



Merthyr Tydfil County Borough Council

What does the rule relate to?	Rule / change	Live example (before and after)
Charge types and Charge sub-categories	<p>Charge types and Charge sub-categories have been populated for all charges (with the exception of charge types that do not require sub-categories e.g., Financial charges).</p> <p>The process was introduced to ensure all charge types and sub-categories are correctly populated in the future.</p>	<p>Before: Some charges would only be categorised by their register part.</p> <p>After: All charges have a populated charge type and (where required) charge sub-category.</p>
Addresses	<p>Addresses have been populated for all charges.</p> <p>Postal Town may be duplicated for some charges. As part of the migration to HM Land Registry, duplication within the charge address was resolved where possible. Going forward, for addresses in the Town of Merthyr Tydfil, address duplication will occur as the address is in both the Town and Borough of Merthyr Tydfil.</p>	<p>Before: Some charges would only have an address referenced in the description of the charge.</p> <p>After: All charges have addresses or a geographic description of the affected land.</p> <p>Before: Address would only state postal town once.</p> <p>After: Small numbers of migrated records may state 'Merthyr Tydfil' (postal town) twice. Any registrations following migration to the HM Land Registry register in the town of Merthyr Tydfil will contain duplication within the address.</p>



<p>Spatial extents on older planning charges</p>	<p>As part of the migration several older planning records were reviewed, and spatial data was added or improved as part of the migration work. The spatial extents added were based on the topography of the land at the time of creation / registration. These older charges may now be revealed where their spatial extent covers a large area – which at first may not appear to affect the specific property searched.</p>	<p>Before: Older planning records may not have been declared on more recent search results where the charge did not affect the specific property searched. After: Some older planning records may now get revealed on search results that may not appear relevant to current addresses / land usage / topography.</p>
<p>Polygons with point geometries</p>	<p>Some spatial extents (polygons) also feature a point geometry either inside or near to the polygon. The point aspect is linked to the record from when the address was generated and could not be removed during the data cleansing as part of the migration to HM Land Registry</p>	<p>Before: Geometries were not previously shown on LLC1 certificates After: Charges revealed that have a point + polygon will show both geometries. The polygon aspect is the truer illustration of the land affected by the charge revealed.</p>
<p>Charge Creation Dates</p>	<p>The creation date for all charges has been found to be inconsistent with the registration date. A policy decision has been made to align all charge creation dates to the registration date on the charge.</p>	<p>Before: Creation date: 01/10/2021, Registration date: 01/09/2021 After: Creation date: 01/09/2021, Registration date: 01/09/2021</p>



<p>Originating Authority and Place of Inspection</p>	<p><u>Conditional planning</u>: place of inspection is now the Local Authority's public access service.</p> <p>Place of inspection for planning charges from the Brecon Beacons National Park (BBNP) will be the BBNP planning portal web address</p> <p><u>Listed buildings</u>: originating authority and place of inspection has been standardised and changed to Cadw for all listed building charges</p> <p><u>Ancient monuments</u>: originating authority and place of inspection has been standardised and changed to 'Secretary of State', with Cadw as place of inspection</p> <p><u>Water agreements</u>: originating authority and place of inspection has been standardised and changed to Welsh Water Limited (Dwr Cymru Cyfyngedig)</p> <p>All other charge types: originating authority and place of inspection has been standardised to the Local Authority local land charges website</p>	<p>Before: Council Office address (Triangle Business Park) After: https://publicaccess.merthyr.gov.uk/online-applications/</p> <p>Before: No website address given After: https://www.beacons-mpa.gov.uk/planning/links/planning-portal/</p> <p>Before: Mixture of originating authorities (councils, Cadw, Ministry of Works, Welsh Office) After: Cadw / cadw.gov.wales</p> <p>Before: Mixture of originating authorities (councils, Cadw, Ministry of Works, Welsh Office) After: Secretary of State / cadw.gov.wales</p> <p>Before: Mixture of originating authorities (council, Hyder, Welsh Water) After: Dwr Cymru Cyfyngedig / https://www.dwrcymru.com/</p> <p>Before: Council office address (Triangle Business Park) After: https://www.merthyr.gov.uk/business/land-property-and-facilities/local-land-charges-searches/</p>
<p>Conservation Areas</p>	<p>Conservation areas previously were assigned at property level. I.e., each property within a conservation area charge had a charge registered against it. As part of the migration to the HM Land Registry register, conservation area charges have been consolidated into just 8 comprehensive areas.</p>	<p>Before: Conservation areas affected individual properties</p> <p>After: The register contains only 8 conservation areas (at the point of migration), each with a large single spatial extent covering all affected properties within them:</p> <p style="text-align: center;">Cwmfelin – Dowlais – Cyfarthfa – Council & Urban Streets – Treharris – Town Centre – Morgantown – Thomastown</p>



Article 4 charges	Article 4 charges have been added to the register as part of the migration to HM Land Registry	<p>Before: No Article 4 charges were on the register</p> <p>After: There are now Article 4 charges in the register. At the time of migration there were 5 charges:</p> <p>Town Centre – The Mount, Queens Road, Twynyrodyn – Brynawel, Queens Road, Twynyrodyn – 10 New Castle Street – Campsie House, Upper Thomas Street</p>
Land Compensation Act charges	All historic Land Compensation Act (Register Part 6a and Part 6b) charges have been cancelled during the migration to HM Land Registry	<p>Before: Some Land Compensation Act (Part 6a / 6b) charges may have been revealed on searches</p> <p>After: No Land Compensation Act charges will be revealed from migrated data. Any charges of this type added by the relevant authority in the future will appear from the date registered with HM Land Registry.</p>
Compulsory Purchase Orders	All historic Compulsory Purchase Order charges have been cancelled during the migration to HM Land Registry	<p>Before: Some Compulsory Purchase Order charges may have been revealed on searches</p> <p>After: No Compulsory Purchase Order charges will be revealed from migrated data. Any charges of this type added by the relevant authority in the future will from the date registered with HM Land Registry.</p>
Financial Charges	Rate of interest is now declared for all part 2 (Specific Financial) charges. The rate of interest on the migrated charges is always 0%.	<p>Before: No rate of interest was mentioned</p> <p>After: Interest will display as '0%'</p>



<p>'Old' register references</p>	<p>Some migrated records will contain a numeric value in brackets as part of the charge description, e.g.:</p> <p><i>(30754) PLAN No. 950235 Conditions were imposed under planning permission...</i></p> <p>These are old reference numbers from an old system that do not relate to the council's current digital register. A decision was made not to remove these from the charge information.</p> <p>The most appropriate reference to use when seeking further information from the Originating Authority will be in the 'Authority reference' field of the HM Land Registry search results.</p>	<p>Legacy reference numbers will still be displayed.</p> <p>Before AND after:</p> <p><i>(30754) PLAN No. 950235 Conditions were imposed under planning permission...</i></p>