

# Official Local Authority Search Commercial (CON29R + LLC1)



## Search Details

Prepared for: Porter Dodson LLP HQ  
Matter: 192525/001  
Client address: Telford House, The Park, Yeovil, Somerset, BA20 1DY

Property:  
Symonds & Sampson, 30 High West Street, Dorchester, DT1 1UP

### Local Authority:

Dorset Council (Team F - West Dorset)  
Stratton House, 58 - 60 High West Street, Dorchester, DT1 1UZ

Date Returned:  
08/01/2024

Property type:  
Commercial

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Requisition for  
Local Land Charges Search

**Our Reference**

LC/FULL/2023/4528

**Your Reference**

49042398:192525/001

**Local Authority**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

**Client Details**

Info Track Property Searches  
Level 11  
91 Waterloo Road  
London  
SE1 8RT

**Date Search Received**

22 December 2023

**Fee Paid**

£160.20

**Search Address**

Symonds & Sampson, 30 High West Street, Dorchester, Dorset DT1 1UP.

**Additional Information**

It is hereby certified that the search requested reveals the registrations described in the Schedule here to up to and including the date of this certificate.

**Signed:** Johnathan Mair

**Date:**  
**8/12/2024.**

**Corporate Director Legal and Democratic Services**

# Land Charges Register Enquiries

## Part 1 General financial charges

None

## Part 2 Specific financial charges

None

## Part 3 Planning charges

Planning Reference No: 1/E/84/000409

Location: 30 High West Street DORCHESTER

Description: Erect non-illuminating projecting sign

Decision: Granted

Decision Date: 19/09/1984

## Part 4 Miscellaneous charges

None.

## Part 5 Fenland ways maintenance charges

None

## Part 6 Land compensation charges

None

## Part 7 New towns charges

None

## Part 8 Civil aviation charges

None

## Part 9 Opencast coal charges

None

## Part 10 Listed buildings charges

Listed building

Name: 30, HIGH WEST STREET

Location: Dorchester, Dorset, DT1

Entry No: 1119062

Grade: G2

Date 08/05/1975

More information can be found at: <https://historicengland.org.uk/listing/the-list/list-entry/1119062>

## Part 11 Light obstruction notices

None

## Part 12 Drainage scheme charges

None

## Con29R Enquiries

### Planning and Building Regulations

**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?

**1.1 (a)** - a planning permission

Planning Application No: 1/E/84/000409

Location: 30 High West Street DORCHESTER

Description: Erect non-illuminating projecting sign

Decision: Granted

Decision Date: 19/09/1984

Planning Reference No: 1/E/87/000552 Listed Building Consent.

Location: 30 High West Street, Dorchester,

Description: Take out part of cross wall and partitions to ground floor.

Decision: Granted

Decision Date: 10/08/1987

**1.1 (b)** - a listed building consent

None

**1.1 (c)** - a conservation area consent

None

**1.1 (d)** - a certificate of lawfulness of existing use or development

None

**1.1 (e)** - a certificate of lawfulness of proposed use or development

None

**1.1 (f)** - a certificate of lawfulness of proposed works for listed buildings

None

**1.1 (g)** - a heritage partnership agreement

None

**1.1 (h) - a listed building consent order**

None

**1.1 (i) - a local listed building consent order**

None

**1.1 (j) - building regulations approval**

None.

**1.1 (k) - a building regulation completion certificate and**

None

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

None

**1.2 - 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?**

The site is within: Dorchester BID area

The site is within: Dorchester Roman Town Area

The site is within: Town Centre Areas

The site is within: Poole Harbour Nutrient Catchment Area

The site is within: Defined Development Boundary

The site is within: ENV 4 Conservation Area

The site is within: ENV 4 Listed Building

The site is within: ECON 4 Secondary Shopping Frontage

The site is within: Boundary West Dorset District Boundary

Conservation Area: DORCHESTER CONSERVATION AREA

Designated Date: Dec 1969.

**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**

Yes - High West Street only

An affirmative reply does not imply that the public highway immediately abuts the boundary of the property. If information regarding the limits of the highway is required, a separate enquiry, including a plan showing the area in question, should be sent to: Highway Searches, Dorset Council, Colliton Park, Dorchester, Dorset, DT1 1XJ.

The current fee is £42.00 inc VAT.

This information given in response to this question is based on the List of Streets. The List of Streets is maintained by Dorset Council under S.36(6) of the Highways Act 1980 but does not include all footpaths which are maintainable at public expense. If you require information regarding the maintainable status of public footpaths please write to The Definitive Map Team at Dorset Council.

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

None

**2.1 (c) - to be made up by a local authority who will reclaim the cost from the frontagers**

None

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

None

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

None

The definitive map is conclusive evidence of the rights shown but is without prejudice to further or higher rights. The definitive map may be amended by way of a modification order under the Wildlife & Countryside Act 1981 and/or rights of way may be affected or created by public path orders made under the Highways Act 1980. There may be private/higher rights of which Dorset Council are unaware.

**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.**

Not Applicable

## **Other Matters**

### **3.1 - Is the property included in land required for public purposes?**

None

### **3.2 - Is the property included in land to be acquired for road works?**

No

### **3.3 - Drainage matters**

#### **3.3 (a) - Is the property served by a sustainable urban drainage system (SuDS)?**

Comprehensive information is not available. It is advisable that the buyer undertakes checks of planning approvals, Section 106 agreements, contacts the seller or relevant management company to establish whether any SuDS are in place at the property.

Planning approvals and Section 106 agreements are available on the Councils website  
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment>

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

It is advisable that the buyer contacts the seller / relevant management company / water drainage provider to establish whether any SuDS are in place at the property.

#### **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?**

It is advisable that the buyer contacts the seller or relevant management company to establish whether any SuDS are in place at the property.

#### **3.3 (d) - How can copies of relevant documents be obtained?**

Dorset Council, County Hall, Colliton Park, Dorchester.

### **3.4 - 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 specified in any order, draft order or scheme**

None

**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

None

**3.4 (c)(i-ii)** - 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

None

**3.4 (d)(i-iii)** - 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

None

**3.4 (e)** - the centre line of the proposed route of a new road under proposals published for public consultation

No

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

No

### **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?

No

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

None

**3.5 (ii)** - How can copies of relevant documents be obtained?

Highways, Dorset Council, County Hall, Colliton Park, Dorchester DT11 XJ

**3.6** - 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?

**3.6 (a) - permanent stopping up or diversion**

None

**3.6 (b) - waiting or loading restrictions**

None

**3.6 (c) - one way driving**

None

**3.6 (d) - prohibition of driving**

None

**3.6 (e) - pedestrianisation**

None

**3.6 (f) - vehicle width or weight restriction**

None

**3.6 (g) - traffic calming works including road humps**

None

**3.6 (h) - residents parking controls**

None

**3.6 (i) - minor road widening or improvement**

None

**3.6 (j) - pedestrian crossings**

None

**3.6 (k) - cycle tracks**

None

**3.6 (l) - bridge building**

None

**3.6 (m) - How can relevant documents be obtained?**

Highways, Dorset Council, County Hall, Colliton Park, Dorchester. DT11 1XJ

**3.7 - 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**

None

**3.7 (b) - environment**

If the property is going to be used for food and/or drink provision it will need to be registered under the provisions of the Food Premises Registration Regulation 1991. If the property is currently registered re-registration will be necessary if a food business continues to be operated here. You must register your business 28 days before trading on the Councils website

None

**3.7 (c) - health and safety**

None

**3.7 (d) - housing**

none

**3.7 (e) - highways**

None

**3.7 (f) - public health**

None

**3.7 (g) - flood and coastal erosion risk management**

None

**3.8 - Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?**

No

**3.9** - 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

Matters already entered on the LLC Register Enquiries Register will not be revealed in answer to this enquiry

**3.9 (b)** - a stop notice

Any notice would be revealed under question 3.9a.

**3.9 (c)** - a listed building enforcement notice

Any notice would be revealed under question 3.9a.

**3.9 (d)** - a breach of condition notice

Any notice would be revealed under question 3.9a.

**3.9 (e)** - a planning contravention notice

Any notice would be revealed under question 3.9a.

**3.9 (f)** - another notice relating to breach of planning control

Any notice would be revealed under question 3.9a.

**3.9 (g)** - a listed building repairs notice

Any notice would be revealed under question 3.9a.

**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

Any notice would be revealed under question 3.9a.

**3.9 (i)** - a building preservation notice

Any notice would be revealed under question 3.9a.

**3.9 (j)** - a direction restricting permitted development

Any direction restricting permitted development would be revealed under Part 3 of the schedule. Permitted Development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings. For further information please visit:  
[https://www.planningportal.co.uk/info/200187/your\\_responsibilities/37/planning\\_permission/2](https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2)

**3.9 (k) - an order revoking or modifying planning permission**

Any revocation or modification would be revealed under question 1.1a ( Planning Application)

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

Any notice would be revealed under question 3.9a.

**3.9 (m) - a tree preservation order**

Matters already entered on the LLC Register Enquiries Register will not be revealed in answer to this enquiry

**3.9 (n) - proceedings to enforce a planning agreement or planning contribution**

Any proceedings to enforce would be revealed under question 3.10(h)

**3.10 - Community infrastructure levy (CIL)**

**3.10 (a) - Is there a CIL charging schedule?**

Yes, however, following the creation of Dorset Council on 1st April 2019, until a single charging schedule has been adopted by the new council there are charging schedules that cover parts but not all of its administrative area

**3.10 (b)(i-vi) - 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?**

None

**3.10 (c) - Has any demand notice been suspended?**

No

**3.10 (d) - Has the Local Authority received full or part payment of any CIL liability?**

No

**3.10 (e) - Has the Local Authority received any appeal against any of the above?**

No

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

Any liability orders would be revealed under Part 1 or 2 of the schedule.

**3.10 (g) - Has a liability order been granted?**

Any liability orders would be revealed under Part 1 or 2 of the schedule.

**3.10 (h) - Have any other enforcement measures been taken?**

No

**3.11 - Do the following apply in relation to the property?**

**3.11 (a) - the making of the area a conservation area before 31 August 1974**

Description: DORCHESTER CONSERVATION AREA

Date: Dec. 1969.

**3.11 (b) - an unimplemented resolution to designate the area a Conservation Area**

None

**3.12 - Has any enforceable order or decision been made to compulsorily purchase or acquire the property?**

Any orders in relation to a compulsory purchase would be revealed under Part 4 of the schedule.

**3.13 - 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**

Please check the councils' Contaminated Land Register for sites designated under Part 2A of the Environmental Protection Act 1990 at <https://www.dorsetcouncil.gov.uk/w/land-contamination>

(a) The Authority has completed its district inspection for potential contaminated land in accordance with requirements under Part 2A of the Environmental Protection Act 1990. If the address of interest is not shown on the above register, then at the present time, there are no current formal actions associated with this legislation concerned with the property in question, or properties with adjoining boundaries. However, in fulfilling council duties, we reserve the right to take any action deemed necessary under Part 2A should we be made aware in the future of any information concerning contaminated land.

If more specific detail on historic land use and pollution events in the vicinity is required an

Environmental information report (for which there is a charge) can be obtained from the Local Authority.

**3.13 (b)(i-ii)** - 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

See response to Q 3.13a

**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

See response to Q 3.13a

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

The following information is provided following examination of the Health Protection Agency's 'Indicative Atlas of Radon in England & Wales'. You should note that, owing to the scale of the maps produced by the HPA, it is not possible to guarantee the accuracy of the information provided.

"The search site appears to be within an area marked as having a "radon-probability banding" of Class 1: Less than 1%

It may assist you to know that an on-line search facility is available via the UK Radon website, [www.ukradon.org](http://www.ukradon.org)

**3.15** - Assets of Community Value

**3.15 (a)(i-v)** - 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

**3.15 (b)(i-iii)** - 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?

None

## **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?

No

**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?

No

**22.3** - If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

N/A

## **Con29 Informatives**

This Local Land Charges enquiry has been completed to the best of our ability based on information available to us at this current time.

1.1 (a)	<ul style="list-style-type: none"><li>• This reply does not cover other properties in the vicinity of this property.</li><li>• This reply includes this local authorities' electronic records of conditional planning history since 1 January 1990 and some older applications if available. Further enquiries can be made to: Email: <a href="mailto:locallandcharges@dorsetcouncil.gov.uk">locallandcharges@dorsetcouncil.gov.uk</a></li></ul>
1.1 (j)	<ul style="list-style-type: none"><li>• This reply does not cover other properties in the vicinity of this property.</li><li>• This reply contains applications received in the previous 10 years from the date of search (inclusive of completion certificates).</li></ul>
1.1 (l)	<ul style="list-style-type: none"><li>• This reply contains applications received in the previous 10 years from the date of search</li><li>• Certain types of building works may be carried out and self certified by a member of the relevant competent person scheme. Building Regulations approval is not needed in these circumstances and the Council will not have checked the work. Information is provided to the Council from the Competent person scheme and is therefore only as accurate and reliable as that provided.</li></ul>
1.2	<ul style="list-style-type: none"><li>• This reply reflects policies and proposals in any existing development plan and in any formally proposed alteration of replacement plan, but not include policies contained in planning guidance notes.</li><li>• If you have queries regarding Poole Harbour Nutrient Catchment Area please look at our web page: Nutrient Neutrality in Poole Harbour - Dorset Council</li></ul>
3.6	<ul style="list-style-type: none"><li>• 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.</li></ul>
3.7 (g)	<ul style="list-style-type: none"><li>• Flooding information held by the Environment Agency is not provided in answer to this question. If the property is affected by flooding from a main river or the sea, information should be sought from the Environment Agency.</li></ul>
3.13	<ul style="list-style-type: none"><li>• A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from risk of it, and the reply may not disclose steps taken by a Council with adjoining or adjoining land.</li></ul>

## **Additional Information**

Copies of documentation relating to this result can be obtained by contacting the relevant departments directly. A fee may be charged for the provision of any required documentation.

### **Planning Decision Notices -**

Former North Dorset: [planningnorth@dorsetcouncil.gov.uk](mailto:planningnorth@dorsetcouncil.gov.uk)

Former East and Purbeck: [planningeast@dorsetcouncil.gov.uk](mailto:planningeast@dorsetcouncil.gov.uk)

Former West and Weymouth and Portland Councils: [planningwest@dorsetcouncil.gov.uk](mailto:planningwest@dorsetcouncil.gov.uk)

### **Community Infrastructure Levy (CIL) / S.106's / planning agreements-**

[CIL@dorsetcouncil.gov.uk](mailto:CIL@dorsetcouncil.gov.uk)

### **Other Legal Agreements / Positive Covenants etc -**

[legal-admin-requests@dorsetcouncil.gov.uk](mailto:legal-admin-requests@dorsetcouncil.gov.uk)

### **Tree Preservation Orders -**

Former East and Purbeck: [treeteameast@dorsetcouncil.gov.uk](mailto:treeteameast@dorsetcouncil.gov.uk)

Former West, North and Weymouth and Portland: [treeteamwest@dorsetcouncil.gov.uk](mailto:treeteamwest@dorsetcouncil.gov.uk)

### **Highways -**

Section 278, Section 38 agreements and APC questions to [DLI@Dorsetcouncil.gov.uk](mailto:DLI@Dorsetcouncil.gov.uk) any other Highways searches questions should be directed to [highwaysearches@dorsetcouncil.gov.uk](mailto:highwaysearches@dorsetcouncil.gov.uk)

### **Disabled Facility Grants (DFG)-**

Please note that we do not hold information for Disabled Facility Grants issued by former West Dorset District Council. If the property being sold has undergone works and received a grant for this work please check with [envhealth@dorsetcouncil.gov.uk](mailto:envhealth@dorsetcouncil.gov.uk) if this has been paid.

