation to or within the curtilage of a building, other than a dwelling-house,</p> <p>not falling within any other sub-category of category 4B</p>	
<b>5.</b>	<b>The installation of renewable energy apparatus.</b>	
A	<p>for the installation of -</p> <p>(a) a solar panel or similar solar-powered apparatus on a building or within the curtilage of a building, or</p> <p>(b) a wind turbine within the curtilage of a building,</p> <p>not carried out as associated works falling within any other category to this Table, for any number of the same</p>	55
<b>6.</b>	<b>Other specified minor development (domestic or non-domestic) not carried out as associated works falling within any other category to this Table.</b>	
A	for the installation of a traffic mirror including any means of fixing, for any number of such mirrors	80

B	for the installation of a satellite dish antenna, for any number of such antennas	80
C	for the placing on land of a caravan or a motor home, campervan or other motorised vehicle made for human habitation, for any number of the same	80
7.	<b>Specified development in relation to -</b>  (a) <b>provision of a public utility service not falling within category 8, or</b>  (b) <b>installation of street furniture</b>	
A	for the installation of street furniture	120
B	for the carrying out of development -  (a) by, or on behalf of, a person providing a public utility service, and  (b) which is necessary for the installation of minor equipment used for the purpose of providing that service,  but not including the erection of a building necessary for the same	120
8.	<b>Development in relation to mobile telephone masts and antennas.</b>	
A	for the erection, installation or substantial alteration of a mobile telephone mast or other telecommunications apparatus which has a similar function, including -	1,700

	<p>(a) the erection, installation or substantial alteration of any structure supporting such mast or apparatus and any associated antennas and cabinets, and</p> <p>(b) any other associated works,</p> <p>for each such mast or apparatus</p>	
B	<p>for the erection, installation or substantial alteration of a mobile telephone antenna, or other telecommunications apparatus which has a similar function, not falling within sub-category A, including -</p> <p>(a) the erection, installation or substantial alteration of any structure supporting such antenna or apparatus and any associated cabinets, and</p> <p>(b) any associated works,</p> <p>for each such antenna or apparatus</p>	400
<b>9.</b>	<b>Development in relation to advertisements and shop fronts.</b>	
A	for attaching to or painting or otherwise exhibiting on the exterior of any structure (except on an awning falling within sub-category B), or placing on any land an advertisement or sign, for each advertisement or sign	120 (up to a maximum of £600 per application)

B	for the installation of an awning including any advertisement or sign attached to, painted or otherwise exhibited on that awning, for each awning	180
C	for the replacement, or substantial alteration, of a shop front, for each shop front	340
D	for any alteration to a shop front not falling within sub-category C, for each such alteration	250
<b>10.</b>	<b>The carrying out of operational development in relation to agriculture, minerals and waste.</b>	
A	for the erection of or an extension to a glasshouse, polytunnel or similar structure for agricultural purposes in the course of a trade or business -  <p style="margin-left: 40px;">(a) of less than 500 square metres, or</p> <p style="margin-left: 40px;">(b) of 500 square metres or more, for each 500 square metres and for any additional part remaining of less than 500 square metres</p>	270
B	for the erection of or an extension to a structure, other than a glasshouse, polytunnel or similar structure, for agricultural purposes in the course of a trade or business -  <p style="margin-left: 40px;">(a) of less than 500 metres, or</p>	360

	(b) of 500 square metres or more, for each 500 square metres and for any additional part remaining of less than 500 square metres	
C	<p>for operations consisting of mineral extraction or working or the storage of minerals in the open or operations in preparation for or otherwise enabling the carrying out of such operations -</p> <p>(a) in respect of a site of 2.47 verges (1 acre or 0.4 of a hectare) in area or less, or</p> <p>(b) in respect of a site exceeding 2.47 verges in area, for each 2.47 verges (1 acre or 0.4 of a hectare) and for any additional part remaining of less than 2.47 verges</p>	1,100
D	<p>for operations consisting of the disposal or depositing of waste or in preparation for or otherwise enabling the carrying out of such operations -</p> <p>(a) in respect of a site of 2.47 verges (1 acre or 0.4 of a hectare) in area or less, or</p> <p>(b) in respect of a site exceeding 2.47 verges in area, for each 2.47</p>	1,100

	vergees (1 acre or 0.4 of a hectare) and for any additional part remaining of less than 2.47 vergees	
<b>11.</b>	<b>Operations in relation to protected trees.</b>	
A	for an operation constituting development only under section 5 of the Land Planning and Development (General Provisions) Ordinance, 2007 where carried out in relation to a protected tree (including cutting down, uprooting, topping, lopping and cutting of roots), for any number of the same	55
<b>12.</b>	<b>The carrying out of operational development not falling within any other category to this Table.</b>	
A	in respect of a site of 0.62 of a vergee ( $\frac{1}{4}$ of an acre or 0.1 of a hectare) in area or less	180
B	in respect of a site exceeding 0.62 of a vergee in area but less than 2.47 vergees (1 acre or 0.4 of a hectare) in area	360
C	in respect of a site exceeding 2.47 vergees in area, for each 2.47 vergees (1 acre or 0.4 of a hectare) and for any additional part remaining of less than 2.47 vergees	360
<b>13.</b>	<b>Material changes of use other than to use as a dwelling.</b>	
A	for a material change of use of a building or other land other than to -  (a) use as a dwelling, or	360

	(b) a use falling within paragraphs B or C of this category	
B	<p>for a material change of use of a building or other land to use for mineral extraction or working or for the storage of minerals in the open -</p> <p>(a) in respect of a site of 2.47 verges (1 acre or 0.4 of a hectare) in area or less, or</p> <p>(b) in respect of a site exceeding 2.47 verges in area, for each 2.47 verges (1 acre or 0.4 of a hectare) and for any additional part remaining of less than 2.47 verges</p>	1,100
C	<p>for a material change of use of a building or other land to use for the disposal or depositing of waste -</p> <p>(a) in respect of a site of 2.47 verges (1 acre or 0.4 of a hectare) in area or less, or</p> <p>(b) in respect of a site exceeding 2.47 verges in area, for each 2.47 verges (1 acre or 0.4 of a hectare) and for any additional part remaining</p>	1,100

	of less than 2.47 verges	
--	--------------------------	--

"

SCHEDULE 2

section 1(3)

FEES TO ACCOMPANY DEPOSITING OF FULL PLANS UNDER THE  
BUILDING REGULATIONS

" PART I

**Fee payable.**

1. The fee payable is to be calculated in accordance with the Table below and the notes in Part II.

TABLE OF FEES

CATEGORY	BUILDING WORK OR MATERIAL CHANGE OF USE TO WHICH FULL PLANS RELATE	FEE (£)
<b>1.</b>	<p><b>The creation of a dwelling (whether by its erection or by a material change of use) including -</b></p> <p style="padding-left: 40px;"><b>(a) any detached garage or parking area which is for purposes ancillary to the enjoyment of the dwelling as such, and</b></p> <p style="padding-left: 40px;"><b>(b) any other associated building work.</b></p>	
A	for each flat created up to and including 20	615
B	for each additional flat created up to and including 40	475
C	for each additional flat created over 40	325
D	for each dwelling-house created up to and including 20	970
E	for each additional dwelling-house created up to and including 40	700
F	for each additional dwelling-house created over 40	410
<b>2.</b>	<p><b>The extension of or other alteration to a dwelling, not falling within category 1, and other specified building work in relation to a dwelling and any associated building work.</b></p>	

A	for the extension of a dwelling, not falling within sub-category C, D, E or L of this category, by less than 20 square metres in floor area	415
B	for the extension of a dwelling, not falling within sub-category C, D, E or L of this category, by 20 square metres or more in floor area	700
C	for the extension of a dwelling by the conversion of an existing loft or roofspace to form habitable accommodation	475
D	for the extension of a dwelling by the conversion of an existing basement or cellar area to form habitable accommodation	475
E	for the extension of a dwelling by the conversion of an existing integral or non-integral garage to form habitable accommodation	475
F	for the erection of or an extension to a garage, shed, garden room or garden store (which in each case is predominantly for purposes ancillary to the enjoyment of a dwelling as such) of less than 20 square metres in floor area	140
G	for the erection of or extension to a garage, shed, garden room or garden store (which in each case is predominantly for purposes ancillary to the enjoyment of a dwelling as such) of 20 square metres or more in floor area	275
H	for an alteration to a dwelling, other than an alteration falling within any other sub-category to this category, where the estimated cost of the building work is less than £1,000	75
I	for an alteration to a dwelling, other than an alteration falling within any other sub-category to this category, where the estimated cost of the building work is at least £1,000 but not more than £5,000	160
J	for an alteration to a dwelling, other than an alteration falling within any other sub-category to this category, where the estimated cost of the building work is at least £5,000 but no more than £20,000	270
K	for an alteration to a dwelling, other than an alteration	605

	falling within any other sub-category to this category, where the estimated cost of the building work is more than £20,000	
L	for the erection of a conservatory or a sun lounge	145
M	for the replacement of existing windows or external doors within an existing aperture, for any number of such windows or external doors	75
N	for the erection of domestic stables of up to and including 20 square metres in floor area	165
3.	<p><b>Building work or a material change of use -</b></p> <p style="padding-left: 40px;"><b>(a) not falling within category 1 or 2, for the erection of or extension to a building for purposes ancillary to the enjoyment of a dwelling as such, and</b></p> <p style="padding-left: 40px;"><b>(b) other than in relation to a dwelling,</b></p> <p><b>and any associated building work.</b></p>	
A	for the erection of or an extension to an agricultural building, other than a glasshouse, of less than 10 square metres in floor area	75
B	for the erection of or an extension to an agricultural building, other than a glasshouse, of 10 square metres or more but less than 100 square metres in floor area	140
C	for the erection of or an extension to an agricultural building, other than a glasshouse, of 100 square metres or more but less than 250 square metres in floor area	275
D	for the erection of or an extension to an agricultural building, other than a glasshouse, of 250 square metres or more in floor area, for each 250 square metres and for any additional part remaining of less than 250 square metres	275
E	for the extension of a building by the installation of a mezzanine floor	595
F	for the erection of or an extension to a building, other than	14

	an erection or extension falling within any other sub-category to this Table, for purposes other than storage, for each square metre of floor area	
G	for the erection of or an extension to a building, other than an erection or extension falling within any other sub-category to this Table, for storage purposes, for each square metre of floor area	9
H	for the alteration of a building, other than an alteration falling within any other sub-category to this Table, where the estimated cost of the building work is less than £10,000	210
I	for the alteration of a building, other than an alteration falling within any other sub-category to this Table, where the estimated cost of the building work is £10,000 or more but less than £50,000	605
J	for the alteration of a building, other than an alteration falling within any other sub-category to this Table, where the estimated cost of the building work is £50,000 or more but less than £100,000	765
K	for the alteration of a building, other than an alteration falling within any other sub-category to this Table, where the estimated cost of the building work is £100,000 or more	1,255
L	for the material change of use of a building other than to use as a dwelling	700
4.	<b>The carrying out of specified building work not carried out as part of any building work falling within any other category to this Table.</b>	
A	for the provision or alteration of a drainage system including the installation of a cesspit, for each such drainage system	130
B	for the provision or alteration of a controlled service or fitting not falling within any other sub-category to this category, for each such controlled service or fitting	100
C	for the erection of a retaining wall, for each such wall	410
D	for building work involving the underpinning of a building,	410

	for each building underpinned	
E	for the replacement or alteration of a shop front, for each shop front	210
F	for the erection of a garden or boundary wall, for each such wall	130
G	for the installation of a swimming-pool (including any plant room, pool room or other room required in relation to such swimming pool) or a reservoir, for each such pool or reservoir	130
H	for the erection of or extension to a glasshouse, for each such extension or glasshouse -  (a) of less than 500 square metres, or  (b) of 500 square metres or more, for each 500 square metres and for any additional part remaining of less than 500 square metres	130
I	for the construction of a road, for each such road -  (a) of less than 250 square metres, or  (b) of 250 square metres or more, for each 250 square metres and any additional part remaining of less than 250 square metres	130
J	for the renovation of a thermal element	110
K	for the demolition of any building	130
L	for the fitting out of a shop or office -  (a) of less than 500 square metres in floor area, or  (b) of 500 square metres or more in floor area, for each 500 square metres and for	605

	any additional part remaining of less than 500 square metres	
--	---	--

---

**EXPLANATORY NOTE**  
*(This note is not part of the Regulations)*

These Regulations amend the Land Planning and Development (Fees and Commencement) Ordinance, 2008 ("the 2008 Ordinance").

They replace the Tables of Fees in Part I of Schedules 1 and 2 of the 2008 Ordinance with the Tables of Fees set out in Schedules 1 and 2 to these Regulations. The Schedules to these Regulations set out new fees to accompany an application for planning permission or an application for approval of reserved matters under a planning application (the new Table of Fees in Schedule 1) and new fees to accompany a deposit of full plans made under building regulations (the new Table of Fees in Schedule 2).

The new fees will apply to -

- an application for planning permission or an application for approval of reserved matters; or
- a deposit of full plans made under building regulations,

made on or after 1<sup>st</sup> April, 2015 (see regulation 3(1) of these Regulations).

In accordance with section 4B and 4C of the 2008 Ordinance, the new fees also apply in relation to an appeal -

- to the Planning Tribunal; or
- an Adjudicator in respect against a rejection of full plans under building regulations,

for which a fee is payable under the 2008 Ordinance.

They will apply where the appeal fee is required to be calculated, under section 4B(2) or 4C(2) of the 2008 Ordinance, as if the appeal were made on or after 1<sup>st</sup> April, 2015 (see regulation 3(2) of these Regulations).

These Regulations come into force on the 1st April, 2015.