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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
Britannia
Newton House Cheadle Road
Leek
ST13 5RG

Agent
Astley Signs
Redforrest House
Queens Court North
Team Valley
Gateshead
NE11 0BP

Application no. HPK/2011/0339

Registered on 28/06/2011

Determined on 29/03/2012

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

Signage at 34 High Street West Glossop

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

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission unless some other specific period has been indicated in other conditions given.

2. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

…….
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

3. 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.
4. 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.
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.
7. Any light source associated with the advertisement(s) hereby permitted shall be screened to prevent glare to users of the highway.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990 and section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of visual amenity and in accordance with policy GD5 of the Adopted High Peak Local Plan 2005, as required by the provisions of the Town and Country Planning (control of Advertisements) Regulations 1992.
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. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
6. This condition is imposed to comply with the requirements 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.

Summary of reasons for granting permission

The decision to grant planning permission has been taken because the Council considers that the application has put forward a proposal which would have a neutral impact on the appearance of the property and conservation area and does not prejudice highway safety.

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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.

Policies relevant to this decision

High Peak Local Plans Saved Policies

BC1 - External Materials
BC2 - Shop Fronts
BC5 - Conservation Areas
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC2 - Town Centre Environment
TR5 - Access, parking and design

National Planning Policy

PPG19 Outdoor Advert Control

PPS4 Economic Growth

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
Location Plan
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:

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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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