

**WRITTEN QUESTION TO THE MINISTER FOR PLANNING AND ENVIRONMENT
BY SENATOR J.L. PERCHARD
ANSWER TO BE TABLED ON TUESDAY 2nd FEBRUARY 2010**

Question

Given claims by the Association of Jersey Architects that planning fees have risen by 500% since 2008, will the Minister detail exact increases in planning application fees for each year from 1st January 2008, throughout 2009 and any increases implemented or planned for 2010?

The total increases in planning application fees since he became Minister for Planning and Environment?

Answer

Fees have increased since the beginning of 2008 and those increases are detailed in the attached documents. Between 2007 and 2008 fees for planning applications increased by 2.5% - some figures were rounded up for practicability – in line with the State’s Anti-Inflation Strategy.

However, it became increasingly evident that the level of service required to process applications in an effective and efficient manner was not matched by the resources of the Department. Consequently the 2009 Planning and Environment Business Plan – which was approved by the States in September 2008 – allowed for a cost-of-living uplift for most categories and also an increase in fees for commercial developments that would fund improvements in the service. In particular, developments of more than 5 dwellings attracted a premium and the fees for the provision of commercial floorspace – whether by new build or change of use – either increased in themselves or the means by which they were calculated resulted in a comparable increase. A further increase at the beginning of 2010 of between 5% and 25% - averaging out at a 15% increase overall – further consolidated this approach, but also reflected the need to make good cuts in the Department’s budget in 2010.

As is evident from the attached table that the vast majority of categories have increased nowhere near the 500% figure that comprised the press headline, but it is acknowledged that there have been some significant increases. These increases reflect the fact that the granting of planning permissions operates mainly in the interest of the applicant but also reflects the significant improvement in performance of the Department over the past 12 months.

Turning to the example quoted by the President of the AJA this reflects the philosophy of shifting the burden of fee income to developments that generate significant levels of income for the developer. A commercial development of 2787 sqm (30,000sqft) would attract a planning application fee of £26,197. This figure should be put into the context of the overall development costs, including land purchase, construction costs and professional fees, and the market value of the development, against both of which it represents a miniscule percentage.

Total changes in fees between 2008 and the end of 2009, and the increases since Senator Cohen became Minister are attached.

Planning and Environment Department

Changes in Planning Application Fees from January 2008 to 1st Jan 10

	January 2008 fee	1 Mar 08 - 31 Dec 08	1 Jan 09 - 31 Dec 09
	£	£	£
Dwellings and associated works (including change of use to form a dwelling)			
(per flat)	233.00	239.00	See note*
ing houses (per house)	465.00	477.00	See note*
ach flat up to and including 5			245.00
ach additional flat			335.00
ach dwelling house up to and including 5			489.00
ach additional dwelling house			665.00
abricated portable dwelling unit (per unit)	155.00	159.00	163.00
Extensions and alterations to a dwelling			
ision of a dwelling up to 20 sq.m in floor area	78.00	80.00	82.00
ision of a dwelling over 20 sq.m in floor area	155.00	159.00	163.00
ial alteration of a building where the where the work is of a minor nature (per building)	78.00	80.00	82.00
ial alteration of a building where the where the work is of a major nature (per building)	155.00	159.00	163.00
New buildings, extensions and changes of use			
ion or extension of any building up to 20 sq.m in floor area	78.00	80.00	See note*
ion or extension of any building up to 20 - 50 sq.m in floor area	155.00	159.00	See note*
ion or extension of any building up to 50 - 100 sq.m in floor area	233.00	239.00	See note*
ion or extension of any building up to 100 - 250 sq.m in floor area and for every additional 250	465.00	477.00	See note*
ion or extension of a glasshouse or polytunnel for agricultural purposes for every 500 sq.m	155.00	159.00	163.00
ion or extension of any other building for agricultural purposes for every 500 sq.m or part thereof	233.00	239.00	245.00
ion, extension or change of use of a building for a non-residential use (per sq.m) **	See note*		7.50
ge of use of land (or part) for any purpose other than those listed above	233.00	239.00	245.00
al extraction (per 1 acre, 2.25 verges or 0.4 hectare site area)	1,940.00	1,989.00	2,039.00
ble Structures (such as burger vans, ice cream kiosks and marquees)	155.00	159.00	163.00
illaneous development not otherwise specified. (per1 acre, 2.25 verges or 0.4 hectare site	233.00	239.00	245.00
Illaneous works (not carried out as part of other work)			
icement windows (per application) (No charge if the windows are timber)	39.00	40.00	41.00
ite dish	39.00	40.00	41.00
icement of or substantial alteration to a shop front	155.00	159.00	163.00
ion of sign or advertisement per sign	39.00	40.00	41.00
ole, telephone box or other similar structure (each)	39.00	40.00	41.00
fence or other similar structure (each)	39.00	40.00	41.00
ming pool (not enclosed)	155.00	159.00	163.00
ation or alteration of a vehicular access	155.00	159.00	163.00
sion or material alteration of a tank for the storage of liquid or gaseous fuel	39.00	40.00	41.00
pplication for assessment of impact of a High Hedge in accordance with the High Hedges ation		350.00	359.00

† - Increase Between 1/1/09 and 1/1/10 - method of calculation changed from Jan 2008

Since Senator Cohen became Minister	December 2005 fee	2010 fee	% increase
Category 1 – New dwellings and associated miscellaneous works (including change of use of a building to form a dwelling)	£	£	
A. For each flat up to 5	210	306	46
B. For each additional flat	210	420	100
C. For each dwelling house up to 5	420	610	45
D. For each additional dwelling house	420	830	98
E. Prefabricated portable dwelling unit (per unit)	140	203	45
Category 2 – Extensions and alterations to a dwelling			
A. Extension of a dwelling up to 20 sq.m in floor area	70	102	46
B. Extension of a dwelling over 20 sq.m in floor area	140	203	45
C. Material alteration of a dwelling where work costs £10k or less (per dwelling)	70	102	46
Material alteration of a dwelling where work costs more than £10k (per dwelling)	140	203	45
Category 3 – Other new buildings, extensions and changes of use			
A. Erection of extension of a glasshouse or polytunnel for agricultural purposes for every 500 sq.m of part thereof	140	203	45
B. Erection of extension of any other building for agricultural purposes for every 500 sq.m or part thereof.	210	306	46
C. Erection or extension of a non-residential building or change of use of a building to a non-residential use (Per sq.m)	2.2	9.4	327
D. Change of use of land (or part) for any purpose other than those listed above	210	306	46
E. Mineral extraction (per 1 acre, 2.25 verges or 0.4 hectare site area)	1,750	2,555	46
F. Movable Structures (such as burger vans, ice cream kiosks)	140	203	45

and marquees)			
G. Miscellaneous development not otherwise specified. e.g. demolition, reservoirs, golf courses, outdoor recreational development, earthworks (per 1 acre, 2.25 verges or 0.4 hectare site area or part thereof)	210	306	46
H. Material alteration of a building where work costs £10k or less (per building)	70	102	46
I. Material alteration of a building where work costs more than £10k (per building)	140	203	45
Category 4 – Miscellaneous works (not carried out as part of other work)			
A. Replacement windows (per application) (No charge if the windows are timber)	35	51	46
B. Satellite dish	35	51	46
D. Erection of sign or advertisement	35	51	46
E. Flag pole, air con units or other similar structure (each)	35	51	46
F. Wall, fence or other similar structure (each)	35	51	46
G. Swimming pool (not enclosed)	140	203	45
H. Formation or alteration of a vehicular access	140	203	45
I. Provision or material alteration of a tank for the storage of liquid or gaseous fuel	35	51	46
K. An application for assessment of impact of a High Hedge in accordance with the High Hedges (Jersey) Law 2008. see note ²	350	450	28
Notes:			
1. Method of calculation changed in 2009 from fixed fee for a given floor area to a fee for each sq.m. of total floor area. Figures given for 2006 are an average of all fees charged across the categories listed in 2006.			
2. Type of application came into force 2008			