



Coventry City Council
Room 18, Council House
Earl Street
Coventry
CV1 5RR
Telephone: 024 7683 3059
Email: landcharges@coventry.gov.uk

Law Society CON29 Enquiries of Local Authority (2016)

Register of Local Land Charges

Requisition for search and official certificate of search

Description of land sufficient to enable it to be identified

Woodfield School Hawthorn Lane Site
Hawthorn Lane
COVENTRY
West Midlands
CV4 9PB

Name and address to which certificate is to be sent

NLIS

Portal

Official Certificate of Search

It is hereby certified that the search requested above reveals **2** registrations described in the Schedule hereto up to and including the date of the certificate.

Signed

LLC Registers of Charge

Register Part 4 - Miscellaneous Charges

Unique Reference:
Date of Registration: 29/11/1984
Originating Authority: Coventry City Council
Description: Smoke Control Order

Smoke Control Order - Section 11 Clean Air Act, 1956

Order dated 25th July 1961
Titled Coventry Tile Hill (No.1) (Amendment) Smoke Control Order, 1961
Operative date - 1st August 1962

Place where documents may be inspected: Coventry City Council, Council House, Room 18, Earl Street, Coventry CV1 5RR

Register Part 4 - Miscellaneous Charges

Unique Reference:
Date of Registration: 01/10/1971
Originating Authority: Coventry City Council
Description: Smoke Control Order

Smoke Control Order - Section 11 Clean Air Act, 1956

Order dated 1st December 1959
Tilted Coventry Tile Hill (No1) Smoke Control Order, 1959
Operative date - 1st September 1961

Place where documents may be inspected: Coventry City Council, Council House, Room 18, Earl Street, Coventry CV1 5RR

CON29

Con29 Part 1 - Standard Enquiries

1.1. Planning and Building Regulation 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

Please see attached Planning History

(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

(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

FB/1997/0104 - Erection of equipment store - Approved

FB/2001/1138 - Conversion of house No.9 for the use as educational behavioural unit offices - Approved

FB/2001/0402 - Construction of new main entrance lobby and internal alterations to form new head and reception offices - Approved

FB/2013/0222 - Internal alterations - Conditional approval - Conditioned

(k) a building regulation completion certificate

FB/1997/0104 - As above - Completed

FB/2001/0402 - As above - Completed

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

CPH/2013/6861 - Installed a gas boiler - Accepted

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?

Coventry Local Plan 2016

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

Yes Adopted Highway

(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

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

Informative - the definitive map does not show every public right of way. This information is given without prejudice to any applications that maybe made under Section 53 of the Wildlife and Countryside Act 1949 and that may subsequently be proved.

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

No

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?

No

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

Not applicable

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 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?

Not so far as the Council is aware

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)?

No

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

No

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

Severn Trent Water, Leicester Water Centre, Gorse Hill, Leicester LE7 7GU

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)

(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

(ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

(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 proposals 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)

(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

No

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 (named in Box B & C) which abut the boundaries of the property?

(a) permanent stopping up or diversion

This information is not included because it is not held or reasonably obtainable by the Council, as no specific database is currently held.

(b) waiting or loading restrictions

As above

(c) one way driving

As above

(d) prohibition of driving

As above

(e) pedestrianisation

As above

(f) vehicle width or weight restriction

As above

(g) traffic calming works including road humps

As above

(h) residents parking controls

As above

(i) minor road widening or improvement

As above

(j) pedestrian crossings

As above

(l) bridge building

As above

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?

None

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 a planning permission

No

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

No

(m) a tree preservation order

No

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

No

3.10. Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

Coventry City Council have not implemented a 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?

Not applicable

(c) Has any demand notice been suspended?

Not applicable

(d) Has the local authority received full or part payment of any CIL liability?

Not applicable

(e) Has the local authority received any appeal against any of the above?

Not applicable

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

Not applicable

(g) Has a liability order been granted?

Not applicable

(h) Have any other enforcement measures been taken?

Not applicable

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 or 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

(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

3.14. Radon Gas

Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England?

Please refer to <http://www.ukradon.org>

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?

No

(b) If the property is listed:

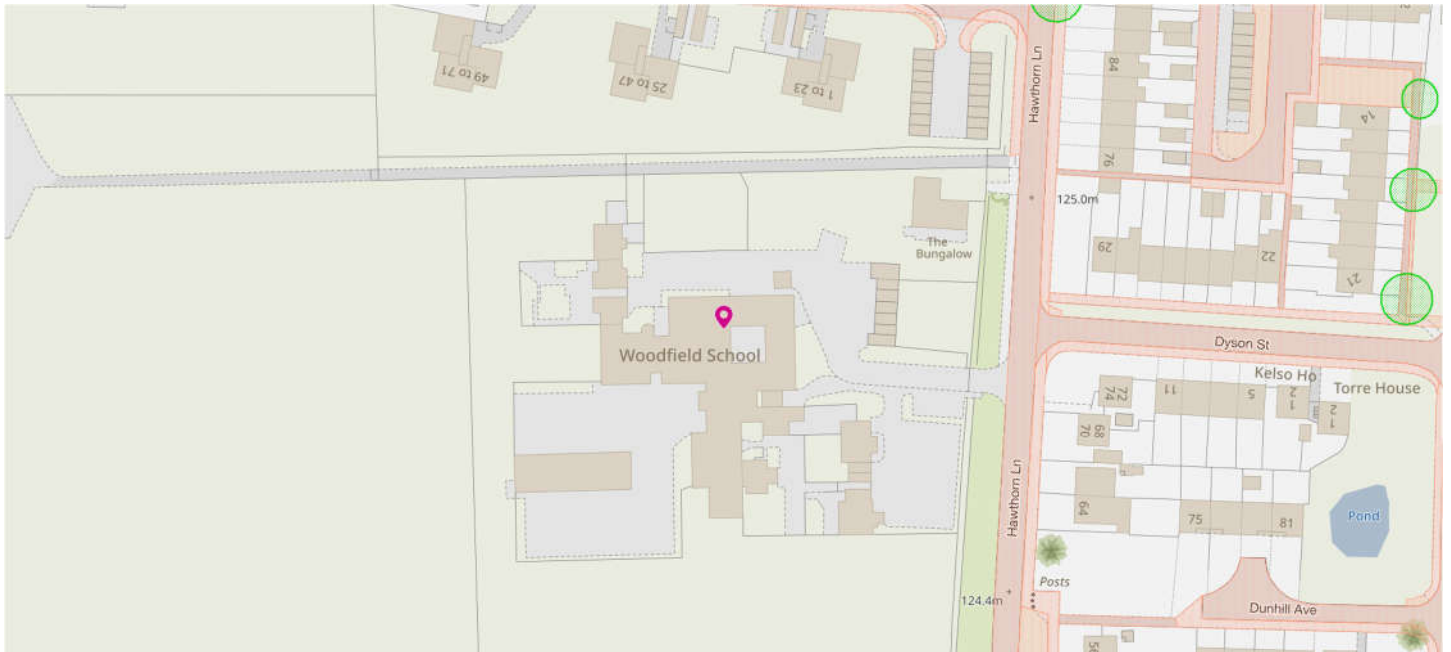
(i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation? of a restriction in respect of listed land affecting the property?

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

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

No

Attachments



Roads Shaded Orange are Adopted

All information provided on Plan is indicative; if you require further information please contact us

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Law Society CON29 Enquiries of Local Authority (2016)

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.

Application_ref	Public_URL	Proposal	Location	Decision
S/1972/0941	https://planandregulatory.covestry.gov.uk//planning/index.html?fa=getApplication&id=265999	S/1972/0941-Cov-Ref.-26691 Approved - 05/04/1972 Erection of 50 place residential special school [Hawthorn Lane]	The Meadows Residential School Hawthorn Lane CV4 9PB	Granted No Conditions
S/1974/1606	https://planandregulatory.covestry.gov.uk//planning/index.html?fa=getApplication&id=191245	S/1974/1606-Cov-Ref.- G/D/26691/A Approved - 26/09/1974 Proposed erection of lean-to greenhouse and potting shed and new lobby to headmaster's house block 'D' [The Meadows School Hawthorn Lane]	The Meadows Residential School Hawthorn Lane CV4 9PB	Granted No Conditions
S/1979/1843	https://planandregulatory.covestry.gov.uk//planning/index.html?fa=getApplication&id=169949	S/1979/1843-Cov-Ref.- G/D/26691/B Approved - 19/11/1979 Provision of changing facilities to Games Barn and extension to playground [The Meadows School Hawthorn Lane]	The Meadows Residential School Hawthorn Lane CV4 9PB	Granted No Conditions
L/1997/0922	https://planandregulatory.covestry.gov.uk//planning/index.html?fa=getApplication&id=207785	L/1997/0922-Cov-Ref.- 26691/C(AD) Approved - 24/09/1997 Equipment store to barn (Amending document - to alter window opening size) [The Meadows School Hawthorn Lane]	The Meadows Residential School Hawthorn Lane CV4 9PB	

L/1997/0233	https://planandregulatory.coventry.gov.uk//planning/index.html?fa=getApplication&id=184532	L/1997/0233-Cov-Ref.-26691/C Approved - 02/04/1997 Equipment store to barn [The Meadows School Hawthorn Lane]	The Meadows Residential School Hawthorn Lane CV4 9PB	Granted Conditions
L/1998/1121	https://planandregulatory.coventry.gov.uk//planning/index.html?fa=getApplication&id=160167	L/1998/1121-Cov-Ref.-26691/D Approved - 25/09/1998 Single storey extension to provide new science room [The Meadows School Hawthorn Lane]	The Meadows Residential School Hawthorn Lane CV4 9PB	Granted Conditions
R/2001/3522	https://planandregulatory.coventry.gov.uk//planning/index.html?fa=getApplication&id=194824	R/2001/3522-Cov-Ref.-26691/E Approved - 29/06/2001 Extension to form main entrance lobby [The Meadows Residential School Hawthorn Lane CV4 9PB]	The Meadows Residential School Hawthorn Lane CV4 9PB	Granted Conditions
R/2001/5279	https://planandregulatory.coventry.gov.uk//planning/index.html?fa=getApplication&id=260966	R/2001/5279-Cov-Ref.-26691/F Approved - 31/01/2002 Change of use from Caretakers House to Educational Behavioral Unit Office [The Meadows Residential School Hawthorn Lane CV4 9PB]	The Meadows Residential School Hawthorn Lane CV4 9PB	Granted Conditions

OUT/2022/0548 <https://planandregulatory.countryside.gov.uk//planning/index.html?fa=getApplication&id=240030> Outline planning application with all matters reserved except for access for the demolition of all school buildings and construction of up to 129 residential dwellings, together with associated landscaping and infrastructure works [Woodfield School Hawthorn]