www.highpeak.gov.uk

**High Peak Borough Council**

*working for our community*

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS)(ENGLAND) REGULATIONS 2007

ADVERTISEMENT CONSENT

# PERMISSION

Applicant
PCT Healthcare Ltd
Peak Warehouse Smeckley Wood Close
Chesterfield
S41 9PZ

Agent
Peter & McAndrew & Co
46-48 Long Street
Middleton
manchester
M24 6UQ

Application no. HPK/2011/0054

Registered on 10/02/2011

Determined on 05/04/2011

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High Peak Borough Council hereby **PERMIT** this application for **ADVERTISEMENT CONSENT** for

**Signage at Unit 4 - 5 Thornbrook Road Chapel-En-Le-Frith**

in accordance with the submitted application, details and accompanying plans listed below and subject to the following conditions and reasons:-

**Conditions**

1. The consent hereby grants permission for the display of the advertisement(s) referred to in this notice for the period of five years from the date of this consent.

2. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

3. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

.....

Andy Ellis – Development Control Manager
High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 77 77 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

6. No advertisement shall be sited or displayed so as to -
(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

**Reasons**

1. Having regard to Regulation 14 (7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. In the interests of visual amenity as required by the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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6. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

**Summary of reasons for granting permission**

The decision to grant advertisement consent has been taken because the Council considers that the application has put forward a proposal that will not detract from the appearance of the existing building or wider area nor will the proposal cause harm to the safety of highway users.

The decision to grant consent has also been taken having regard to all other relevant material planning considerations and to the following relevant policies and proposals in the Development Plan.

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**Policies relevant to this decision**

**High Peak Local Plans Saved Policies**

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
Outdoor Advertisement Control
TR5 - Access, parking and design

**National Planning Policy**

Planning Policy Guidance 19 – Outdoor Advertisement Control

**Notes to Applicant**

None

**Plans**
The plans to which this permission refers are listed below:
210-53-03

**Please Note:** This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
(a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
(b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

The permission is granted in strict accordance with the approved plans. It should be noted however that:
(a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
(b) Variation to the approved plans will require the submission of a new planning application

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Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

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