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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 Tesco Stores Ltd
Cirrus Building Shire Park
Welwyn Garden City
AL7 1AB

Agent Darntonegs Limited
The Coach House
Monk Fryston Hall
Monk Fryston
Leeds
LS25 5DU

Application no. HPK/2013/0058

Registered on 31/01/2013

Determined on 27/03/2013

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

Proposed New Signage at Store and Petrol Station. New Window Vinyls, ATM Pod Signage and Colour Change and New Free Cut Letters. Timpson Pod Signage at Tesco Stores Ltd Wren Nest Road Glossop

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 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.

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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. 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 externally illuminated advertisement(s) hereby permitted shall be screened to prevent glare to users of the highway.

7. The gantry signs hereby approved (G2) and sinlgle promotional banner (PB) closest to the junction of High Street West and Glossop Brook Road, shall not be erected until the existing corresponding sign in each case is first removed.

8. Notwithstanding the plans as submitted this permission approves all signage other than that marked 'PB' facing directly onto High Street West and that marked 'PB' closest to the junction with Wrens Nest Road and Glossop Brook Road indicated in plan 8624(90) 3 Revision A.

9. The intensity of illumination of the illuminated signs hereby approved shall be no greater than that recommended by the Institution of Lighting Engineers, for a sign within Zone E3, in their Technical Report No.5 (Third Edition).

Reasons

1. Having regard to Regulation 13 (5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

2. 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. In the interests of visual amenity in accordance with saved policy GD4 of the Local Plan.

8. In the interests of visual amenity in accordance with saved policy GD4 of the Local Plan.

…….
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9. In the interest of ameity of neighbours in accordance with saved policy GD4 of teh Local Plan.

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 subject to conditions would not be to the significant detriment of the character of the locality or amenity of neighbours.

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

GD4 - Character Form and Design
GD5 – Amenity

TR5-Access, Parking, Design

In accordance with Article 31 (1) (cc) of the Town and Country Planning (Development Managament Procedure)(England)(Amndment No.2) Order 2012, The Council has sought and negotiated, through amendment, a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

Notes to Applicant

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

Location Plan

8624(SG) 01(Revised to show single gantry G2 only)
8624 (SG) 02
8624 (SG) 04
8624 (90) 01A
8624 (90) 03
8624 (20) 01 Rev A

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

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Planning Applications Manager

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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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