

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

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Registers and Information Available

PLANNING & BUILDING REGULATIONS 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?

1.1(a) A planning permission

1.1(b) A listed building consent

1.1(c) A conservation area consent

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

1.1(e) A certificate of lawfulness of proposed use or development

1.1(f) A certificate of lawfulness of proposed works for listed buildings

The Registers and information available for 1.1 a to f are

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 view planning registers prior to 2003, contact planning@wyre.gov.uk with your request for a search

Requests for records prior to 1985 email planning@wyre.gov.uk or in writing at Wyre Civic Centre, Breck Road, Poulton-le-Fylde Lancashire FY6 7PU

1.1 (g) A heritage partnership agreement. The Council do not have any of these in place at present

1.1 (h) A listed building consent order. The Council do not have any of these in place at present

1.1 (i) A local listed building consent order. The Council do not have any of these in place at present

1.1 (j) Building regulations approval and 1.1(k) A building regulation completion certificate.

Information available on Public Access for Building Control is available at

<https://publicaccess.wyre.gov.uk/onlineapplications/search.do?action=simple&searchType=Building Control>

1.1 (l) Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme? The owner or occupier of the property should be asked to produce any certificate.

Appointments are not available. Copies of Decision or Completion certificates contact buildingcontrol@wyre.gov.uk

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 and available for inspection during normal office hours at Planning Section, Wyre Civic Centre, Breck Road, Poulton-le-Fylde. And/or Contact Lancashire County Council.

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:

- (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?

Contact Lancashire County Council who deal with all highway matters

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 County Council who deal with all highway matters

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property? Contact Lancashire County Council who deal with all highway matters

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? Contact Lancashire County Council who deal with all highway matters

2.5 If so, please attach a plan showing the approximate route. Contact Lancashire County Council who deal with all highway matters

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? This information is available by consulting public local plans.

Information available via internet at www.wyre.gov.uk - Planning Policy and Conservation and available for inspection during normal office hours at Planning Section, Wyre Civic Centre, Breck Road, Poulton-le-Fylde. And/or Contact Lancashire County Council. 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 County Council who deal with all highway matters

3.3 Drainage Matters

- (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?

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

3.3 (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:

(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

Contact Lancashire County Council for all of 3.4 questions

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 County Council

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

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

(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?

Contact Lancashire County Council for all of 3.6 questions

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. Email Freedom.ofinformation@wyre.gov.uk
- (b) environment. Email Freedom.ofinformation@wyre.gov.uk
- (c) health and safety. Email Freedom.ofinformation@wyre.gov.uk
- (d) housing. Email Freedom.ofinformation@wyre.gov.uk
- (e) Highways. Email Contact Lancashire County Council
- (f) public health. Email Freedom.ofinformation@wyre.gov.uk
- (g) flood and coastal erosion risk management. 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? Information available on Public Access for Building Control is available at <https://publicaccess.wyre.gov.uk/onlineapplications/search.do?action=simple&searchType=BuildingControl>

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

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
- (b) a stop notice
- (c) a listed building enforcement notice
- (d) a breach of conditions notice

The Registers and information available for 3.9 a to f are available for public inspection in the Planning Department at Wyre Civic Centre, Breck Road Poulton-le-Fylde FY6 7PU and register partly available for public inspection and partly online using the public access service at:
<https://publicaccess.wyre.gov.uk/online-applications>

(e) a planning contravention notice. Email Freedom.ofinformation@wyre.gov.uk

(f) another notice relating to breach of planning control

The Registers and information available for 3.9 a to f are available for public inspection in the Planning Department at Wyre Civic Centre, Breck Road Poulton-le-Fylde FY6 7PU and register partly available for public inspection and partly online using the public access service at:
<https://publicaccess.wyre.gov.uk/online-applications>

(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. Article 4 directions can be viewed online http://www.wyre.gov.uk/info/200074/planning/367/article_4_directions , also permitted development may also be restricted by a section 52 or 106 agreement or conditions on a planning permission

(k) an order revoking or modifying planning permission. Please refer to 1.1a response registers and information available

(l) an order requiring discontinuance of use or alteration or removal of building or works. Please refer to 1.1a response registers and information available

(m) a tree preservation order. Available online 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. 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? Wyre Council do not have a CIL Charging Schedule at present

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

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

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.

3.12 Compulsory Purchase. Has any enforceable order or decision been made to compulsory purchase or acquire the property? Email Freedom.ofinformation@wyre.gov.uk

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. Email Freedom.ofinformation@wyre.gov.uk

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990, (i) a decision to make an entry and (ii) an entry. Email Freedom.ofinformation@wyre.gov.uk

(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. Email Freedom.ofinformation@wyre.gov.uk

3.14 Radon 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>

3.15 Assets of Community Value

(a) Has the property been nominated as an asset of community value? Information available online http://www.wyre.gov.uk/info/200305/council_and_decisions/818/community_right_to_bid