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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
Lloyds Banking Group
PO Box 112 Canons House Canons Way
Bristol
BS99 7LB

Agent
Mersons Signs
2 Young Place
Kelvin Industrial Estate
East Kilbridge
G75 0TD

Application no. HPK/2013/0129

Registered on 08/03/2013

Determined on 02/05/2013

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

Proposed Replacement of Existing Signage at 14 16 Union Road New Mills

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

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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
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amenity.

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. Notwithstanding the layout shown in the photomontage, sign 4 shall shall not be installed untill the existing sign positioned on the opening above the ATM unit has been permanently removed.

Reasons

1. Having regard to Regulation 14 (7) 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. To prevent harm to the appearance of the site and its surroundings including the Conservation Area as a result of a poorly designed, cluttered appearance which would contravene High Peak saved Local Plan Policy GD4, GD5, BE1 and BC5.

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 contributes to the vitality of the town centre area without harming the appearance of its surroundings including Conservation Area.

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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
BC3 - Security Measures
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC2 - Town Centre Environment
TR5 - Access, parking and design

National Planning Policy

National Planning Policy Framework sections 7 and 12

Notes to Applicant

The Local Planning Authority has worked with the applicant to ensure that this proposal confirms to the policies of the High Peak Local Plan and section 7 of the National Planning Policy Framework.

Plans
The plans to which this Notice refers are listed below:
Location Plan
Plan 01 Rev B
Plan 02 Rev B

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.

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Planning Applications Manager

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(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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