

Wyre Council – Con 29 – Access to property and Land information

Last updated 13 August 2019 (Accessible Version)

Registers/Information Available

Requirements for advance

Notice of Appointments

Cost Access

PLANNING & BUILDING REGULATIONS

1.1 PLANNING AND BUILDING DECISIONS AND PENDING APPLICATIONS

Which of the following related to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

(a) A planning permission

Register available for public inspection online at:
<https://publicaccess.wyre.gov.uk/online-applications/>

Additional checks can be made by visiting Wyre Council Planning Department to look in the registers and old information. Or alternatively contact planning@wyre.gov.uk with your request for a search.

The Council do not have any of these in place at present

Enquiries must be submitted to the Planning Section prior to 3pm the day before requests are required, enquiries after this time will be processed the following working day. Requests can be emailed to planning@wyre.gov.uk or in writing at Wyre Civic Centre, Breck Road, Poulton-le-Fylde Lancashire FY6 7PU

Publicly available free for public inspection only.

If hardcopies of the information are required then the following photocopying charges will apply: 10p per side of black and white A4 paper. If postage is required then this is charged at cost.

(b) A listed building consent

(c) A conservation area consent

(d) A certificate of lawfulness of existing use or development

- (e) A certificate of lawfulness of proposed use or development
- (f) A certificate of lawfulness of proposed works for listed buildings
- (g) A heritage partnership agreement
- (h) A listed building consent order
- (i) A local listed building consent order
- (j) Building regulations approval
- (j) to (k) Public Access for Building Control is available at

<https://publicaccess.wyre.gov.uk/online-applications/search.do?action=simple&searchType=BuildingControl>

- (l) the owner or occupier of the property should be asked to produce any certificate.

Appointments are not available

Copies of Decision or Completion certificates are available at a cost of £20.00 per copy

- (k) A building regulation completion certificate and

- (l) Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

1.2

Planning designations and proposals

What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

This information is available by consulting public local plans.

Information available via internet at www.wyre.gov.uk - Planning Policy and Conservation

Information available for inspection during normal office hours at Planning Section, Wyre Civic Centre, Breck Road, Poulton-le-Fylde.

And/or

Lancashire County Council.

Publicly available

free for public

inspection only

2.0 ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

Contact Lancashire Council

- (a) Highways maintainable at public expense
- (b) Subject to adoption and, supported by a bond or bond waiver
- (c) To be made up by a local authority who will reclaim the cost from the frontages
- (d) To be adopted by a local authority without reclaiming the cost from the frontagers?

Public Rights of Way

2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?

Contact Lancashire Council

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property?

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

2.5 If so, please attach a plan showing the approximate route.

3.0 OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of relevant documents be obtained?

3.1 Land required for Public Purposes

Is the property included in land required for public purposes?

Information is available by consulting public local plans. See question 1.2 Publicly available free for public inspection only

3.2 Land to be acquired for Road Works

Is the property included in land to be acquired for road works? Contact Lancashire Council

3.3 Drainage Matters

Information relating to SuDS can be found under the relevant planning application online at: <https://publicaccess.wyre.gov.uk/online-applications>

However please note that the local authority will not always be notified of such schemes which may fall outside of the control of the planning system and therefore we would always advise you to make enquiries with the seller

- (a) Is the property served by a sustainable urban drainage system (SuDS)
- (b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?
- (c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

Not known as this information is not available to the Local Authority. Please contact the seller or developer or United Utilities.

3.4 Nearby Road Schemes

Is the property (or will it be) within 200 metres of any of the following:

Contact Lancashire Council

- (a) The centre line of a new trunk road or special road specified in any order, draft order or scheme
- (b) The centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway
- (c) The outer limits of construction works for a proposed alteration or improvement to an existing road involving:
 - (i) construction of a roundabout (other than a mini roundabout), or
 - (ii) Widening by construction of one or more additional traffic lanes
- (d) The outer limits of:
 - (i) Construction of a new road to be built by a local authority
 - (ii) An approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,
 - (iii) Construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes
- (e) The centre line of a proposed route of a new road under proposals published for public consultation
- (f) The outer limits of:
 - (i) Construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway
 - (ii) Construction of a roundabout (other than a mini roundabout)

(iii) Widening by construction of one or more additional traffic lanes, under proposals published for public consultation

3.5 Nearby railway schemes

(a) Is the property (or will it be) within 200 metres of the centre-line of a proposed railway, tramway, light railway or monorail?

Contact Lancashire Council

(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

3.6 Traffic Schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?

(a) permanent stopping up or diversion

Contact Lancashire Council

(b) waiting or loading restrictions

(c) one way driving

(d) prohibition of driving

(e) pedestrianisation

(f) vehicle width or weight restriction

(g) traffic calming works including road humps

(h) residents parking controls

(i) minor road widening or improvement

(j) pedestrian crossings

(k) cycle tracks; or

(l) bridge building?

3.7 Outstanding Notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in response to any other enquiry in this form?

(a) building works

Building Control – Information is available by tailored report only

Contact Building Control -same method as at 1.1 (j) to (l)

If hardcopies of the information are required then the following photocopying charges will apply: 10p per side of black and white A4 paper. If postage is required then this is charged at cost.

(b) environment

Pollution – Information is available by tailored report only

Contact the Environmental Health Section in writing at Wyre Civic Centre or email on pollution@wyre.gov.uk

(c)health and safety

Information is available by tailored report only

Contact the Environmental Health Section in writing at Wyre Civic Centre or email on pollution@wyre.gov.uk

(d)housing

Private Sector Housing – This is available by tailored report only

Private Sector Housing – email housing@wyre.gov.uk or in writing at Wyre Civic Centre

(e)Highways

Contact Lancashire County Council

Contact Lancashire County Council

(f) public health

Pollution Info is available by tailored report only

Contact the Environmental Health Section in writing at Wyre Civic Centre or email on pollution@wyre.gov.uk

(g)flood and coastal erosion risk management

Environment Agency

Contact Environment Agency or Lancashire County Council

3.8 Contravention of Building Regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

Public Access for Building Control is available at

<https://publicaccess.wyre.gov.uk/online-applications/search.do?action=simple&searchType=BuildingControl>

Applications prefixed “ENF” denote proceedings for contraventions of the building regulations.

Appointments are not available

Detailed information is not available to view but must be requested by tailored report. A fee may be applicable.

Enquiries must be submitted to the Building Control Section either by email buildingcontrol@wyre.gov.uk or in writing at Wyre Civic Centre, Breck Road, Poulton-le-Fylde Lancashire FY6 7PU.

3.9 Notices, Orders, Directions and Proceedings under Planning Acts

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?

(a) an enforcement notice

Registers are available for public inspection in the Planning Department at Wyre Civic Centre, Breck Road Poulton-le-Fylde FY6 7PU

Register partly available for public inspection and partly on line using the public access service at:

<https://publicaccess.wyre.gov.uk/online-applications>

In order to search for enforcement notices please select the radio button above the search box and enter the address or reference number in the search box below.

Publicly available free for public inspection only.

If hardcopies of the information are required then the following photocopying charges will apply: 10p per side of black and white A4 paper. If postage is required then this is charged at cost.

(b) a stop notice

(c) a listed building enforcement notice

(d) a breach of conditions notice

(e) a planning contravention notice

(f) another notice relating to breach of planning control

(g) a listed building repairs notice

Information is available from our Planning Policy team

(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

Information is available from our Planning Policy team

(i) a building preservation notice

Information is available from our Planning Policy team

(j) a direction restricting permitted development

http://www.wyre.gov.uk/info/200074/planning/367/article_4_directions please also note that permitted development may also be restricted by a section 106 agreement or conditions on a planning permission, therefore we would recommend completing a full search on the property.

(k) an order revoking or modifying planning permission

None at the Council

(l) an order requiring discontinuance of use or alteration or removal of building or works

Registers available for public inspection in the Planning Department at Wyre Civic Centre, Breck Road Poulton-le-Fylde FY6 7PU

(m) a tree preservation order

These are available online at: http://www.wyre.gov.uk/directory/18/tpo_summary_list

Alternatively please contact the Tree officer Ryan Arrell for further assistance at: ryan.arrell@wyre.gov.uk

(n) proceedings to enforce a planning agreement or planning contribution

Enquiries must be submitted to the Planning Section, we require 24 hours notice. Requests can be emailed to planning@wyre.gov.uk or in writing at Wyre Civic Centre, Breck Road, Poulton FY6 7PU

3.10 Community Infrastructure Levy (CIL)

(a) Is there a CIL charging schedule?

NO

(b) If yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, or commence any of the following:-

Wyre Council do not have a CIL Charging Schedule at present

(i) a liability notice?

(ii) a notice of chargeable development?

(iii) a demand notice?

(iv) a default liability notice?

(v) an assumption of liability notice?

(vi) a commencement notice?

(c) Has any demand notice been suspended?

- (d) Has the Local Authority received full or part payment of any CIL liability?
- (e) Has the Local Authority received any appeal against any of the above?
- (f) Has a decision been taken to apply for a liability order?
- (g) Has a liability order been granted?
- (h) Have any other enforcement measures been taken?

3.11 Conservation area

Do the following apply in relation to the property?

- (a) the making of the area a Conservation Area before 31 August 1974

Information is available by consulting www.wyre.gov.uk and searching Conservation Areas

(http://www.wyre.gov.uk/info/200365/conservation/366/conservation_areas_in_wyre) or at Wyre Civic Centre, Breck Road Poulton-le-Fylde FY6 7PU

Publicly available free for public inspection only.

If hardcopies of the information are required then the following photocopying charges will apply: 10p per side of black and white A4 paper. If postage is required then this is charged at cost

- (b) an unimplemented resolution to designate the area a Conservation Area

3.12 Compulsory Purchase

Has any enforceable order or decision been made to compulsory purchase or acquire the property?

Information is available by tailored report only

Enquiries must be submitted to the Legal Section by email catherine.greener@wyre.gov.uk or in writing at Wyre Civic Centre, Breck Road, Poulton FY6 7PU

If hardcopies of the information are required then the following photocopying charges will apply: 10p per side of black and white A4 paper. If postage is required then this is charged at cost.

3.13 Contaminated Land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?

- (a) contaminated land notice

Information is available by tailored report only

Contact the Environmental Health Section in writing at Wyre Civic Centre or email on pollution@wyre.gov.uk

If hardcopies of the information are required then the following photocopying charges will apply: 10p per side of black and white A4 paper. If postage is required then this is charged at cost.

(b)in relation to a register maintained under section 78R of the Environmental Protection Act 1990

(i) a decision to make an entry

(ii) an entry

(c)consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

3.14Radon Gas

Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?

Public maps of affected areas are published by NRPB (National Radiological Protection Board). For further information a specific property search can be carried out through the Health Protection Agency either in writing or <http://www.ukradon.org>

3.15Assets of Community Value

(a)Has the property been nominated as an asset of community value? If so:-

Information available online

http://www.wyre.gov.uk/info/200305/council_and_decisions/818/community_right_to_bid

(i)Is it listed as an asset of community value?

(ii)Was it excluded and placed on the 'nominated but not listed' list?

(iii) Has the listing expired?

(iv)Is the Local Authority reviewing or proposing to review the listing?

(v)Are there any subsisting appeals against the listing?

(b)If the property is listed:

(i)Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?

(ii)Has the Local Authority received a notice of disposal?

(iii)Has any community interest group requested to be treated as a bidder?