

Miss Richardson
40 Eaton Avenue
Preston
Lancs
PR7 7NA



High Peak Borough Council
working for our community

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40 Eaton Avenue
Preston
Lancs
PR7 7NA

Application no: HPK/2016/0053

Determined on: 20/04/2016

Town and Country Planning Act 1990
Planning and Compensation Act 1991
Town and Country Planning (Control of Advertisement) (England) Regulations 2007

REFUSAL OF CONSENT TO DISPLAY AN ADVERTISEMENT

Location of Development:

Palace Hotel Palace Road Buxton Derbyshire SK17 6AG

Description of Development:

Advertisement consent for 14 No. signs

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY REFUSE CONSENT** for the display of advertisements described above in accordance with plans ref: C-14267-001 RevA, C-14267-002 RevA, C-0000-001 RevA, C-0000-003 RevA

1. The proposed signs, by virtue of their number siting, size, appearance and design will neither conserve or enhance the special historic significance of the Palace Hotel Grade II Listed building and its setting or the Buxton Central Conservation Area, contrary to Policies S7, EQ5 and EQ6 of the High Peak Local Plan (2016) and Paragraphs 67, 129, 131 and 137 of the National Planning Policy Framework.

Informative

None

X *B.J. Haywood*

Signed by: Haywood, Ben

Signed on behalf of High Peak Borough Council

P O Box 136 Buxton SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262





NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
3. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.