

Co-op Food  
1 Angel Square  
Manchester  
M60 0AG





**High Peak Borough Council**  
*working for our community*

Miss Katarzyna Rozanska  
Futurama Signs  
Lockwood Court Middleton Grove  
Leeds  
LS11 5TY

Co-op Food 1 Angel Square  
Manchester  
M60 0AG

Application no: HPK/2017/0350

Determined on: 6<sup>TH</sup> September 2017

**Town and Country Planning Act 1990  
Planning and Compensation Act 1991**

**Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended)**

**GRANT OF CONSENT TO DISPLAY AN ADVERTISEMENT**

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation other than Section 220 of the Town and Country Planning Act, 1990.

**Location of Development:**

1-7 Buxton Road Whaley Bridge Derbyshire SK23 7HT

**Description of Development:**

Proposed replacement signage

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANT CONSENT** for the display of advertisements for the development described above subject to the following condition(s):

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.

Reason:- To comply with Regulation 14 of The Town and Country Planning (Control of Advertisements)(England) Regulations 2007, as amended, and in the interests of amenity.

2. The work hereby granted advertisement consent shall be carried out in accordance with the following approved plans: Location Plan and P3F5M2 Rev2 Drawings 1-9 received by the Local Planning Authority on 14th August 2017.

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance the National Planning Policy Framework.

3. 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.





## High Peak Borough Council

*working for our community*

Reasons:- In the interests of visual amenity as required by the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. 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.

Reasons:- This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. 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.

Reasons:- This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. 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.

Reasons:- This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7. The intensity of the illumination of the advertisements(s) hereby approved shall be screened to prevent glare to users of the highway.

Reason:- In the interests of amenity and highway safety in accordance with Policies EQ6 and CF6 of the High Peak Local Plan 2016 and Paragraph 17 of the National Planning Policy Framework.

8. The advertisement/s hereby approved shall not be illuminated with the exception of Fascia Signs B & D and projecting sign E where the illumination shall be static and shall not exceed 1000 candelas per square metre.

Reason:- In the interests of amenity in accordance with Policy EQ6 of the High Peak Local Plan 2016 and paragraph 17 of the National Planning Policy Framework.

### **Informatives**

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



**High Peak Borough Council**  
*working for our community*

06/09/2017

X *B.J. Haywood*

---

Signed by: Ben Haywood

**On behalf of High Peak Borough Council**





**NOTES**

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section.
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.
3. 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](http://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.
4. 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.
5. 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.
6. 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.
7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning



## High Peak Borough Council

*working for our community*

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 <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>.

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.

8. 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.
9. Developers should also be aware of the provisions of the Gas Safety Regulations 1972 and Gas Safety (Installation and Use) Regulations 1984. It is possible that the existing gas service pipe which lies within the area of the proposed extension of alterations which will contravene the provisions of these Regulations. It is necessary that you contact British Gas, North West House, Gould Street, Manchester, M4 4DJ, who will advise if the existing gas service pipe requires alterations.