

LLC1 (Local Land Charges rules 1977 Schedule1. Form C)

Name and address of registering authority:

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Register of local land charges

Requisition for search and official certificate of search

Requisition for Search

(A separate requisition must be made in respect of each parcel of land)

An Official Search is required in part(s) ALL of the register of local land charges kept by the above named registering authority for subsisting registrations against the land [defined in the attached plan(s) and] described below.

Description of land sufficient to enable it to be identified

Parks Farm Rudyard Road Biddulph Moor Staffordshire ST8 7JW

ETSOS
Units 4 - 5
Willow Mill
Fell View
Caton
Lancaster

Date: 26/04/2017

Reference: AC-984180

Official Certificate of Search

It is hereby certified that the search requested reveals 1 registrations

Signed:



On behalf of: Staffordshire Moorlands District Council

Date: 03/05/2017



Planning Reference	Part 3 Register Description of Charge	Date of Registration
SM97-0644	<p>Town and Country Planning Act 1990</p> <p>SM97-0644 For Change of Use of land to garden, two storey and ground floor extensions Approved 19/02/1998</p> <p>51 Rudyard Road Biddulph Moor</p> <p>Originating Authority Staffordshire Moorlands District Council</p> <p>Place where documents can be inspected Staffordshire Moorlands District Moorlands House Stockwell Street ST13 6HQ</p>	19/02/1998

Property Address: Parks Farm Rudyard Road Biddulph Moor Staffordshire ST8 7JW

Con29 Part 1 - Standard Enquiries

1.1. Planning and Building Regulation Decisions and Pending Applications

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

(a) a planning permission

11/01066/FUL

First and ground floor side extension

Refused 30/12/2011

Appeal dismissed 27/04/2012

11/00241/FUL

First floor side extension and single storey side extension

Refused 07/07/2011

05/00637/FUL

Erection of agricultural barn

Refused 15/08/2005

Appeal dismissed 07/06/2006

01/00401/FUL

Change of use of land from agricultural to equestrian and construction of 6 new stables (revised submission)

Refused 04/06/2001

00/00953/FUL

Change of use of land to equestrian and construction of six stables

Refused 14/12/2000

SM97-0644

For Change of Use of land to garden, two storey and ground floor extensions

Approved 19/02/1998

(b) a listed building consent

None

(c) a conservation area consent

None

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

None

(e) a certificate of lawfulness of proposed use or development

13/00227/CL_PRO

Rear single storey extension and detached timber garage and carport

Approved 10/05/2013

(f) a certificate of lawfulness of proposed works for listed buildings

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

(j) building regulations approval

13/00559/PAS

Rear extension

Approved 17/10/2013

(k) a building regulation completion certificate

13/00559/PAS

Work complete 12/04/2016

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

FENSA Certificate Number: 7502946

1 Door

Work complete 02/07/2010

Informative:

The Council's computerised records of planning and enforcement are not complete prior to 31/12/2001. Records can be searched manually on request, however, this would incur an additional fee.

The Council's computerised records for Building Regulation applications do not extend back beyond 31/08/1999. This reply covers only the period of time since that date. Records prior to that date would have to be searched manually at additional cost.

Competent Persons notifications are the ones listed on our systems.

The information is provided by external bodies and we do not control the accuracy of the information.

For further information please contact the Planning or Building Control department at: Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ

Tel: 0345 605 3010

Or

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE

Tel: 01629 816200

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?

The Staffordshire Moorlands District Council Plan indicates that the designations or proposals are:

Character Landscape Area - Policy DC3

Green Belt

Additional Information:

Coal Authority consultation area

Adjacent to Biddulph Moor Village Development Boundary

Informative:

This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.

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:

(a) highways maintainable at public expense

Rudyard Road - Yes

Hot Lane - Yes

Parklands - Yes

For extent please refer direct of Staffordshire County Council website

www.staffordshire.gov.uk/HighwayRecordEnquiries for details of how to request this service through the on line payment system.

Footpaths shown green on plan submitted with search - Please see Q2.2 plans detailing public rights of way.

Any other path or drive - No

(b) subject to adoption and supported by a bond or bond waiver

Section 38: None

Security: None

(c) to be made up by a local authority who will reclaim the cost from the frontagers

No

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

No

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?

Yes - See attached plan

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

No

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?

No

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

Not applicable

Informative:

If a road, footway or footpath is not a publicly maintainable highway by the highway authority there may be no right to use it and the highway authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection whether or not any existing or proposed publicly maintainable highway by the highway authority directly abuts the boundary of the property. If a highway extent search is required this can be obtained from visiting

<https://www.staffordshire.gov.uk/LandAndPropertyHighwayExtentEnquiries>

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?

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1 to 3.15. below.

3.1. Land required for public purposes

Is the property included in land required for public purposes?

No

3.2. Land to be acquired for road works

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

No

3.3. Drainage matters

(a) Is the property served by a sustainable urban drainage system (SuDS)?

None known by Staffordshire County Council

(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

None known by Staffordshire County Council

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

None known by Staffordshire County Council

Schedule 3 of the Flood and Water Management Act (2010) that would have made the County Council a Sustainable Drainage Systems Approval Body (SAB) and responsible for the approval, adoption and maintenance of sustainable drainage systems on certain developments has not been enacted by government. This means that Staffordshire County Council are not in a position to respond to these questions. As a Lead Local Flood Authority, we make recommendations to Local Planning Authorities regarding the use of sustainable drainage systems for major planning applications.

However, the decision to grant planning permission sits with the Local Planning Authority.

Not known by Local Planning Authority please refer to developer, if applicable.

3.4. Nearby Road Schemes

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

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

Staffordshire County Council Land Charges is not aware of any proposed new trunk road or special road within 200 metres of the search site. If deemed necessary further enquiries may be made of the Highways England direct. Please refer to Highways England, Telephone 0300 123 5000

(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

The property is not within 200 metres of a trunk road or motorway

(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)

(ii) widening by construction of one or more additional traffic lanes

The property is not within 200 metres of a trunk road or motorway

(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

None

(e) the centre line of the proposed route of a new road under proposals published for public consultation

None

(f) the outer limits of:

(i) construction of a proposals 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

None

A mini roundabout is a roundabout having a one way circulatory carriage around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

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?

Not so far as is known

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

Not so far as is known

3.6. Traffic Schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B & C) which abut the boundaries of the property?

(a) permanent stopping up or diversion

None

In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State for Transport, without involving the Council.

(b) waiting or loading restrictions

None

Schemes that are declared are ones that have been approved by the County Council for advertisement and have not, as of the date of the search, been implemented.

(c) one way driving

None

Schemes that are declared are ones that have been approved by the County Council for advertisement and have not, as of the date of the search, been implemented.

(d) prohibition of driving

None

Schemes that are declared are ones that have been approved by the County Council for advertisement and have not, as of the date of the search, been implemented.

(e) pedestrianisation

None

Schemes that are declared are ones that have been approved by the County Council for advertisement and have not, as of the date of the search, been implemented.

(f) vehicle width or weight restriction

None

Schemes that are declared are ones that have been approved by the County Council for advertisement and have not, as of the date of the search, been implemented.

(g) traffic calming works including road humps

None

Schemes that are declared are ones that have been approved by the County Council for advertisement and have not, as of the date of the search, been implemented.

(h) residents parking controls

None

Schemes that are declared are ones that have been approved by the County Council for advertisement and have not, as of the date of the search, been implemented.

(i) minor road widening or improvement

None

The responses given will relate to those schemes known at the time of the search. Such schemes may or may not be carried out depending on the budgets and any detailed design. Also other proposals may arise subsequently to the current list which could be implemented. The list does not cover routine maintenance schemes.

(j) pedestrian crossings

None

The responses given will relate to those schemes known at the time of the search. Such schemes may or may not be carried out depending on the budgets and any detailed design. Also other proposals may arise subsequently to the current list which could be implemented. The list does not cover routine maintenance schemes.

(k) cycle tracks

A suggested cycle track route runs along Hot Lane.

Our records show that the proposed route(s) forms part of a countywide draft cycle route network and at the moment are only suggested routes. At this stage, the route is not incorporated in any firm programme and implementation will depend upon the level of resources available for cycling; as well as the satisfactory outcome of associated consultation and legal procedures. Therefore, it could take a while before this particular cycle route is considered, and even then there might be a more suitable alternative put forward as certain cycle facilities may well be deemed inappropriate for reasons of safety.

Schemes that are declared are ones that have been approved by the County Council for advertisement and have not, as of the date of the search, been implemented.

(l) bridge building

None

The responses given will relate to those schemes known at the time of the search. Such schemes may or may not be carried out depending on the budgets and any detailed design. Also other proposals may arise subsequently to the current list which could be implemented. The list does not cover routine maintenance schemes.

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 a response to any other enquiry in this form?

(a) building works

Not so far as is known

(b) environment

Not so far as is known

(c) health and safety

Not so far as is known

(d) housing

Not so far as is known

(e) highways

No

(f) public health

Not so far as is known

(g) flood and coastal erosion risk management

No

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?

No

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

No

(b) a stop notice

No

(c) a listed building enforcement notice

No

(d) a breach of condition notice

No

(e) a planning contravention notice

No

(f) another notice relating to breach of planning control

No

(g) a listed building repairs notice

No

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

No

(i) a building preservation notice

No

(j) a direction restricting permitted development

No

(k) an order revoking or modifying a planning permission

No

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

No

(m) a tree preservation order

No

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

No

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, make or commence any of the following:

(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?

Not applicable

(c) Has any demand notice been suspended?

Not applicable

(d) Has the local authority received full or part payment of any CIL liability?

Not applicable

(e) Has the local authority received any appeal against any of the above?

Not applicable

(f) Has a decision been taken to apply for a liability order?

Not applicable

(g) Has a liability order been granted?

Not applicable

(h) Have any other enforcement measures been taken?

Not applicable

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

No

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

No

3.12. Compulsory purchase

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

Not so far as is known

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 or controlled waters might be caused on the property)?

(a) a contaminated land notice

None

(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

No

(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

No

Informative:

A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.

3.14. Radon Gas

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

The council does not hold definitive radon data with respect to this property

Indicative radon maps indicate that the property is located within a 1km grid square where a property(s) is considered to be potentially Radon Affected.

Informative:

It is recommended that the level of radon gas should be measured in all properties within Radon affected areas.

Public Health England can be contacted for further advice and support

Centre for Radiation, Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ

3.15. Assets of Community Value

(a) Has the property been nominated as an asset of community value?

If so:-

(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?

No

(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 notice of disposal?

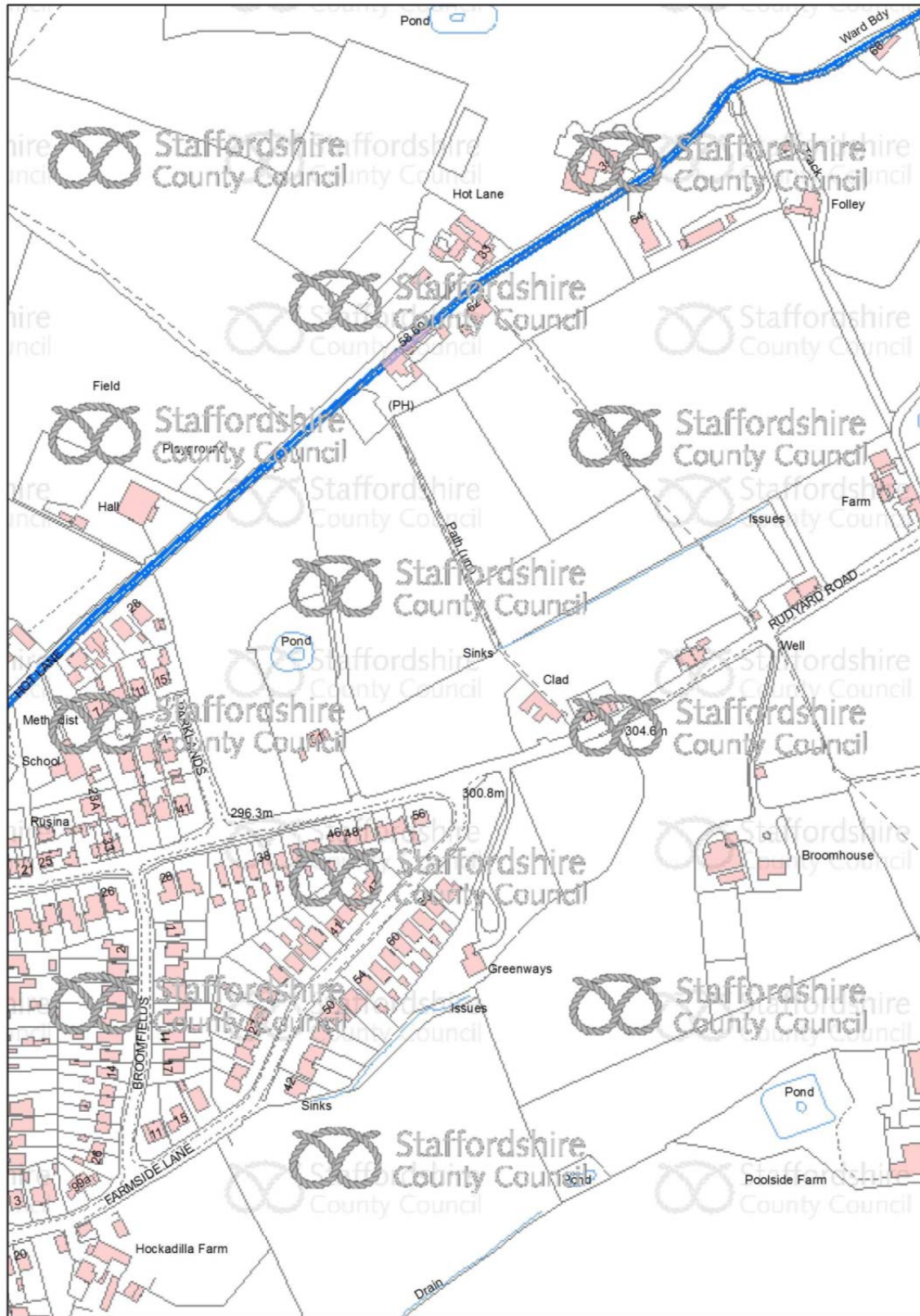
(iii) Has any community interest group requested to be treated as a bidder?

Not applicable



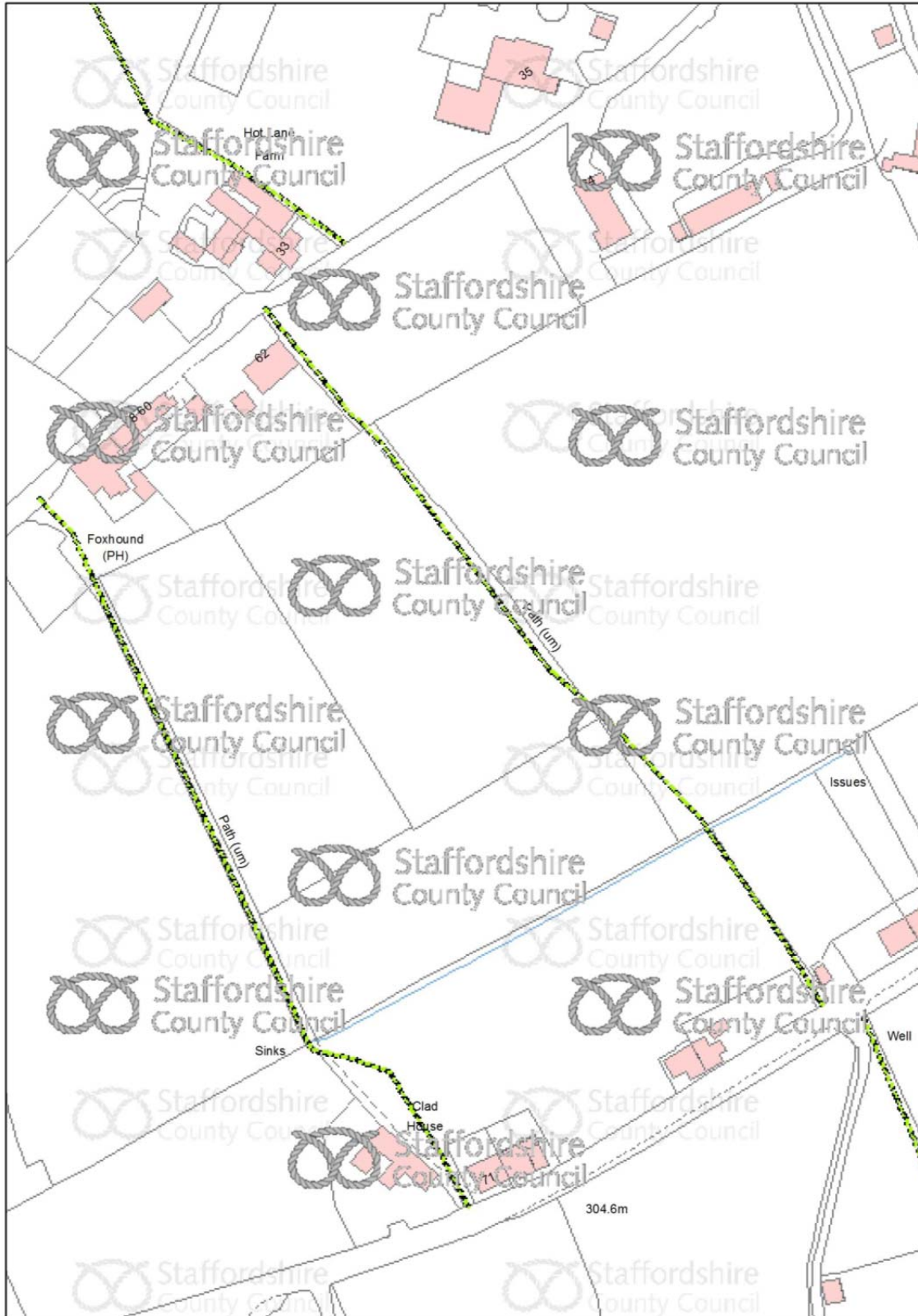
Corporate Director

Q3.6 Approximate route of suggested cycle track shown blue on plan



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Q2.2 Approximate route of public rights of way footpath shown coloured green on plan.



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SEARCH FEES

Search Reference: SMD/2017/00459

Enquirer Reference: AC-984180
Enquirer: ETSOS
Units 4 - 5
Willow Mill
Fell View
Lancaster

LLC1 Amount:	25.00
NET CON29 Amount:	61.00
VAT CON29 Amount:	12.20
NET Additional Enquiries Amount:	0.00
VAT Additional Enquiries Amount:	0.00
NET Parcels Amount:	0.00
VAT Parcels Amount:	0.00

Total Amount: 98.20

VAT Reg. No. 279 9519 86
VAT Rate: 20%

These replies have been given in accordance with the notes appended to CON29 form.

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Where relevant, the source department for copy documents should be provided

