Bath & North East Somerset Council

CON29R Enquiries of Local Authority Questions

Question	Residential Fee			Commercial Fee		
	charge	vat	total	charge	vat	total
PLANNING AND BUILDING REGULATIONS						
1. Planning and Building Regulation Decisions and Pending Applications						
1.1(a) a planning permission	£1.50	£0.30	£1.80	£1.80	£0.36	£2.16
1.1(b) a listed building consent	£1.50	£0.30	£1.80	£1.80	£0.36	£2.16
1.1(c) a conservation area consent	£1.50	£0.30	£1.80	£1.80	£0.36	£2.16
1.1(d) a certificate of lawfulness of existing use or development	£1.50	£0.30	£1.80	£1.80	£0.36	£2.16
1.1(e) a certificate of lawfulness of proposed use or development	£1.50	£0.30	£1.80	£1.80	£0.36	£2.16
1.1(f) a certificate of lawfulness of proposed works for listed buildings	£1.50	£0.30	£1.80	£1.80	£0.36	£2.16
1.1(g) a heritage partnership agreement	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
1.1(h) a listed building consent order	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
1.1(i) a local listed building consent order	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
1.1(j) building regulation approval	£2.20	£0.44	£2.64	£2.64	£0.53	£3.17
1.1(k) building regulation completion certificate	£2.20	£0.44	£2.64	£2.64	£0.53	£3.17
1.1(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self- certification scheme?	No fee - information available online					
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?	£1.40	£0.28	£1.68	£1.68	£0.34	£2.02
ROADS AND PUBLIC RIGHTS OF WAY						
2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:						
2.1(a) highways maintainable at public expense	£1.60	£0.32	£1.92	£1.92	£0.38	£2.30
2.1(b) subject to adoption and, supported by a bond	£1.60	£0.32	£1.92	£1.92	£0.38	£2.30
2.1(c) be made up by a local authority who will reclaim the cost from frontagers	£1.60	£0.32	£1.92	£1.92	£0.38	£2.30
2.1(d) to be adopted by a local authority without reclaiming the cost from the frontagers?	£1.60	£0.32	£1.92	£1.92	£0.38	£2.30
2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map	£2.00	£0.40	£2.40	£2.40	£0.48	£2.88
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?	£2.00	£0.40	£2.40	£2.40	£0.48	£2.88
2.4 Are there any legal orders to stop up, divert or alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?	£2.00	£0.40	£2.40	£2.40	£0.48	£2.88
2.5 If so, please mark its approximate route on the attached plan	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
OTHER MATTERS						
3.1 Land required for Public Purposes Is the property included in land required for public purposes?	£1.10	£0.22	£1.32	£1.32	£0.26	£1.58
3.2 Land to be acquired for Road Works Is the property included in land to be acquired for road works?	£0.80	£0.16	£0.96	£0.96	£0.19	£1.15
3.3 Drainage matters **Do either of the following exist in relation to the property:**						
3.3(a) Is the property served by a sustainable urban drainage system (SuDS)?	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3.3(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
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?	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

3.4 Nearby Road Schemes **Is the property (or will it be) within 200 metres of any of the following:**						
3.4(a) the centre line of a new trunk road or special road specific in order, draft order or scheme	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.4(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	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.4(c) the outer limits of construction works for a proposed alteration or improvement to an existing, involving (i) the construction of a roundabout (other than a mini roundabout) or (ii) widening by construction of one or more additional traffic lanes	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.4(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, or (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes.	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.4(e) the centre line of the proposed route of a new road under proposals published for public consultation	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.4(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), or (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation?	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.5 Nearby Railway Schemes 3.5(a)Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.5(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority Boundary?	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.6 Traffic Schemes **Has the 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?**						
	charge	**vat**	**total**	**charge**	**vat**	**total**
3.6(a) permanent stopping up or diversion	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.6(b) waiting or loading restrictions	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.6(c) one way driving	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.6(d) prohibition of driving	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.6(e) pedestrianisation	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.6(f) vehicle width or weight restrictions	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.6(g) traffic calming works including road humps	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.6(h) residents parking controls	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.6(i) minor road widening or improvement	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.6(j) pedestrian crossings	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.6(k) cycle tracks, or	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.6(l) bridge buildings?	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
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:**						
3.7(a) building works	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.7(b) environment	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.7(c) health and safety	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.7(d) housing	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.7(e) highways	£0.80	£0.16	£0.96	£0.96	£0.19	£1.15
3.7(f) public health?	£0.40	£0.08	£0.48	£0.48	£0.10	£0.58
3.7(g) flood and coastal erosion risk management	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
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?	£2.00	£0.40	£2.40	£2.40	£0.48	£2.88

	Residential Fee			Commercial Fee		
	charge	vat	total	charge	vat	total
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:**						
3.9(a) an enforcement notice (stop and enforcement register)	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.9(b) a stop notice	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.9(c) a listed building enforcement notice	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.9(d) a breach of condition notice	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.9(e) a planning contravention notice	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.9(f) another notice relating to breach of planning control	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.9(g) a listed building repairs notice	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.9(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.9(i) a building preservation notice	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.9(j) a direction restricting permitted development	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.9(k) an order revoking or modifying planning permission	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.9(l) an order requiring discontinuance of use or alteration or removal of building or works	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.9(m) a tree preservation order	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.9(n) proceedings to enforce a planning agreement or planning contribution?	£0.50	£0.10	£0.60	£0.60	£0.12	£0.72
3.10 Community Infrastructure Levy						
3.10(a) Is there a CIL charging schedule?	£0.60	£0.12	£0.72	£0.72	£0.14	£0.86
3.10(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:-						
3.10(b)(i) a liability notice?	£0.70	£0.14	£0.84	£0.84	£0.17	£1.01
3.10(b)(ii) a notice of chargeable development?	£0.70	£0.14	£0.84	£0.84	£0.17	£1.01
3.10(b)(iii) a demand notice?	£0.70	£0.14	£0.84	£0.84	£0.17	£1.01
3.10 (b)(iv) a default liability notice?	£0.70	£0.14	£0.84	£0.84	£0.17	£1.01
3.10 (b)(v) an assumption of liability notice?	£0.70	£0.14	£0.84	£0.84	£0.17	£1.01
3.10(b)(vi) a commencement notice?	£0.70	£0.14	£0.84	£0.84	£0.17	£1.01
3.10(c) Has any demand notice been suspended?	£0.70	£0.14	£0.84	£0.84	£0.17	£1.01
3.10(d) Has the Local Authority received full or part payment of any CIL liability?	£0.70	£0.14	£0.84	£0.84	£0.17	£1.01
3.10(e) Has the Local Authority received any appeal against any of the above?	£0.70	£0.14	£0.84	£0.84	£0.17	£1.01
3.10(f) Has a decision been taken to apply for a liability order?	£0.70	£0.14	£0.84	£0.84	£0.17	£1.01
3.10(g) Has a liability order been granted?	£0.70	£0.14	£0.84	£0.84	£0.17	£1.01
3.10(h) Have any other enforcement measures been taken?	£0.70	£0.14	£0.84	£0.84	£0.17	£1.01
3.11 Conservation area						
3.11(a) the making of the area a conservation area before 31 August 1974	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3.11(b) an unimplemented resolution to designate the area a Conservation Area?	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3.12 Compulsory purchase						
Has any enforceable order or decision been made to compulsory purchase or acquire the property?	£1.90	£0.38	£2.28	£2.28	£0.46	£2.74
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):						
3.13 (a) a contaminated land notice	£2.10	£0.42	£2.52	£2.52	£0.50	£3.02
3.13 (b) in relation to a register maintained under Section 78R of the Environmental Protection Act 1990 (i) a decision to make an entry, or (ii) an entry	£2.10	£0.42	£2.52	£2.52	£0.50	£3.02
3.13 (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?	£2.10	£0.42	£2.52	£2.52	£0.50	£3.02
3.14 Radon Gas Do records indicate that the property is in a 'Radon Affected Area' as identified by Public Health England?	No fee, information not provided by the Council					

3.15 Assets of Community Value						
3.15 (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?	£1.50	£0.30	£1.80	£1.80	£0.36	£2.16
3.15 (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?	£1.50	£0.30	£1.80	£1.80	£0.36	£2.16

CON29O Optional Enquiries of Local Authority Questions

	charge	vat	total
ROAD PROPOSALS BY PRIVATE BODIES **4 What proposals by others have been approved, or are the subject of pending applications, the limits of construction of which are adjoining or adjacent to the property, for-** (a) the construction of a new road (b) The alteration or improvement of an existing road, involving the construction, whether or not within existing highways limits, of a subway, underpass, flyover, footbridge, elevated road, dual carriageway, the construction of a roundabout (other than a mini roundabout), or the widening of an existing road by the construction of one or more additional traffic lanes?	£2.00	£0.40	£2.40
ADVERTISEMENTS **Entries in the register** **5.1** Please list any entries in the register of applications, directions and decisions relating to consent for the display of advertisements. **5.2** If there are any entries where can the register be inspected? **Notices, proceedings and orders** **5.3** Except as shown in the official certificate of search: (a) Has any notice been given by the Secretary of State or served in respect of a direction or proposed direction restricting deemed consent for any class of advertisement (b) Haa the local authority resolved to serve a notice requiring the display of any advertisement to be discontinued (c) If a discontinuance notice has been served, has it been complied with to the satisfaction of the Council (d) Has the local authority resolved to serve any other notice or proceeding relating to a contravention of the control of advertisements (e) Has the local authority resolved to make an order for the special control of advertisements for the area?	£6.90	£1.38	£8.28
COMPLETION NOTICES **6.** Which of the planning permissions in force has the local authority resolved to terminate by means of a completion notice under s.94 of the Town and Country Planning Act 1990?	£2.90	£0.58	£3.48
PARKS AND COUNTRYSIDE **Areas of Outstanding Natural Beauty** **7.1** Has any order under s.87 of the National Parks and Access to the Countryside Act 1949 been made? **7.2** Is the property within a National Park designated under s.7 of the National Parks and Access to the Countryside Act 1949?	£1.50	£0.30	£1.80
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?	£1.90	£0.38	£2.28
HOUSES IN MUTLIPLE OCCUPATION **9.** Is the property a house in multiple occupation, or is it designated or proposed to be designated for selective licensing of residential accommodation in accordance with the Housing Act 2004?	£2.10	£0.42	£2.52
NOISE ABATEMENT **Noise Abatement Zone** **10.1** Has the local authority made, or resolved to make, any noise abatement zone order **Entries in Register** **10.2** Has any entry been recorded in the Noise Level Register kept pursuant to s.64 of the **10.3** If there is any entry, how can copies be obtained and where can that Register be	No fee - none within Bath and North East Somerset		
URBAN DEVELOPMENT AREAS **11.1** Is the area an urban development area designated under Part XVI of the Local **11.2** If so, please state the name of the urban development corporation and the address of its principal office.	No fee - none within Bath and North East Somerset		

	charge	vat	total
ENTERPRISE ZONES **12.1** Is the area designated as an enterprise zone? **12.2** Is the area subject to a local development order? **12.3** Is the area a business improvement district (BID)?	£3.90	£0.78	£4.68
INNER URBAN IMPROVEMENT AREAS **13.** Has the local authority resolved to define the area as an improvement area under s.4 of the Inner Urban Areas Act 1978?	No fee - none within Bath and North East Somerset		
SIMPLIFIED PLANNING ZONES **14.**1 Is the area a simplified planning zone adopted or approved pursuant to s.83 of the Town and Country Planning Act 1990? **14.2** Has the local authority approved any proposal for designating the area as a simplified planning zone?	No fee - none within Bath and North East Somerset		
LAND MAINTENANCE NOTICES **15.** Has the local authoirty authorised the service of a maintenance notice under s.215 of the Town & Country Planning Act 1990?	£3.40	£0.68	£4.08
MINERAL CONSULTATION AREAS **16.** Is the area a mineral consultation area or mineral safeguarding area notified by the county planning authority under Schedule 1 para 7 of the Town & Country Planning Act 1990?	£1.50	£0.30	£0.00
HAZARDOUS SUBSTANCE CONSENTS **17.1** Please list any entries in the Register kept pursuant to s.28 of the Planning (Hazardous **17.2** If there are any entries: (a) How can copies of the entries be obtained (b) Where can the Register be inspected?	£1.50	£0.30	£1.80
ENVIRONMENTAL AND POLLUTION NOTICES **18.** What outstanding statutory or informal notices have been issued by the local authority under the Environmental Protection Act 1990 or the Control of Pollution Act 1974? (This enquiry does not cover notices under Part IIA or Part III of the EPA, to which enquiries 3.7 or 3.13 apply)	£8.20	£1.64	£9.84
FOOD SAFTEY NOTICES **19** What outstanding statutory notices or informal notices have been issued by the local authority under the Food Safety Act 1990 or the Food Safety and Hygiene(England) Regulations 2013?	£8.20	£1.64	£9.84
HEDGEROW NOTICES **20.1** Please list any entries in the record maintained under regulation 10 of the Hedgerows **20.2** If there are any entries: (a) How can copies of the matters entered be obtained (b) Where can the record be inspected?	£12.50	£2.50	£15.00
FLOOD DEFENCE **21** Has any flood defence or land drainage consent relating to the property been given or refused, or (if applicable) is the subject of a pending application?	£3.40	£0.68	£4.08
COMMON LAND, AND TOWN OR VILLAGE GREENS **22.1** Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006? **22.2** Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980? **22.3** If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?	£7.20	£1.44	£8.64