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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
Punch Taverns
Trent House Fradley Park
Lichfield
WS13 8RZ

Agent
Hartbrights
Leltex House
Longley Lane
Sharston
Manchester
M22 4SY

Application no. HPK/2012/0639

Registered on 08/11/2012

Determined on 28/12/2012

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

Proposed New Signage at 123 St Johns Road Buxton

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. 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.

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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. 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. Notwithstanding any details shown on the approved plans there shall be no part of any projecting sign within 0.5m from the nearside carriageway edge and there shall be minimum clearance of at least 2.6m measured from adjacent footway level to any part of the sign.
8. Any light source associated with the advertisement(s) hereby permitted shall be screened to prevent glare to users of the highway.
9. The proposed signage hereby approved shall have a luminosity not exceeding 600 candelas per square metre.

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

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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 that is visually acceptable to the host building, wider area and is not detrimental to amenity or 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.

Policies relevant to this decision

High Peak Local Plans Saved Policies

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity

National Planning Policy

Notes to Applicant

(1)The applicant shall contact Derbyshire County Council as the relevant Highway Authority for a licence under Section 178 of the Highways Act 1980 for all signage and lights which project over the public highway on both St Johns Road and Macclesfield Road.

(2)The applicant is advised that Traffic Management may be required to protect pedestrian safety on the adjacent footway and highway whilst the signs and lights are being secured to the premises. The applicant should contact Dave Bailey, Traffic Management for advice and procedure on telephone 01629 538686.

Plans

The plans to which this Notice refers are listed below:

Location Plan
Site Plan
01
02
03
04
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

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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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