

TJ Morris Ltd
Axis Business Park
Portal Way
Liverpool
Merseyside
L11 0JA



High Peak Borough Council
working for our community

Mrs Joanne Morgan
Chartwell PM
15 Meridan Business Village
Hunts Cross
Liverpool
Merseyside
L24 9LG

Axis business Park Portal Way
Liverpool
Merseyside
L11 0JA

Application no: HPK/2017/0188

Determined on: 13/06/2017

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

PART REFUSAL / PART APPROVAL OF CONSENT TO DISPLAY AN ADVERTISEMENT

Location of Development:

1 Brookfield Road Brookfield Dinting Glossop Derbyshire SK13 6JF

Description of Development:

Advertisement consent for 2no fascia 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: 16/1032/111 16/1032/108 for the following reason

The two proposed fascia signs, by virtue of their size, design and siting would be detrimental to the appearance of the immediate area and the sign for the side elevation of the building, facing the road would appear intrusive to the occupants of dwellings to the east of the site on the north-east side of Brookfield Road and would harm the residential amenities of the area. The application would therefore be contrary to policy EQ6 'Design and Place Making' of the High Peak Local Plan (adopted April 2016) and would not be in line with government planning guidance contained in Section 7 'Requiring Good Design' of the National Planning Policy Framework (NPPF).

Description of Development:

Advertisement consent for 1no totem sign





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In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANT CONSENT** for the display of advertisements described above in accordance with plans ref: 16/1032/111 16/1032/108 subject to the following condition(s):

1. The external illumination of the signs shall not exceed 200 candella's per square metre.

Reason:- In the interests of residential amenity.

2. a) Any advertisements displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
- b) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
- c) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
- d) 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.
- e) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason:- The above conditions a) - e) are standard conditions under the Town and Country Planning (Control of Advertisements) Regulations 1992, and in the interests of the character of the Conservation Area.

Informative

It is considered that the fascia sign proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been discussed with the applicant with a view to seeking solutions, although such solutions have not been possible as the applicant has declined to amend the application.

X *B.J. Haywood*

Signed by: Ben Haywood

Signed on behalf of High Peak Borough Council



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.