

Strategic Planning and Minerals & Waste Pre-application Planning Advice Charges

Introduction

Pre-application charges will be introduced for all relevant minerals and waste pre-application proposals received on or after the 4th of March 2024.

Details related to the pre- application advice service are set out fully on the Authorities website at the following link: <http://www.peakdistrict.gov.uk/planning/advice/pre-application-advice>

Minerals & Waste and Infrastructure Project pre-application enquiries are dealt with the same way as other planning pre-application enquiries and the costs are set out below.

Scale of Development	Fee	Level of Advice Given	Timeframe for Response
Minerals and Waste Discussion	£250	Site meeting with verbal advice	Meeting date to be agreed
Minor minerals and waste (e.g. amendments to schemes/conditions)*	£1,475 (£50 per hour additional meetings)	Site visit and /or written response in consultation with internal specialists and/or 1 x 1hr meeting	25 working days from receipt of valid information
Major minerals and waste (e.g. EIA development, new minerals and waste developments; extensions to sites)*	£2,950 (£100 per hour for additional meetings)	Site visit and /or written response in consultation with internal specialists and/or 1 x 1hr meeting	Initial contact made within 5 working days to agree timetable
Strategic Infrastructure Projects (e.g. road/rail schemes, underground pipelines, major electricity generation/infrastructure)	£2,950 (£100 per hour for additional meetings)	Site visit and /or written response in consultation with internal specialists and/or 1 x 1hr meeting	Initial contact made within 5 working days to agree timetable
Nationally Significant Infrastructure Projects (NSIPs) subject to the Planning Act 2008.	To be agreed	To be agreed	Initial contact made within 5 working days to agree timetable

***Minor Development** under the pre-application charging scheme comprise proposals involving:

- plant machinery for the processing, treatment or production of minerals or any mineral derived product or article on a site less than 0.5ha;
- searches and tests of mineral deposits;
- small scale building stone sites
- building or buildings less than 1000m²;
- change of use of buildings or land;
- any development where land is or forms part of a site formerly used for the winning and working of minerals;
- application under Section 96A of the 1990 Act for Non-Material Amendment
- application under Section 73 of the 1990 Act not involving time extension to complete development;
- application under Section 73 of the 1990 Act for minor material amendment where original permission was for development involving any of the above; and
- details pursuant (Article 27) submissions.

***Major applications** under the pre-application charging scheme comprise proposals involving:

- schedule 1 and 2 Environmental Impact Assessment (EIA) development;
- winning and working of minerals;
- plant and machinery for the processing, treatment or production of minerals or any mineral derived product or article on site in excess of 0.5ha;
- landfill;
- landraising;
- restoration of mineral workings;
- waste recovery, treatment, storage, processing, sorting and transfer on an open site;
- buildings or building for use in excess of 1000m²;
- transport of aggregate/mineral by rail or water;
- disposal of mineral waste;
- application under Section 73 of the 1990 Act involving time extension to complete development; and
- application under Section 73 of the 1990 Act where the original permission was for development involving any of the above
- Strategic infrastructure projects such as road/rail schemes, underground pipelines and electricity infrastructure

Major Developments (including NSIPs) which require ongoing input

Pre-application advice service fees for very large applications where it is likely there will be ongoing dialogue between the applicants and the Authority and consultees can be negotiated and agreed in writing with the Planning Service, potentially through a Planning Performance Agreement (PPA).

Planning Performance Agreements (PPAs)

A developer may request to enter into a Planning Performance Agreement with the Authority pursuant to any of the development types listed in the schedule above. A PPA is a non-legally binding agreement, similar to a memorandum of understanding, between a developer and the Authority which sets out processes and timeframes by which both parties will strive to adhere to when dealing with the project. A PPA does not afford a developer any preferential treatment, nor does it guarantee a positive outcome for the project. It does however provide a developer with the means to support the Authority financially such that it can provide a specific level of service in accordance with the requirements of the PPA.

Dependant on the nature of the project, the Authority will specify an initial flat fee for setting up the PAA and charge the developer for individual officer input on the basis of the Authority's hourly recharge rates. Such fees would be applicable to input from Strategic/Minerals Planners and specialist consultees (e.g. ecologists, conservation officers) in addition to other relevant professional input (e.g. legal) and to secure the necessary business support functions. Where the Authority feels it does not have the resources or capacity to meet the requests made by a PAA, external consultant support could be procured at the developer's cost.


A Planning Performance Agreement can be sought to cover a pre-application enquiry, the planning application process, discharge of conditions, or all of the above. Developers are encouraged to enter into a PPA when considering/making proposals under the Development Consent Order regime subject to the Planning Act 2008.

How does it work?


1. Please contact our customer service team in the first instance. You can telephone 01629 816 200 or email customer.service@peakdistrict.gov.uk
2. The customer service team will register your enquiry and may be able to give you the information you need immediately
3. If your enquiry requires further research, you will be referred to a planning customer adviser who will contact you within three working days
4. The planning customer adviser may decide that further research or information is required at this stage and you may be asked to complete a pre-application advice form. You will be advised of this and a planning officer will then contact you within 15 working days. If the proposal falls within a category for which there is a charge, you will be advised of this and you will need to send payment with the completed form
5. If planning permission is required, we will advise you:
 1. [how to submit an application](#)
 2. the [type of application](#) that you need to submit
 3. [how much it will cost](#)

You will also be given a checklist that tells you all the plans and supporting information that you need to provide so that our planning officers can assess and determine the formal application.

Pre-application advice form

To fully understand your proposal, we ask that you to fill in a [pre-application advice form](#) (211KB) . The form can be filled in electronically and emailed to us at

planning.service@peakdistrict.gov.uk. Please check whether your proposal falls within a category for which there is a charge.

There are [guidance notes](#)  to assist your completion of the form.