



COMMERCIAL
REGULATED
LOCAL AUTHORITY SEARCH

29 APR 2021



The complete SEARCH service

4.41 ACRES OF LAND AT, GONORMAN DOWNS, STITHIANS, TR10
9AE

*Conservation
Listed 3.11.*

Your Reference: JT/19411/1/BLOWFIELD

Search Number: 5444605

Other roadways, footpaths and footways: ROAD ABUTTING PROPERTY TO THE SOUTH WEST

Prepared for: [REDACTED]

Registering Authority(ies): CORNWALL COUNCIL CAMBORNE OFFICE

LOCAL LAND CHARGE ENTRIES

Local Land Charges

YES

PLANNING AND BUILDING REGULATIONS

1.1 a-i Planning decisions and pending applications

YES

1.1. j-l Building regulation decisions

NO

1.2. Planning designations and proposals

NO

ROADS AND PUBLIC RIGHTS OF WAY

2.1. Roadways, footways and footpaths

SEE Q2.1

2.2 - 2.5. Public rights of way

NO

OTHER MATTERS

3.1. Land required for public purposes

NO

3.2. Land to be acquired for road works

NO

3.3. Drainage matters

NO

3.4. Nearby road schemes

NO

3.5. Nearby railway schemes

NO

3.6. Traffic schemes

NO

3.7. Outstanding notices

NO

3.8. Contravention of building regulations

NO

3.9. Notices, orders, directions and proceedings under Planning Acts

NO

3.10. Community infrastructure levy (CIL)

SEE Q3.10

3.11. Conservation area

NO

3.12. Compulsory purchase

NO

3.13. Contaminated land

NO

3.14. Radon gas

SEE RADON REPORT

3.15. Assets of Community Value

NO

OPTIONAL ENQUIRIES

Q22

NO

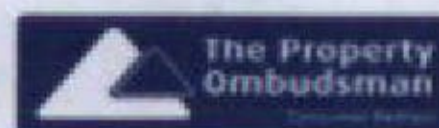
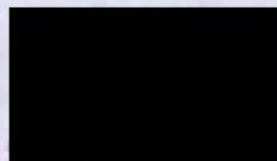
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PA21/01178

[Handwritten signature]

Signed On behalf of PSG
Date: 25/11/2019



PLANNING AND BUILDING REGULATIONS

Planning and building decisions and pending applications

1.1. 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
- (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
- (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?

How can copies of the decisions be obtained?

The owner or occupier of the property should be asked to produce any such certificate. 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?

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

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

If a road, footpath or footway is not a highway, there may be no right to use it. The Company cannot express an opinion without seeing the title plan of the property and requesting the Local Authority to carry out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

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?

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?

SEE PLANNING REGISTER ENTRIES

NONE SINCE 01/07/1948

NONE SINCE 01/07/1948

NONE SINCE 01/07/1948

NONE SINCE 01/07/1948

NONE SINCE 01/07/1948

NONE SINCE 01/07/1948

NONE SINCE 01/07/1948

NONE SINCE 01/07/1948

SEE BUILDING REGULATION APPLICATIONS

SEE BUILDING REGULATION APPLICATIONS

SEE BUILDING REGULATION APPLICATIONS

PLEASE CONTACT YOUR LOCAL PSG OFFICE WHO WILL OBTAIN COPIES FOR YOU.

PROPERTY HAS NO SPECIFIC DESIGNATION OR PROPOSALS

ROAD ABUTTING PROPERTY TO THE SOUTH WEST - CENTRE LINE ONLY (SEE OTHER DETAILS) ANY OTHER ACCESS - NO

NONE

NONE

NONE

NO

NO

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(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

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 or Public Health Wales?

PLEASE REFER TO RADON RISK REPORT

'Radon Affected Area' means a part of the country with a 1% probability or more of present or future homes being above the Action Level.

Further information on Radon, including an indicative version of the Radon Affected Areas map, the associated health risks and common questions and answers can be found on the Health Protection Agency (HPA) website www.ukradon.org

3.15. Assets of Community Value

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

NO

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

3.15 (a)(i) - (b)(iii) NOT APPLICABLE

(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?

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(f) the outer limits of: (i) construction for a proposed alteration or improvement to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (ii) construction of a roundabout (other than a mini-round about); (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation?

NO

Note: 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?

NO

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 at Q2.1 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

In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the Local Authority.

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

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

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

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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 condition notice
- (e) a planning contravention notice
- (f) another notice relating to breach of planning control
- (g) a listed building repairs notice
- (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation
- (i) a building preservation notice
- (j) a direction restricting permitted development
- (k) an order revoking or modifying planning permission
- (l) an order requiring discontinuance of use or alteration or removal of building or works
- (m) a tree preservation order
- (n) proceedings to enforce a planning agreement or planning contribution

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

3.10. Community Infrastructure Levy (CIL)

(a) Is there a CIL charging schedule?

(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?
- (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?

YES

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

3.11(a) - (b) 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)?

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