

Cheshire West & Chester Council

Nicholas House
1 Black Friars
Chester
Cheshire
CH1 2NU
Tel. 01606 288612
Email.
llc@cheshirewestandchester.gov.uk

OFFICIAL CERTIFICATE OF SEARCH

Search Reference Number : SAMPLE
(Please quote the number on all subsequent correspondence)

CHESHIRE WEST AND CHESTER COUNCIL acknowledges receipt of : £0.00

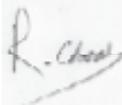
Your Reference : SAMPLE
Date Received : 17/12/2020
Date Completed : 22/12/2020

Land/property for which search requested[^] : Orchard End Village Road Great Barrow CHESTER CH3 7JH

(On line address – also include any extra parcels)

***Note: Address descriptions and replies relate to the area shown on the location plan submitted**

Box C Question:

It is hereby certified that the search requested above reveals the 4 registrations described in the Schedule(s) hereto up to and including the date of this certificate.	Signed	
	On behalf of Cheshire West and Chester Council	

Cheshire West and Chester Council

**Register of Local Land Charges
Schedule to Official Certificate of Search**

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
(Planning (Listed Buildings and Conservation Areas) Act 1990, Great Barrow Conservation Area , Created 14/03/1979) 14/03/1979 TLC Ref: CA384281	Cheshire West and Chester Borough Council	Nicholas House, 1 Black Friars, Chester, CH1 2NU	14/03/1979
Orchard End Barnhouse Lane Barrow Chester Cheshire CH3 7JH Full Application Conditional Planning Permission dated 14/10/2014 Garage and drained drive. Application Number: 14/03676/FUL Issued to: Mr Hughes designated by virtue of Town and Country Planning Act 1990 TLC Ref: AP467924	Cheshire West and Chester Borough Council	Development Management, Nicholas House, 1 Black Friars, Chester, CH1 2NU	14/10/2014
Orchard End Barnhouse Lane Barrow Chester Cheshire CH3 7JH Full Application Conditional Planning Permission dated 06/07/2012 Replace softwood windows with white PVC windows Application Number: 12/02045/FUL Issued to: Mr David Hughes designated by virtue of Town and Country Planning Act	Cheshire West and Chester Borough Council	Development Management, Nicholas House, 1 Black Friars, Chester, CH1 2NU	06/07/2012

Cheshire West and Chester Council**Register of Local Land Charges
Schedule to Official Certificate of Search**

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
1990 TLC Ref: AP406604			
Orchard End Village Road Great Barrow Chester Cheshire CH3 7JH Full Application Conditional Planning Permission dated 24/05/1994 Conversion of garage and single storey extension to form dependants flat Application Number: 94/00480/FUL Issued to: Dr D Hughes designated by virtue of Town and Country Planning Act 1990 TLC Ref: AP220325	Cheshire West and Chester Borough Council	Development Management, Nicholas House, 1 Black Friars, Chester, CH1 2NU	24/05/1994

Cheshire West & Chester Council

Nicholas House
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Chester
Cheshire
CH1 2NU
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REPLIES TO STANDARD CON29 (2016 ENQUIRIES)

Search Reference Number : SAMPLE
(Please quote the number on all subsequent correspondence)

CHESHIRE WEST AND CHESTER COUNCIL acknowledges receipt of : £0.00

Your Reference : SAMPLE
Date Received : 17/12/2020
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Land/property for which search requested* : Orchard End Village Road Great Barrow CHESTER CH3 7JH

(On line address – also include any extra parcels)

*Note: Address descriptions and replies relate to the area shown on the location plan submitted

Box C Question:

[Empty rectangular box for Box C Question]

Signed	
On behalf of Cheshire West and Chester Council	



Standard Enquiries of Local Authority

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building 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

Reference: 94/00480/FUL
Conversion of garage and single storey extension
to form dependants flat
Date Decision Issued : 26/05/1994
Decision :Approved

Reference: 12/02045/FUL
Replace softwood windows with white PVC windows
Date Decision Issued : 06/07/2012
Decision :Approved

Reference: 14/03676/FUL
Garage and drained drive.
Date Decision Issued : 14/10/2014
Decision :Approved



(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

None

Informative

For additional information please refer to LLC1 Part 3(b)

(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

Reference: 17/01396/BN

Conservatory extension with solid roof construction and 4x steel beams 4x2 Stud work, Fire rated plasterboard on both sides with 50ml insulation and damp proof membrane, 6inch concrete slab with a 900sq, step down in to the garage, 2 x fire rated spotlights, Extractor fan, 2 x twin sockets, Hot, cold and waste appliance feed, FD30 door and frame, Fire rated hinges, Intermission strip and Door closer

(k) building regulation completion certificate and

Reference: 17/01396/BN

Conservatory extension with solid roof construction and 4x steel beams 4x2 Stud work, Fire rated plasterboard on both sides with 50ml insulation and damp proof membrane, 6inch concrete slab with a 900sq, step down in to the garage, 2 x fire rated spotlights, Extractor fan, 2 x twin sockets, Hot, cold and waste appliance feed, FD30 door and frame, Fire rated hinges, Intermission strip and Door closer

Completion Date: 06/09/2017

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

Reference: 06/11155/NICEIC

Main/ supplementary equipotential bonding Lighting circuit Shower (electrically heated or pumped) Dwelling house Special location (room containing bath or shower, swimming pool, sauna)

Reference: 08/12216/CORGI

Installed a Gas Boiler Vented Hot Water Cylinders

Informative

1.1(a) to (f) & (h) Cheshire West and Chester Council have an electronic record of all applications from 1st August 1977. For copies of Planning decision notices, section 106's, Lawful Development Certificates, Listed Building Consents etc, please refer to our website:- www.cheshirewestandchester.gov.uk/planning or e-mail planning@cheshirewestandchester.gov.uk or write to Cheshire West and Chester Council, Planning Process Unit, 4 Civic Way, Ellesmere Port, Cheshire, CH65 0BE.

1.1 (g & i) For further information, please refer to our website:- www.cheshirewestandchester.gov.uk/planning or e-mail planning@cheshirewestandchester.gov.uk or write to Cheshire West and Chester Council, Planning Process Unit, 4 Civic Way, Ellesmere Port, Cheshire, CH65 0BE.

1.1(j) Cheshire West and Chester Council show Building Regulations Approvals and Completion certificates on a rolling 17 year basis. Please note there is a charge for copies of documents please go to <http://www.cheshirewestandchester.gov.uk/residents/planning-and-building-consulta/building-regulations.aspx> for fees

For copies of Building approval notices please email:- building.control@cheshirewestandchester.gov.uk

or write to:

Cheshire West and Chester Council, Building Control, Wyvern House, The Drummer, Winsford, Cheshire, CW7 1AH.

1.1(l) Self-certification schemes exempt the requirement for a Building Regulation Application to be submitted to the Local Authority for certain types of work. This necessitates the installer to be registered with a recognised competent person scheme that issues certificates of compliance. Details of all installations and work are forwarded to the Local Authority by the certifying body, and are recorded against the property on the database. Copies of these certificates can only be obtained from the issuing body and not Cheshire West and Chester Council. For details of the Competent Person Schemes please log onto www.dclg.gov.uk

From 1st April 2002 the installation of a replacement window, roof light or roof window or specific type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment scheme by Fensa Ltd or by CERTASS or by the British Standards Institution. Copies of these certificates must be sent to the relevant local authority. However there is currently no requirement for local authorities to store such documents. Reply of this search covers only the period since that date.

If building control for the property is administered by an outside body, e.g. NHBC or private approved inspector, the seller or developer should be asked to provide evidence of compliance with building regulations

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?

Cheshire West and Chester Borough Council's Local Plan (Part One) Strategic Policies that specifically affect the property named:

PART I STRAT 9 Green Belt and Countryside

The policies below affect the whole of Cheshire West and Chester Borough Council:

STRAT 1 Sustainable development, STRAT 2 Strategic development, STRAT 7 Middlewich, STRAT 8 Rural area, STRAT 11 Infrastructure, ECON 3 Visitor economy, SOC 1 Delivering affordable housing, SOC 2 Rural exception sites, SOC 3 Housing mix and type, SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation, SOC 5 Health and well-being, ENV1 Flood Risk and Water Management, ENV 2 Landscape, ENV 3 Green infrastructure, ENV 4 Biodiversity and geodiversity, ENV 5 Historic environment, ENV 6 High quality design and sustainable construction, ENV 7 Alternative energy supplies.

Please visit www.cheshirewestandchester.gov.uk for further guidance on the policies.

Informative

Cheshire West and Chester Local Plan (Part One) Strategic Policies formally adopted on 29th January 2015. The Plan replaces many of the former policies in the Cheshire Replacement Waste and Minerals Local Plans, the Chester District Local Plan, The Vale Royal Borough Local Plan First Review Alteration and the Ellesmere Port and Neston Borough Local Plan. The Cheshire West and Chester Local Plan (Part Two) Land Allocation and Detailed Policies will eventually replace the remaining saved policies. Additional information regarding local plans is available on the Councils website at www.cheshirewestandchester.gov.uk/localplan

Cheshire Replacement Waste Local Plan (adopted on 12th July 2007, by Cheshire County Council). The Plan will assist the Council to make decisions on planning applications for waste management facilities by highlighting our aims and priorities; setting the criteria that planning applications must meet and identifying sites that might be suitable for managing waste.

Cheshire Minerals Local Plan (adopted on 2nd June 1999, by Cheshire County Council) provides planning advice on where mineral development can take place.

Informative Note:

(i) The above replies 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.

(ii) Conveyancers are advised that the Local Plan has to be read as a whole as there may be numerous policies that could have an impact on the site/property. Conveyancers should also check very carefully for any new development allocations nearby or adjoining the property being searched. It is their responsibility to ensure that they have sufficient information. This information is readily available as the above replies makes clear. Any failure to search thoroughly on a clients behalf is the sole responsibility of the conveyancer, and these notes will be made available to complainants.

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

Village Road
Is a highway maintainable at public expense

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

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?

No

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

None

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?

None

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

If the response to 2.2A-C is yes please see the end of the this search request to view attached plan.

Informative

The definitive map is a minimum record of public rights of way and consequently does not preclude the possibility that other rights or higher rights may exist which have not been recorded.

The definitive map does not show every public right of way and there may be other ways which are claimed or proposed which have not been identified by this search. For further information please contact the Public Rights of Way Team, Cheshire West and Chester Council, Highway Depot, Guilden Sutton Lane, CH3 7EX. Telephone: 0800 123 8 123.

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 the 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)?

Not known. A SUDS may include significant communal features for storage of surface water such as ponds or tanks, but may also include the use of permeable materials for hardsurfaced areas, water butts/rainwater recycling systems and other measures which do not require planning permission or building regulations approval to be obtained and may serve individual properties. It is therefore advised that separate enquiries are made to the existing owner of the property to ascertain whether or not the property contains SUDS features.

Details of any relevant surface water drainage system approved by the Local Authority as part of a planning permission or building regulations consent, which might include a SuDS, will be found in the submissions and conditions of the permissions listed in response to search question 1.1.

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

In addition to any features revealed within the details of planning permissions and building regulations approvals listed in response to search question 1.1, it is advised that separate enquiries are made to the existing owner of the property to ascertain whether or not the property contains SUDS features which are required to be maintained by the owner or whether there is a charge for their maintenance by a separate company.

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

In most cases this is likely to be a private SUDS management company (which might be the company which manages the areas of public open space on an estate development), but in some cases it could be the local authority or the water authority. Appropriate enquiries in relation to the answer to search question 3.3(a) should be made to establish this. If the SUDS discharges to a public sewer, there will also be a charge from the water or sewerage company.

Informative

Sustainable Urban Drainage Schemes (SUDS) should be provided within major developments (e.g. those including 10 or more houses or at least 1000 square metres of non-residential floorspace) for planning permissions granted since 1/4/15 unless demonstrated to be inappropriate.

Part H of the Building Regulations (2015) covers the requirements for drainage and waste water disposal, and came into effect in 2002. Sustainable drainage is the preferred option for dealing with rainwater from the roof of the building(s) and paved areas around the building(s). If a soakaway or other infiltration device is not practical, then rainwater should be discharged to a watercourse or, if that is not reasonably practicable, a sewer. Please click [here](#) for more information.

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

No

(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

No

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

(i)No

(ii)No

(d) the outer limits of:

(i)No

(ii)No

(iii)No

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

No

(f) the outer limits of:-

(i)No

(ii)No

(iii)No

Informative

Any queries arising from 3.4(a to f) please contact:

Chester and Ellesmere Port Area engch@cheshirewestandchester.gov.uk

Winsford and Northwich Area engvroyal@cheshirewestandchester.gov.uk or telephone: 0300 123 7036

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?

No

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

On 15 November 2016 the Secretary of State for Transport announced the Governments intention to consult upon a proposed Phase Two of High Speed Two. This refers to the possible development and construction of new high speed rail lines extending north of Phase One (between London and Birmingham) to Manchester and Leeds.

The announcement was accompanied by indicative route plans.

This information is brought to the attention of those making Con29 enquiries in respect of any properties/land within 200m of the proposed Phase Two of the High Speed Two line.

PLEASE NOTE No liability is accepted by Cheshire West and Chester Council in respect of the provision of the link provided and the information contained. No further enquiries can be answered about the proposal.

For more information about the proposed railway please go to the following website
<https://www.gov.uk/hs2-phase-two-initial-preferred-route-plan-and-profile-maps>

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

No

(b) waiting or loading restrictions

No

(c) one way driving

No

(d) prohibition of driving

No

(e) pedestrianisation

No

(f) vehicle width or weight restriction

No

(g) traffic calming works including road humps

No

(h) residents parking controls

No

(i) minor road widening or improvement

No

(j) pedestrian crossings

No

(k) cycle tracks

No

(l) bridge building

No

Informative

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. Any queries arising from 3.6(a) to (l) Please contact:

Chester and Ellesmere Port Area engch@cheshirewestandchester.gov.uk

Winsford and Northwich Area engvroyal@cheshirewestandchester.gov.uk or telephone: 0300 123 7036

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

No

(b) environment

No

(c) health and safety

No

(d) housing

No

(e) highways

No

(f) public health

No

(g) flood and coastal erosion risk management

Not Applicable

Informative

No statutory notices relating to flood and coastal erosion risk management that have been initiated by CWAC Council. Other bodies, including the Environment Agency, have the authority to place statutory notices for flood and coastal erosion risk management and enquiries should be made of these bodies as well as the Local Authority. Please go to

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69563/pb13746-fcerm-assetowners-qa.pdf for

more information.

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 planning permission

No

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

No

(m) a tree preservation order

None

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

None

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

Yes

Please follow the link below for more information on Cheshire West and Chester Borough's Council CIL adoption status
<https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control/community-infrastructure-levy/community-infrastructure-levy.aspx>

(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?

No.

(ii) a notice of chargeable development?

No.

(iii) a demand notice?

No.

(iv) a default liability notice?

No.

(v) an assumption of liability notice?

No.

(vi) a commencement notice?

No.

(c) Has any demand notice been suspended?

No

(d) Has the Local Authority received full or part payment of any CIL liability?

No

(e) Has the Local Authority received any appeal against any of the above?

No

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

No

Please note, if the CIL liability for this property is £0 this may be due to an exemption claimed by the current owner of the property. To find out whether a CIL exemption has been claimed for this property and how this may affect you please contact cil@cheshirewestandchester.gov.uk quoting the property address and LLC reference number.

(g) Has a liability order been granted?

No

Please note, if the CIL liability for this property is £0 this may be due to an exemption claimed by the current owner of the property. To find out whether a CIL exemption has been claimed for this property and how this may affect you please contact cil@cheshirewestandchester.gov.uk quoting the property address and LLC reference number.

(h) Have any other enforcement measures been taken?

No

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?

No

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) a contaminated land notice

No

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

(i) a decision to make an entry

No

(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

Negative answers do 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 Council in whose area adjoining or adjacent 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?

No, the property is not in a Radon Affected Area, as less than 1% of the homes are above the Action Level

3.15 Assets of Community Value

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

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

No

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

No

(iii) Has the listing expired?

No

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

No

(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 Land Registry for an entry or cancellation of a restriction in respect of listed affecting the property?

No

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

No

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

No

Informative

Any queries arising from 3.15(a to b) please contact: Property.services@cheshirewestandchester.gov.uk. Further information regarding Assets of community value can be found on our website, please go to <http://www.cheshirewestandchester.gov.uk/default.aspx?page=16990> for more details.

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.

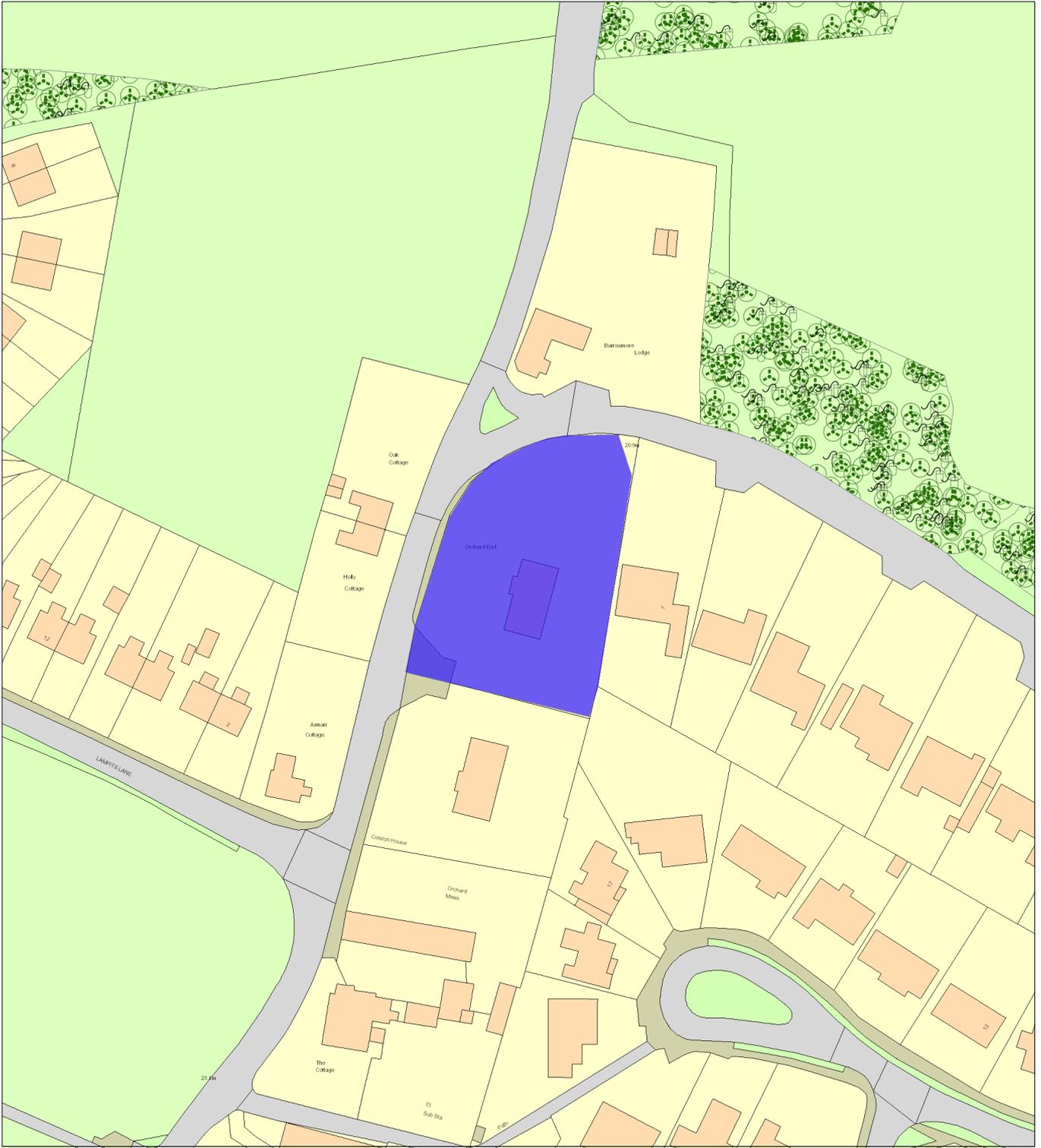
The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility 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.



<p>Search Reference:</p> <p>SAMPLE</p>	<p>Wyvern House The Drummer Winsford Cheshire CW7 1AH</p> 
<p>Property Address:</p> <p>Orchard End Village Road Great Barrow CHESTER CH3 7JH</p>	
<p>Scale: 1: 1250</p>	
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