

Con29 Inspection under EIR

Enquiry Response Form

Con29 (2016)

Enquiry	How to Access	Contact
<p>1.1 Planning and Building Decisions and Pending Applications</p> <p>Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications -</p> <ul style="list-style-type: none"> (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 	<p>The Planning Register can be inspected. Data from 1 Aug 1977 to date is available to view via Public Access on the MDDC website https://planning.middevon.gov.uk/online-applications/ A Help Guide is available within Public Access. Public Access can also be viewed on the PC terminal in the Phoenix House reception area.</p>	<p>Available from internet or public terminal at Phoenix House</p>
<ul style="list-style-type: none"> (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? 	<p>Records from 1985 to date are available via Public Access on the MDDC website https://planning.middevon.gov.uk/online-applications/search.do?action=simple&searchType=BuildingControl</p> <p>The council also holds manual records between 1974 and 1985, please contact Building Control direct for details.</p>	<p>Available from internet or public terminal at Phoenix House. If you require records prior to 1985 Please contact Building Control on 01884 234345 or email mail@nmdbuildingcontrol.co.uk</p>

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<p>1.2 Planning Designations and Proposals</p> <p>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?</p>	<p>The Local Plan and associated documents can be viewed on the MDDC website</p> <p>https://www.middevon.gov.uk/planning-policy/</p> <p>or hard copies are available for inspection at the Phoenix House reception area.</p>	<p>Available from internet or public terminal at Phoenix House</p>
<p>2 ROADS and Public Rights of Way Roadways, footways and footpaths</p> <p>2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:</p> <p>(a) highways maintainable at public expense;</p> <p>(b) subject to adoption and, supported by a bond or bond waiver.</p> <p>(c) to be made up by a local authority who will reclaim the cost from the frontagers; or</p> <p>(d) to be adopted by a local authority without reclaiming the cost from the frontagers?</p> <p>Public Rights of Way</p> <p>2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?</p> <p>2.3 Are there any pending applications to record a public right of way that</p>	<p>Not held by MDDC. Data for this question can be obtained from Devon County Council.</p>	<p>DCC, County Hall, Topsham Road, Exeter. Tel: 01392 382295 Email: lcharges@devon.gov.uk</p>

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<p>abuts, or crosses the property? 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? 2.5 If so, please attach a plan showing the approximate route.</p>		
<p>3.1. Land required for Public Purposes Is the property included in land required for public purposes?</p>	<p>This information can be accessed through the Mid Devon District Council website. The Planning Policy and Land Allocations page can be found at https://www.middevon.gov.uk/planning-policy/</p>	<p>Available from internet or public terminal at Phoenix House</p>
<p>3.2. Land to be acquired for Road Works Is the property included in land to be acquired for road works?</p>	<p>Not held by MDDC. Data for this question can be obtained from Devon County Council.</p>	<p>DCC, County Hall, Topsham Road, Exeter. Tel: 01392 382295 Email: lcharges@devon.gov.uk</p>
<p>3.3. Drainage Matters (a) Is the property served by a sustainable urban drainage system (SuDS) (b) Are there there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance? (c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?</p>	<p>(a) and (b) It is strongly advised that the purchaser undertakes their own checks of planning approvals through the council's online Planning records at https://planning.middevon.gov.uk/online-applications/ to establish whether any Sustainable Drainage Systems are in place at the property and who is responsible for any associated charges and maintenance. (c) MDDC does not hold this information It is recommended that you also contact Devon County Council with regard to this enquiry</p>	<p>Email devcon@middevon.gov.uk Or telephone 01884 234260/234262 DCC, County Hall, Topsham Road, Exeter. Tel: 01392 382295 Email: lcharges@devon.gov.uk</p>
<p>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</p>	<p>Not held by MDDC. Data for this question can be obtained from Devon County Council.</p>	<p>DCC, County Hall, Topsham Road, Exeter. Tel: 01392 382295 Email: lcharges@devon.gov.uk</p>

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<p>or special road specified in any order, draft order or scheme;</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>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</p>		

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<p>roundabout) or widening by construction of one or more additional traffic lanes;</p> <p>(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?</p>		
<p>e) the centre line of the proposed route of a new road under proposals published for public consultation;</p>	<p>Devon County Council holds this information.</p> <p>Mid Devon District Council holds its own data relating to 3.4 (e) the data can be viewed on the MDDC website https://www.middevon.gov.uk/planning-policy/</p> <p>or a hard copy is available for inspection at the Phoenix House reception area</p>	<p>DCC, County Hall, Topsham Road, Exeter. Tel: 01392 382295 Email: lcharges@devon.gov.uk</p> <p>Available from internet or public terminal at Phoenix House</p>
<p>3.5. Nearby Railway Schemes</p>	<p>(a) Public Access https://planning.middevon.gov.uk/online-applications/</p>	<p>Available from internet or public</p>

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<p>(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?</p> <p>(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?</p>	<p>Internet or public terminal at Phoenix House – use keyword railway or tramway or light railway or monorail</p> <p>(b) MDDC Local Plan https://www.middevon.gov.uk/residents/planning-policy/mid-devon-local-plan/</p>	<p>terminal at Phoenix House. Email devcon@middevon.gov.uk or Tel Development Control on 01884 234260/234262</p>
<p>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 200m of the boundaries of the property?</p> <p>(a) permanent stopping up or diversion;</p> <p>(b) waiting or loading restrictions;</p> <p>(c) one way driving;</p> <p>(d) prohibition of driving;</p> <p>(e) pedestrianisation;</p> <p>(f) vehicle width or weight restriction;</p> <p>(g) traffic calming works including road humps;</p> <p>(h) residents parking controls;</p> <p>(i) minor road widening or improvement;</p> <p>(j) pedestrian crossings;</p> <p>(k) cycle tracks; or</p> <p>(l) bridge building?</p>	<p>Not held by MDDC. Data for this question can be obtained from Devon County Council.</p>	<p>DCC, County Hall, Topsham Road, Exeter. lcharges@devon.gov.uk Tel: 01392 382295</p>

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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 Schedule:- (a) building works;	Please contact Building Control.	Please contact Building Control at mail@nmdbuildingcontrol.co.uk Tel: 01884 234345
(b) environment; (c) health and safety; (d) housing; (f) public health	These records are available for inspection from Environmental Health by appointment	Please contact email health@middevon.gov.uk or Telephone 01884 255255 and ask for Environmental Health
(e) highways; (g) flood and coastal erosion risk management	Not held by MDDC. Data for this question can be obtained from Devon County Council.	DCC, County Hall, Topsham Road, Exeter. Tel: 01392 382295 Email: lcharges@devon.gov.uk
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?	Please contact Building Control	Please contact Building Control on 01884 234345 Or email mail@nmdbuildingcontrol.co.uk
3.9. Notices, Orders, Directions and Proceedings under Planning Acts Do any of the following subsist in	3.9 (a) - (d) data for notices served is publicly available on Public Access https://planning.middevon.gov.uk/online-applications/search.do?action=advanced&searchType=Enforcement or	Available from internet or public terminal at Phoenix House

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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;	by inspecting the Enforcement Register at Phoenix house by appointment.	
(e) a planning contravention notice; (f) another notice relating to breach of planning control;	Any records may be available from Development Management by appointment	Please contact Development Management on 01884 234260/234262 for an appointment Email: devcon@middevon.gov.uk
(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;	If records are held, then they would be available for inspection via Development Management by appointment.	Tel: Development Management on 01884 234260/234262 for appointment Email: devcon@middevon.gov.uk
(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;	Any records may be available from Development Management by appointment	Please contact Development Management on 01884 234260 for an appointment Email: devcon@middevon.gov.uk
(m) a tree preservation order; (n) proceedings to enforce a planning	If records are held, then they would be available for inspection via Development Management I by appointment.	Tel: Development Management on 01884 234260/234262 for

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agreement or planning contribution?		appointment Email: devcon@middevon.gov.uk
<p>3.10 Community Infrastructure Levy (CIL)</p> <p>(a) Is there a CIL charging schedule?</p> <p>(b) If yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, or commence any of the following:-</p> <p>(i) a liability notice?</p> <p>(ii) a notice of chargeable development?</p> <p>(iii) a demand notice?</p> <p>(iv) a default liability notice?</p> <p>(v) an assumption of liability notice?</p> <p>(vi) a commencement notice?</p> <p>(c) Has any demand notice been suspended?</p> <p>(d) Has the Local Authority received full or part payment of any CIL liability?</p> <p>(e) Has the Local Authority received any appeal against any of the above?</p> <p>(f) Has a decision been taken to apply for a liability order?</p> <p>(g) Has a liability order been granted?</p> <p>(h) Have any other enforcement measures been taken?</p>	<p>3.10 (a) DRAFT CIL Charging schedule available on MDDC website https://www.middevon.gov.uk/residents/planning-policy/community-infrastructure-levy-cil/.</p> <p>Available from internet or public terminal at Phoenix House</p> <p>3.10 (b) N/A (Not adopted by this Authority)</p>	<p>Available from internet or public terminal at Phoenix House</p> <p>Email: devcon@middevon.gov.uk</p>
<p>3.11 Conservation Area</p> <p>Do the following apply in relation to the property-</p> <p>(a) the making of the area a Conservation Area before 31 August 1974; or</p>	<p>This information can be accessed through the Mid Devon District Council website.</p> <p>Conservation areas - MIDDEVON.GOV.UK https://www.middevon.gov.uk/residents/planning/conservation/conservation-areas/conservation-area-appraisals/</p>	<p>Available from internet or public terminal at Phoenix House</p>

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(b) an unimplemented resolution to designate the area a Conservation Area?		
3.12 Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	If records are held, then they would be available for inspection via Legal Services by appointment.	Tel: Legal Services on 01884 234207 for appointment Email: legalservices@middevon.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) a contaminated land notice; (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; or (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?	These records are available from Environmental Health by appointment	Email health@middevon.gov.uk or Telephone 01884 255255 an ask for Environmental Health
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?	Official records are held by Public Health England. http://www.ukradon.org/	Public Health England. http://www.ukradon.org/

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<p>3.15 Assets of Community Value 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? 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?</p>	<p>This information can be accessed through the Mid Devon District Council website. https://www.middevon.gov.uk/your-council/town-parish-councils/assets-of-community-value/</p>	<p>Available from internet or public terminal at Phoenix House</p>

Con 290 OPTIONAL ENQUIRIES (2016)		
<p>4. Road Proposals by Private Bodies 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-</p>	<p>The Planning Register can be inspected. Data from 1 Aug 1977 to date is available to view via Public Access on the MDDC website https://planning.middevon.gov.uk/online-applications/ A Help Guide is available within Public Access. Public Access can also</p>	<p>Please contact Development Control on 01884 234260/234262 Or email: devcon@middevon.gov.uk for an appointment</p>

<p>(a) The construction of a new road, or (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?</p>	<p>be viewed on the PC terminal in the Phoenix House reception area.</p>	
<p>5. 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 that 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) Has 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 local authority?</p>	<p>5.1 Data from 1 Aug 1977 to date is available to view via Public Access on the MDDC website https://planning.middevon.gov.uk/online-applications/ A Help Guide is available within Public Access. Public Access can also be viewed on the PC terminal in the Phoenix House reception area. 5.3 (a – e) If records are held, then they would be available for inspection from Development Control If you search falls within Dartmoor National Park, you are also advised to contact Devon County Council</p>	<p>Please contact Development Control on 01884 234260/234262 Or email: devcon@middevon.gov.uk for an appointment</p>

<p>(d) Has the local authority resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements?</p> <p>(e) Has the local authority resolved to make an order for the special control for the area?</p>		<p>DCC, County Hall, Topsham Road, Exeter. Tel: 01392 382295 Email lcharges@devon.gov.uk</p>
<p>6. Completion Notices 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?</p>	<p>If records are held, then they would be available for inspection from Development Control</p>	<p>Please contact Development Control on 01884 234260/234262 Or email devcon@middevon.gov.uk</p>
<p>7. Parks and Countryside Areas of Outstanding Natural Beauty 7.1 Has any order under s.82 of the Countryside and Rights of Way Act 2000 been made? 7.2 Is the property within a National Park designated under s.7 of the National Parks and Access to Countryside Act 1949?</p>	<p>Data for this question can be obtained from Devon County Council.</p>	<p>DCC, County Hall, Topsham Road, Exeter. Tel: 01392 382295 Email: lcharges@devon.gov.uk</p>
<p>8. Pipelines 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 100ft (30.48 metres) of the property?</p>	<p>Development Control record the HSE High Pressure Gas pipeline on their records. For further details please contact Development Control</p> <p>You are also advised to seek further information from http://www.linesearchbeforeudig.co.uk</p>	<p>Please contact Development Control on 01884 234260/234262 Or email: devcon@middevon.gov.uk</p>
<p>9. HOUSES IN MULTIPLE</p>	<p>These records are available for inspection from Environmental Health</p>	<p>Email</p>

<p>OCCUPATION 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?</p>	<p>by appointment</p>	<p>health@middevon.gov.uk or Telephone 01884 255255 and ask for Environmental Health</p>
<p>10. NOISE ABATEMENT 10.1 Has the local authority made, or resolved to make, any noise abatement zone order under s.63 of the Control of Pollution Act 1974 for the area? 10.2 Has any entry been recorded in the Noise Level Register kept pursuant to s.64 of the Control of Pollution Act 1974? 10.3 If there is any entry, how can copies be obtained and where can that Register be inspected?</p>	<p>These records are available for inspection from Environmental Health by appointment</p>	<p>Email health@middevon.gov.uk or Telephone 01884 255255 and ask for Environmental Health</p>
<p>11. URBAN DEVELOPMENT AREAS</p>	<p>N/A to this authority</p>	
<p>12. ENTERPRISE ZONES, LOCAL DEVELOPMENT ORDERS & BIDS</p>	<p>N/A to this authority</p>	
<p>13. INNER URBAN IMPROVEMENT AREAS</p>	<p>N/A to this authority</p>	
<p>14. SIMPLIFIED PLANNING ZONES</p>	<p>N/A to this authority</p>	
<p>15. LAND MAINTENANCE NOTICES Has the local authority authorised the service of a maintenance notice under s.215 of the Town & Country Planning Act 1990?</p>	<p>Data for notices served is publicly available on Public Access https://planning.middevon.gov.uk/online-applications/search.do?action=advanced&searchType=Enforcement or by inspecting the Enforcement Register at Phoenix house by appointment.</p>	<p>Available from internet or public terminal at Phoenix House</p>
<p>16. MINERAL CONSULTATION AND SAFEGUARDING AREAS Is the area a mineral consultation area or mineral safeguarding area notified by the county planning authority under</p>	<p>Data for this question can be obtained from Devon County Council.</p>	<p>DCC, County Hall, Topsham Road, Exeter. Tel: 01392 382295 Email: lcharges@devon.gov.uk</p>

Schedule 1 para 7 of the Town & Country Planning Act 1990?		
17. HAZARDOUS SUBSTANCE CONSENTS 17.1 Please list any entries in the Register kept pursuant to s.28 of the Planning (Hazardous Substances) Act 1990. 17.2 If there are entries (a) How can copies of the entries be obtained? (b) Where can the Register be inspected?	The Planning Register can be inspected. Data from 1 Aug 1977 to date is available to view via Public Access on the MDDC website https://planning.middevon.gov.uk/online-applications/ A Help Guide is available within Public Access. Public Access can also be viewed on the PC terminal in the Phoenix House reception area.	Available from internet or public terminal at Phoenix House
18. ENVIRONMENTAL AND POLLUTION NOTICES 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)	These records are available for inspection from Environmental Health by appointment	Email: health@middevon.gov.uk or Telephone 01884 255255 and ask for Environmental Health
19. FOOD SAFETY NOTICES 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?	These records are available for inspection from Environmental Health by appointment	Email: health@middevon.gov.uk or Telephone 01884 255255 and ask for Environmental Health
20. HEDGEROW NOTICES 20.1 Please list any entries in the record maintained under regulation 10 of the Hedgerows Regulations 1997. 20.2 If there are any entries: (a) How can copies of the matters	The Planning Register can be inspected. Data from 1 Aug 1977 to date is available to view via Public Access on the MDDC website https://planning.middevon.gov.uk/online-applications/ A Help Guide is available within Public Access. Public Access can also	Available from internet or public terminal at Phoenix House

entered be obtained? (b) Where can the record be inspected?	be viewed on the PC terminal in the Phoenix House reception area.	
21. FLOOD DEFENCE AND LAND DRAINAGE CONSENTS 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?	Data for this question can be obtained from Devon County Council.	DCC, County Hall, Topsham Road, Exeter. Tel: 01392 382295 Email: lcharges@devon.gov.uk
22 COMMON LAND and TOWN OR VILLAGE GREEN 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?	Data for this question can be obtained from Devon County Council.	DCC, County Hall, Topsham Road, Exeter. Tel: 01392 382295 Email: lcharges@devon.gov.uk