

In order to speed up the processing of planning applications the following changes will come into effect from 01/01/2019:

- **Cheques** - From 1 January, 2019, the Planning & Sustainable Development Service are asking planning applicants to no longer pay planning application fees by cheque. Customers will be able to pay by credit or debit card online or by phone via the 0300 1234151 number, by BACS, pre-paid card obtainable from post offices or by visiting anyone of Cornwall Council's Information Services to pay electronically.
- **Submit electronically** – We would like to encourage applicants and agents to submit applications electronically e.g. via the Planning Portal or iApply. This will not only save applicants and agents copying charges but speed up the validation process by reducing administration.
- **Hard copy planning applications/plans** – Where hard copy applications are submitted we encourage applicants and agents to submit their plans to a maximum of A3 size (with the exception of large scale applications if required).

The following changes to the Planning and Sustainable Development Fees and charges will take effect from 1 January 2019:

- **Increase in Planning, Building Control and Land Charges Discretionary Fees** – Fees for Planning, Building Control and Land Charges Discretionary Service will increase by 4% from 1 January 2019.
- **Affordable Housing pre-applications** - From 1 January 2019 pre-applications for schemes that only provide affordable housing will no longer be exempt from a pre-application fee. The fee will be based on the size of the development and relevant fee category as outlined in the Planning and Sustainable Development Fees and Charges Document.
- **Service Charge for “returned applications”** – Due to a high number of invalid applications being handled by the authority which are returned to customers prior to validation, the service will be deducting 10% of the planning application fee if we have not received the required info within 7 days of the final invalid letter (i.e. 28 days from initial invalid letter) being sent to applicant/agent.

Also from this date following new discretionary service is proposed:

- **Minimum Energy Efficiency Standards (MEES) Requests for Exemptions**
 - The MEES standards came into force on 1 April 2018 and apply to private rented domestic (residential) and non-domestic properties. The purpose of the Regulations is to ensure that properties meet a minimum level of energy performance. This is currently set at a minimum Energy Performance Certificate (EPC) rating of E. The Government has acknowledged that in some limited cases not all properties will be able to comply fully with the requirements and has created a number of specific exemptions that landlords may apply for. In order to apply for an exemption a landlord must demonstrate that they have undertaken all efforts to comply with the Regulations where possible and provide detailed evidence where full compliance cannot be achieved. Cornwall Council is introducing a discretionary service whereby domestic landlords can apply for the evidence required to request an exemption from the MEES. There would be a charge for this discretionary service on a cost recovery basis of:

Designated domestic properties e.g. listed buildings and/or in a conservation area - £255 (inclusive of VAT) per residential unit. Includes a site meeting with a Conservation Officer of up to one hour.

All other domestic properties - £120 (inclusive of VAT), desktop assessment only