

Mr Crouch
Gorgemead Ltd
Lynstock House
Lynstock Way
Bolton
BL6 4SA



High Peak Borough Council
working for our community

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Application no: HPK/2017/0638

Determined on: 09.03.2018

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

**PART APPROVAL / PART REFUSAL OF CONSENT TO DISPLAY AN
ADVERTISEMENT**

Location of Development:

77 High Street East Glossop Derbyshire SK13 8PN

Description of Development:

Fascia sign(s) to rear and gable elevations

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: Location Plan 1:1250, Site Plan 1:200, Proposed Elevations 1:100, Front 1:20, Side 1:20, Rear 1:20, Hanging Sign 1:10, Proposed elevations – photos, Existing and Proposed Fascias page 1 of 2, for the following reason(s):

1. The proposed fascia signs to the side and rear elevations, by reason of their visual appearance and siting will result in material harm to the amenity of the Howard Town Conservation Area and given that there are other signs to the building there are no public benefits presented that would outweigh the harm to the heritage asset. The proposals are therefore contrary to the terms of Policy EQ7 of the High Peak Local Plan 2016 and Paragraphs 67, 131 and 134 of the National Planning Policy Framework.

Description of Development:

Fascia sign to front elevation and Projecting or hanging sign(s) 2

In pursuance of their power under the above mentioned Act, High Peak Planning Authority, **HEREBY GRANT CONSENT** for the display of advertisements described above in accordance with plans ref: Location Plan 1:1250, Site Plan 1:200, Proposed Elevations 1:100, Front 1:20, Side 1:20, Rear 1:20, Hanging Sign 1:10, Proposed





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elevations – photos, Existing and Proposed Fascias page 1 of 2, subject to the following conditions:

- 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.

Informatives

Prior to the determination of the application the Council advised the applicant that the principle of Fascia sign(s) to rear and gable elevations is unsustainable and did not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

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.

X 

Signed by: Jane Colley

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.