





Bury Metropolitan Borough Council

What does the rule relate to?	Rule	Live example (before and after)
Cancelled charges	<p>A policy review has resulted in the cancellation from the register of:</p> <ul style="list-style-type: none"> - Unconditional planning applications (including those previously stated as Approved Conditionally on a search result but a review of decision notices found them to be Unconditional) - Planning applications the precise extent of which could not be verified and where the subject of the application could not be traced 	
Buildings of short-lived materials	<p>Previously charges with conditions imposed under Building Act 1984 section 19 were verified as they came up on a search, checking if the building still existed, and reinspecting if the time it had been approved for had lapsed. The appropriate action was then taken to whether the charge was cancelled or reregistered before sending out a search result.</p> <p>The automation of search results has meant these checks can't be done so a policy decision was made that all currently registered charges of this type have remained on the register, with an added note in the description to contact the Local Land Charges department for further information so they can then carry out the extra checks if needed.</p>	<p>Before: A charge for 'conditions imposed in connection with the passing of plans for the construction of a building of shortlived materials' would only appear in the search result if the building had been recently inspected and therefore the period it had been approved for had not passed.</p> <p>After: A charge may be revealed that appears to have expired (e.g. approved in 2003 for 5 years) with text added to the description stating to contact the Local Land Charges team for further updates. This will allow the team to carry out the checks/reinspection they previously did and update the customer on whether the charge is still registerable and what the new time period is the building has been reapproved for</p>



<p>Duplicate charges</p>	<p>Digitisation of paper cards has captured some charges multiple times, from where they had been registered against several different areas of the land that made up the full extent. The spatial extent that has then been applied has been from the location plan of the overall charge.</p> <p>Due to what could be slight differences in wordings in the description across the different cards has meant that in some cases they have not flagged as being duplicates so the same charge may appear multiple times on a search result, with differing land descriptions. This mostly affects planning and highway agreements.</p>	<p>Before: A search result would reveal a few planning agreements</p> <p>After: A search result may now reveal significantly more planning agreements. Multiple planning agreements would have similar wording, with the date the agreement was made being the same and the extent similar, these may represent the same agreement, even though the textual 'Location' of the charge differs e.g.</p> <p>Description Agreement made on 11 November 2015 between the Metropolitan Borough of Bury, Peel Land (Intermediate) Limited, Lloyds Bank PLC and Bellway Homes Limited restricting and regulating the development of the land. Planning Decision Number: 58810</p> <p>Originating authority Bury Metropolitan Borough Council</p> <p>Registered on 12 November 2015</p> <hr/> <p>Location LAND ADJACENT TO HIGHER SPEN FARM COTTAGE, BURY AND BOLTON ROAD RADCLIFFE</p> <p>Extent area </p> <p>Description Agreement made on 11 November 2015 between the Metropolitan Borough of Bury, Peel Land (Intermediate) Limited, Lloyds Bank PLC and Bellway Homes Limited restricting and regulating the development of the land. Planning Decision Number: 58810</p> <p>Originating authority Bury Metropolitan Borough Council</p> <p>Registered on 12 November 2015</p> <hr/> <p>Location LAND REAR OF 567-575 BOLTON ROAD BURY</p> <p>Extent area </p>
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<p>Charges for property above or below</p>	<p>A change in the way the searches are carried out means that charges that relate to other properties in the same building may also be revealed Previously the Local Authority would do a textual search based on an address so would only reveal the charges that were for the specific property requested, however now the search is done spatially the extent of a neighbouring property may coincide with the search area drawn</p>	<p>Before: A search result would show few planning charges specifically relating to the apartment the search was done on After: A search result would show more planning charges, a large number relating to the shops directly below</p>
<p>Conditional Planning charges</p>	<p>The creation of spatial extents from plotting sheets and location plans has created a more precise representation of land affected by some planning applications. This means that planning charges previously on a search result may now not be revealed if the property being searched on does not fall within this spatial extent, and vice versa This change mostly affects historic planning consents, where the address of the land has changed e.g. was a warehouse on an industrial estate and is now a residential address, and large area charges where they had a 'Land at..' geographic description such as housing developments.</p>	<p>Before: A planning application approved conditionally for part of a housing development would be revealed, as the property was on that development so could have been affected After: The planning consent is not revealed because the property is on the part of the development not affected by this application, as it is outside of the extent taken from the plotting sheet</p>