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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
William Hill Organisation Ltd
Property Department PO Box 170
Leeds

Agent
Steven Abbott Associates LLP
Broadsword House
2 Stonecrop
North Quarry Business Park
Appley Bridge
WN6 9DL

Application no. HPK/2013/0508

Registered on 06/09/2013

Determined on 31/10/2013

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

Proposed advertisement consent at 7 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 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. 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. The proposed signage shall have a luminosity not exceeding 600 candelas per square metre.

7. No advertisement shall be displayed until samples of the materials to be used in the construction of the external surfaces of the approved signs hereby permitted have been submitted to and approved in writing by the local planning authority. The advertisements shall be displayed in accordance with the approved details.

8. Notwithstanding any details shown on the approved plans prior to the display of the advertisements hereby approved a detailed section plan and full specification of the lighting trough for the fascia and projecting sign hereby permitted shall be submitted to and approved in writing by the local planning authority. The advertisements and illumination method shall be displayed in accordance with the approved details.

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

10. The proposed projecting sign and any associated apparatus shall have a minimum overhead clearance of 2.6m to any footway.

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.

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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 Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

8. In the interests of visual amenity, in accordance with Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) 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.

10. 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 also been taken having regard to all other relevant material planning considerations and to the following relevant policies and proposals in the Development Plan.

The Council has negotiated a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

Policies relevant to this decision

High Peak Local Plans Saved Policies

BC1 - External Materials
BC2 - Shop Fronts
BC5 - Conservation Areas
BC7 - Alterations and Extensions to Listed Buildings
BC8 - Settings of Listed Buildings
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC2 - Town Centre Environment

National Planning Policy

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Notes to Applicant

This consent relates to the display of advertisements and does not grant any planning permission or listed building consent for the display of the advertisements or any other proposed works shown on the plans.

Plans

The plans to which this Notice refers are listed below:

Location Plan
Drg.06
FINAL-N-NL-0453-201F

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

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