

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant: TM Search Choice

Delta 1200
Swindon
Wiltshire
SN5 7XZ

Search Reference: OS/18_01181

NLIS Reference:

Date: 22-Mar-2018

Property: Morton Methodist Church
B4396 From Morton Crossroads To Whip Lane Crossroads
Morton
Oswestry
Shropshire
SY10 8BE

**Other Roads
etc:** B4396 and blue hatched road

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

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

None.

(b) a listed building consent

None

(c) a conservation area consent

No

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

None

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

No

(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

None

(k) building regulation completion certificate and

None

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

None - no record

Informative

No copy documents available from Building Control for notifications received via the Competent Persons Schemes. Please contact the relevant Governing Body.

(1) This reply does not cover other properties in the vicinity of the property.

(2) As from 1 April 2002 the installation of a replacement window, rooflight or roof window or specified 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 the Glass and Glazing federation.

(3) Since 1st April 2002 a number of competent persons schemes have been introduced and certified by a person or persons registered under the relevant scheme. For further information please contact: Building Control Department, Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Please note planning history from 1st April 1974 only has been shown. If earlier history is required, please contact your local Planning Department.

For the purposes of Building Regulations this reply covers records from 2002 to present date. If you require information prior to 2002 (Building Control only holds information for the last 15 years) an additional fee will be required, please contact Building Control direct for this service.

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?

CS1, CS6, CS17 Shropshire Core Strategy
CS4 Community Hubs And Community Clusters
CS5 - Countryside And Greenbelt
CS7 Communications And Transport
CS8 Facilities, Services And Infrastructure Provision
CS9 Infrastructure Contributions
CS11 Type And Affordability Of Housing
CS12 Gypsy And Traveller Provision
CS13 Economic Development, Enterprise And Employment
CS14 Managed Release Of Employment Land
CS15 Town And Rural Centres
CS16 Tourism, Culture And Leisure
CS18 Sustainable Water Management
CS19 Broad Locations For Additional Waste Facilities
CS20 Broad Locations - Sand And Gravel
CS20 Mineral Safeguarding Areas - Sand _ Gravel Superficial
MD 1. Scale And Distribution Of Development
MD2. Sustainable Design
MD3. Delivery Of Housing Development
MD4. Managing Employment Development
MD5. Sites For Sand And Gravel Working
MD7a. Managing Housing Development In The Countryside
MD7b. General Management Of Development In The Countryside
MD8. Infrastructure Provision
MD9.1 Hierarchy Of Existing Employment Areas
MD10b. Town And Rural Centre Impact Assessments
MD11. Tourism Facilities And Visitor Accommodation
MD12. The Natural Environment
MD13. The Historic Environment
MD14. Waste Management Facilities
MD15. Landfill And Landraising Sites
MD16. Mineral Safeguarding
MD17. Managing The Dev And Operation Of Mineral Sites
S14.3 (i) Oswestry Area Wide Policies

Informative

This reply reflects the Policies or Proposals in any existing Development Plan and in any formally Proposed Alteration or Replacement Plan, but does not include additional guidance or clarification contained in Planning Guidance Notes.

This reply reflects policies and proposals in any adopted Development Plan and in any Development Plan Document which has been formally submitted for examination, but does not include additional guidance contained in planning guidance notes or Supplementary Planning Documents.

We do not take responsibility for providing up to date detailed flooding information. Flooding information is provided by the Environment Agency who should be contacted about flooding generally. Enquiries should be made to:

Environment Agency, Riversmeet House, Northway Lane, Newtown Industrial Estate, Tewksbury, GL20 8FD. Tel: 08708506506

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

ROADWAY AND FOOTWAY HATCHED (DASHED) PINK ON THE PLAN - YES

HIGHWAYS MAINTAINABLE AT PUBLIC EXPENSE IN VICINITY OF THE SITE HATCHED (DASHED) PINK FOR IDENTIFICATION PURPOSES ONLY. HATCHING DOES NOT PURPORT TO SHOW HIGHWAY BOUNDARIES.

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

No

(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

Informative

If a road, footpath or footway is not a highway, there may be no right to use it and the local 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 highway directly abuts the boundary of the property.

An affirmative answer does not imply that the public highway directly abuts the boundary of the property.

The local authority cannot comment on the width of a highway, or whether or not any existing highway directly abuts the boundary of the property.

The local authority does not hold information on highway extents.

An affirmative answer to question 2.1(a) does not imply that the public highway directly abuts the boundary of the site. The additional information requested necessitates a site visit for which a fee of GBP 57.50 is required, payable in advance to Shropshire Council, together with an up-to-date plan, preferably scale 1:2500.

Public rights of way

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

No

Informative

A definitive map for Shropshire Council has a relevant date of 1st September 1965. However, a survey of all paths has not been completed and whilst this does not preclude the existence of unrecorded rights of way, the local authority is unaware of any claimed rights of way existing over the search site, if in doubt please contact the Mapping and Enforcement Team for further information.

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

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.

None

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

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.2 Land to be acquired for road works

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

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.3 Drainage matters

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

The property may be served by a surface water drainage system that accords with any planning permissions that are referenced in the response to Question 1.1 above and will be detailed in the conditions of any such permission. Depending on the time of construction, it may or may not be a SUDS.

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

No. It is advised, however, that separate enquiries be made to ascertain whether or not the property is served by a privately maintained SUDS for which there is a charge.

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

A Private SUDS management company. If the SUDS discharge to a public sewer there will also be a charge from the water and sewerage company.

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) construction of a roundabout (other than a mini roundabout) or
No

(ii) widening by construction of one or more additional traffic lanes
No

(d) the outer limits of:

(i) construction of a new road to be built by a local authority
No

(ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway
No

(iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes
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) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway
No

(ii) construction of a roundabout (other than a mini roundabout)
No

(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation
No

Informative

A mini roundabout is a roundabout having a one-way circulatory carriageway 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?

No

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

Any rail side or associated infrastructure development would be a matter for Network Rail in the first instance rather than the Council. On behalf of Shropshire Council and its own forward plans, we can confirm that there are no proposals to deliver a railway, tramway, light railway or monorail service within the Local Authority boundary.

Informative

If the property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

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.

This enquiry is designed to reveal matters that are yet to be implemented and/or could not be ascertained by a visual inspection. Schemes that have, or are currently being implemented will not be referred to in answer to this enquiry.

If the property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

Matters already entered on the Local Land Charges Register will not be revealed to in answer to this enquiry.

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

Answer from Planning: No

Answer from Building Control: No

(b) environment

No

(c) health and safety

No

(d) housing

No

(e) highways

No - None to my knowledge under the Highways Act (1980)

(f) public health

None

(g) flood and coastal erosion risk management

None

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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?

None as at date of search

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

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

Shropshire Council adopted its CIL charging schedule on 1 January 2012. This charging schedule can be viewed at [http://shropshire.gov.uk/planning-policy/what-is-the-community-infrastructure-levy-\(cil\)/](http://shropshire.gov.uk/planning-policy/what-is-the-community-infrastructure-levy-(cil)/)

(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

(g) Has a liability order been granted?

No

(h) Have any other enforcement measures been taken?

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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?

Answer from Planning: No

Answer from Highways: No

Answer from Land Charges: No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

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 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

Further information can be obtained by visiting the Council's website
www.shropshire.gov.uk/housing.nsf/open/27453C07597A45098025755C004A6A9B or www.ukradon.org or telephoning
the Council's Private Sector Housing Team on 0345 6789005

Informative

*Further information can be obtained by visiting the Councils website
www.shropshire.gov.uk/housing.nsf/open/27453C07597A45098025755C004A6A9B or www.ukradon.org or
telephoning the Councils Private Sector Housing Team on 0345 6789005*

*For new homes in England built in affected areas shown on the maps in the 1999 edition of BR211, the builder or building control body should know what type of radon protection has been provided. If the reply is positive (but not if the reply is negative) the following statement (Informative) applies:
Radon Affected Areas are designated by the National Radiological Protection Board. It is recommended that the level of radon gas should be measured in all properties within Radon Affected Areas. The present owner or (for a new property) the builder should be asked whether protective measures were incorporated in the construction of the property; whether radon levels have been measured in the property, whether the results were at or above the Action Level (prescribed by the NRPB) and if so whether remedial measures were installed and whether the radon levels were re-tested and confirmed the effectiveness of the measures. A guide containing further information about Radon Affected Areas is available from DEFRA Warehouse Publications, Admail 6000, London SW1A 2XX (TEL. 08459 556000, FAX 020 8957 5012) or from DEFRA Radioactive Substances Division, Zone 4/E7, Ashdown House, 123 Victoria Street, London SW1E.*

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 land 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

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

Disclaimer

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.

Optional Enquiries

PIPELINES

8. Has a map been deposited under s.35 of the Pipelines Act 1962, or Schedule 7 of the Gas Act 1986, showing a pipeline laid through, or within 100 feet (30.48 metres) of the property?

No

Informative

*You are advised to seek further information from <http://www.linesearchbeforeudig.co.uk>
Linesearchbeforeudig (LSBUD) is a free to use internet based enquiry service available 24/7. It provides a single point of contact for all enquiries relating to the apparatus owned and/or operated by the Asset Owners protected by LSBUD, including underground and overhead transmission/distribution electricity networks, transmission/distribution gas networks, oil pipelines, and fibre optic networks.*

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In the event of a complaint regarding this search result, please contact Local Land Charges, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Telephone 01743 258716. Email land.charges@shropshire.gov.uk.

Full details of Shropshire Council's complaints procedure can be viewed on the Council's website at <http://www.shropshire.gov.uk>