

Guide (14) Understanding your Land Charge Search Results

This guide explains what planning deals with and how to obtain your information as follows:

Planning Documents and Queries

Planning decision notices
S106 Agreements
Former County Council decisions & S106 agreements
Checking compliance, discharge & details of S106 agreements
Appeal documents
Checking planning application conditions discharged
Checking planning application conditions complied with
Enforcement Notices
Tree Preservation Orders
Listed building descriptions
Community Infrastructure Levy (CIL)

Where to find – click on the link

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[Page 1](#)
[Guidance and Documents](#)
www.bedford.gov.uk/s106agreements
[Page 1](#)
[Page 2](#)
[Page 2](#)
[Guidance and Documents](#)
[Documents and INDEX's](#)
[Documents](#)
www.bedford.gov.uk/CIL

For any other documentation or information not listed above: you will need to refer back to your search company for details of where in the Council the information was obtained so you can contact the correct department. *Planning does not deal with covenants or highways or Building control matters.*

How Planning Documents are stored

Bedford Borough Council store documents labelled by their planning reference number; this should be shown on your search. If you use any other reference or a date signed you will not find the relevant paperwork online. If the numbers have not been shown please contact your search company or you will need to search at www.bedford.gov.uk/searchplans Additional explanatory codes explaining what the document is have only been added to the labels more recently and multiple documents may have been scanned together as one, so please open, scroll down and check each one labelled with your number(s).

What the numbers look like:

From 1974:

(Year / unique 5 digit number / application type code) examples:

16/01234/FUL - planning application

19/01234/ENFNOT -enforcement

19/01234/REF - appeal

Before 1974: the format for the numbers are different depending on which planning authority was responsible for the application. For guidance on this please read these [explanatory notes](#)

S106 Agreements, Planning Decision Notices and Appeal decisions

It is essential you read the sections above: How documents are stored and what the numbers look like, before you click on [Decisions and S106 Agreements 1948 to present](#)

Essential information about S106 Agreements: these are all stored with the original planning Decision Notice labelled by the planning application number like this example: 16 01234 FUL. If you have the decision notice for an application identified on your search and the decision notice state(s) 'Permitted subject to a Legal Agreement' then the S106 will be online. Additional codes such as 'DN' and 'S106', have only been added to the labels more recently, there could be several documents displayed with your application number and the decision notice and S106 paperwork may have been scanned as one document, so please open, scroll down and check each one. Once you have your S106 document you can check the date signed.

Check planning application condition(s) have been discharged:

1. This is a self-service task and you will need the original planning application number(s) you wish to check the conditions have been discharged on. *Please read the section on page 1 called 'what the numbers look like' if you are unsure if you have the number or not.*
 - If you have the number(s) already please go to point 2 below.
 - If you do not have the number(s) you will need to find these on www.bedford.gov.uk/searchplans or refer back to the company who carried out your search.
 - Planning does not provide a checking service for conditions discharged.

2. For Conditions discharged on applications from 1995

- Click on the [SIMPLE SEARCH](#)
- Type in the original planning application number and click on 'search'.
- **A list of applications will appear, each entry contains the following information which you must check**
 - **The Proposal of Development**, this contains the proposal and the original planning application number you have just searched on and the condition number being discharged.
 - **The Address** of the application
 - **Ref No:** this is the planning reference for each application entry shown. For any discharged conditions this will be formatted as this example: 18/00858/AOC.
- Please check all pages of the list and note any relevant AOC application Ref No's you can then view the [decision notices](#) which are all stored in year and number order

Discharge of condition applications can only be viewed online once a decision has been made. If no information is available online then the condition has not been discharged. Planning does not provide confirmation.

For Older Conditions from 1948 – 2000 you need to check the original application File / Fiche at the Customer Services Centre Horne Lane, Bedford, MK40 1SJ. Please note that these records are not comprehensive.

Request a Condition Compliance check on planning applications:

Send a letter/e-mail with the following information

- Name, address, telephone number and e-mail address of the applicant;
- Original planning application number;
- List of the conditions and their numbers to be checked for compliance
- Details of the relevant properties to be checked.
- The checks will take 8 weeks to complete and a fee is applicable:
- Householder applications (extensions) £34 per application
- All other applications £116 per application
- This request will not confirm conditions have been discharged
- **(For s106 compliance please go to www.bedford.gov.uk/s106agreements)**