

HIGH HEDGES FEE GUIDANCE

How much does it cost?

There is a fee of £200¹ to process your application.

This fee is required to be paid by each affected property making a High Hedge Notice Application. There is no facility available for applicants to make a joint application with neighbours and to split the fee if they are severally affected by the same hedge or by multiple hedges.

Can I get a refund after I have submitted my application?

If at the initial inspection of the application the Council decides that the application is not an eligible application* a full refund will be given.

A full refund will also be given if the application is withdrawn before the processing of the application commences**

If processing of the application has commenced, no refunds will be given. It will be a matter entirely for the Council to determine whether processing has commenced.

If the Council considers that an application should be dismissed, a 50% refund will be issued***

It is recommended that you read the notes for guidance on High Hedges prior to submitting an application.

* An eligible application will be one where the applicant considers that the height of a

high hedge adversely affects the reasonable enjoyment of the applicant's domestic property **and** falls within the statutory meaning of a "high hedge".

**Processing of the application will include, but not necessarily be limited to, the period when the Planning Authority has commenced registration of the application, or has issued notification of the application to the hedge owner/owners or has conducted an initial site inspection.

***Applications may be dismissed under Section 5 of the High Hedges (Scotland) Act if the Council consider that the applicant has not complied with the pre-application requirements to take all reasonable steps to resolve the matters in relation to the high hedge with their neighbours prior to submitting the application, or if the application is considered to be frivolous or vexatious.

What about Multiple Hedges and Uncommon Cases?

There may be situations where your property or a neighbour's property is affected by the same hedge or by a number of other hedges. In such circumstances the following fees will apply.

A single hedge, in one ownership, which is asserted to affect several neighbouring properties: All parties asserting that their properties are affected will each require to pay the fee of £200 as the effect of the hedge will be assessed in relation to each individual house claiming to be adversely affected. Affected parties

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may make multiple applications for the same hedge/hedges so long as each application is accompanied by the appropriate fee; or they make a single application, but if they do so, it must be accompanied by multiple fees (equal to one fee for each affected property).

The effect on each property will be individually assessed and if action is required, Notices would require to be issued in respect of each affected property and would be capable of being the subject of individual appeals if the applicants wished.

A single hedge, in multiple ownership, which is asserted to affect only one property: Only one fee requires to be paid by the affected property owner as the affect of all the hedges on that single property will be assessed.

Multiple hedges, in single ownership, which are asserted to affect only one property: Only one fee requires to be paid by the affected property owner as the effect of each hedge will be considered individually as well as the cumulative impact on the affected property.

Multiple hedges, in multiple ownership, which are asserted to affect a single property: Only one fee requires to be paid by the affected property owner as the effect of each hedge will be considered as well as the cumulative impact on the affected property.

I am on a low or fixed income – do I qualify for a reduced fee?

¹ To ensure that access to a remedy is not unreasonably denied to persons on low or fixed incomes only 25% of the fee will be charged for

- house owners or occupiers who are in receipt of a means tested benefit, such as guaranteed pension credit, income support, jobseekers allowance, income-related employment and support allowance, council tax reduction, housing benefit and working tax credits; or
- who demonstrate hardship at the discretion of the Head of Service.

I have a disability – do I qualify for a reduced fee?

¹ To ensure that access to a remedy is also not unreasonably denied to persons with a disability, if you are a Registered Disabled Person only 25% of the fee will be charged.

Any Questions?

Further information and advice can be obtained by visiting www.renfrewshire.gov.uk or phoning 0300 300 0144 or emailing dc@renfrewshire.gov.uk

Application forms and Notes of Guidance can also be downloaded from the Council's website or via the above contact details.