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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 ADVERTISEMENT)(ENGLAND) REGULATIONS 2007

ADVERTISEMENT CONSENT

PERMISSION

Applicant Mr John Handy
Marks & Spencer
Third Floor The Point
35 North Wharf Road
London
W2 1NW

Agent NJSR Chartered Architects LLP
57-59
Highton Street
Southport
PR9 0PG

Application no. HPK/2011/0449

Registered on 15/08/2011

Determined on 10/10/2011

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

Proposed signage at 47 - 51 Spring Gardens Buxton

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.

.....
Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

4. 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.

5. 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.

6. Any light source associated with the advertisement(s) hereby permitted shall be screened to prevent glare to users of the highway.

7. 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.

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.

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

6. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

7. Having regard to Regulation 14 (7) 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 protects the visual amenities and character of the conservation area and issues of highway safety.
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.

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Policies relevant to this decision

High Peak Local Plans Saved Policies

BC5 - Conservation Areas
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
H5 - Housing within the Built up Area Boundaries
TC1 - Town Centres
TC2 - Town Centre Environment
TC11 - Regeneration Areas in Glossop
TC13 - Torr Vale Mill Regeneration Area
TC14 - Regeneration area at Hogs yard, Whaley Bridge
TC15 - Regeneration areas in Buxton

National Planning Policy

PPG19 Control of Outdoor Advertisements.

Notes to Applicant

None

Plans
The plans to which this Notice refers are listed below:
00003 Rev 03
05

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.

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(b) Variation to the approved plans will require the submission of a new planning application

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