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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

ADVERTISEMENT CONSENT

PERMISSION

Applicant
Peveril Securities Ltd
C/o Agent

Agent
RED Property Services
The Edge Business Centre Clowes Street
Manchester
M3 5NA

Application no. HPK/2011/0139

Registered on 17/03/2011

Determined on 23/05/2011

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

Signage at Howard Town Mill Victoria Street Glossop

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

Conditions

1. 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.
2. 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.
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.
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

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Andy Ellis – Development Control Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

5. Sign 1 hereby approved shall not be constructed otherwise than in complete accordance with the revised plans and specifications received by the local planning authority on 16th May 2011.
6. The consent hereby grants permission for the display of the advertisements referred to in this notice for the period of five years from the date of this consent.
7. The proposed sign shall have a luminosity not exceeding 800 candelas per square metre.
8. Notwithstanding the details shown on the approved plans the signage shall be externally lit only and there shall be no internal illumination of any of the signs unless otherwise agreed in writing with the Local Planning Authority.

Reasons

1. In the interests of visual amenity as required by the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
2. This condition is imposed to comply with the requirements 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. For the avoidance of doubt.
6. Having regard to Regulation 14 (7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
7. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
8. For the avoidance of doubt.

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 protects the amenities of the area and issues of highway safety.

The decision to grant advertisement 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

BC5 - Conservation Areas
BC8 - Settings of Listed Buildings
GD5 – Amenity

TC2 - Town Centre Environment
TC11 - Regeneration Areas in Glossop
TR5 - Access, parking and design

National Planning Policy

PPG19 Outdoor Advertisement Control

Plans
The plans to which this permission refers are listed below:
Location Plan
01Revised 16.05.11
02
Visual Close Up

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:

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(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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