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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

NOTICE OF PART APPROVAL / PART REFUSAL FOR ADVERTISEMENT CONSENT

PERMISSION

Applicant Mr Gareth Spiller
Taylor Wimpey Yorkshire
Sandpiper House Peel Avenue
Calder Park
Wakefield
WF2 7UA

Agent

Application no. HPK/2011/0141

Registered on 16/03/2011

Determined on 11/05/2011

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

Signage at Otterhole farm, St Johns Road Buxton

Sign 1 at vehicle entrance into site and adjacent to Plot 7
Sign 5 at vehicle entrance into site
Sign 7 comprising three flag poles adajcent to side elevaiton of Plot 7
Sign 15 comrising a banner sign attached to the fence forming the rear garden boundaries to Plots 7 and 104.

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 until 31st August 2012 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. 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.

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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. 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.

5. The advertisement/s hereby approved shall not be illuminated.

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.
4. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
5. In the interests of visual amenity, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

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 which would not harm either highway safety, visual amenity or the character and appearance of the Conservation Area.

The decision to grant planning permission 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.

In pursuance of its powers under the above Act and Regulations the Council also hereby REFUSES express consent for the display of the following advertisement(s)

At Otterhole farm,St Johns Road, Buxton

Sign 7 comprising 3 flag poles positioned adjacent to the temporary car park and opposite Plots 7 and 104.

For the following reason:

1. The flag poles in this location would result in a proliferation of adverts to the detriment of the visual amenity of the street scene, contrary to Planning Policy Guidance Note 19: Outdoor Advertisements and Policy GD4 of the High Peak Saved Local Plan Policies 2008.

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Plans
The plans to which this permission refers are listed below:
Location Plan
01
02

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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