

8 CHARGES FOR THE PUBLICATION OF PLANNING ADVERTISEMENTS (AN153-2009)

This note seeks the agreement of the Sub-Committee to the mandatory charge which will be imposed on applicants for planning permission should the Council need to advertise their proposals in order to comply with the requirements of the planning legislation.

This note is brought to the Recess Sub-Committee because a decision is required prior to 3rd August, 2009 when the provisions of the legislation are implemented and because the terms of new Regulations in Parliament were not available in time for a report to be prepared for the pre-recess Committee cycle.

Most statutory advertisements relating to planning currently have to be placed on a non-rechargeable basis. However, for applications submitted on or after 3rd August, 2009 the new Regulations (subject to final Parliamentary approval) indicate that applicants must bear the advertisement costs.

Currently a typical weekly advertisement in the local newspaper costs the Council in the order of £250 with the number of applications advertised ranging from three to five on a typical week. The Council becomes aware of the actual cost well after the advertisement is placed. Under the previous and new legislation some categories of application remain unchargeable (eg developments affecting the listed building, setting of listed buildings and conservation areas).

Accordingly achieving a consistent and fair formula for the recovery of each overall advertisement will prove difficult. Therefore, it is recommended that a flat rate charge of £100 be imposed on each applicant where a relevant advertisement is necessary (ie where an owner or neighbour cannot be served notice; "bad neighbour" developments and developments contrary to the development plan). It is anticipated that this level of charge is proportionate, will give the applicant certainty and will cover the bulk of the administrative and advertising costs involved. Applicants for "bad neighbour" developments currently pay a £125 advertising fee and this will therefore reduce under the proposed arrangements.

It is recommended that the Sub-Committee supports the above proposal and that the effectiveness of the fee be reviewed after one year of operation.