
From: Michael Green <>
Sent: 17 November 2023 18:06
To: Stannard, James
Subject: Re: HPK/2023/0367 - Siverlands, Buxton FC - Scoreboard
Attachments: Scoreboard from Woodside access road.jpg

Hi James, my apologies for the time taken to progress this matter and if you should require a further extension of time then please advise. The following is the Club's response, seeking to address your concerns and issues raised by Highways and Environmental Health as far as possible:

The primary purpose of the scoreboard is to present football match-day information for spectators such as teams, substitutes, officials, scores during first team and other football matches. The screen may also be used when hosting community / charity events. Occasionally moving images may be used but primarily not.

The Club has undertaken recent measurement of the actual luminance levels of the scoreboard and floodlights during night time football match conditions. The luminance level of the floodlights, at 70m distance, was measured at 53,900 cd/m² and the attached photograph shows the relative visual impact of the scoreboard and adjacent floodlight. The luminance level of the scoreboard was found to be very substantially less than the floodlight, varying between 2,200 cd/m² and 3,500 cd/m², measured at 2m distance from the scoreboard. This is well below the maximum capability of the scoreboard as set out in the submitted 'LED Synergy' document. A maximum luminance level could be conditioned, and the Club suggests 4000cd/m² to give a degree of latitude, and is well below the maximum level possible mentioned in the document and which appears to concern Highways.

The position of the scoreboard is such that it faces into the ground itself rather than externally and the screen does not face any of the adjacent neighbouring residential properties.

In addition the Club is able to accept a condition which aligns the use of the scoreboard to the times permitted for the use of the floodlights under condition 1 of planning permission HPK/2018/0496. Therefore no later than 22.00hrs Monday to Friday and Sundays and 20.00hrs on a Saturdays but also to include the excepted cup match provision. In response to Environmental Health comments, the Club would wish to have reasonable maximum times to operate the scoreboard before the commencement of use/events at the pitch/site, and also afterwards, all within the permitted times of use for the floodlights. These 'before and 'after' times are important for the Club to be able to utilise the scoreboard to convey not only match related information but also practical/security etc information to fans and others present on the site. It is stressed, though, that in practice the scoreboard will not be in use for the vast majority of the time the site is in operation.

The scoreboard does not emit any audible noise.

It is also confirmed the top section of the structure, which contains the wording 'Buxton FC' on the submitted drawing no. L684 11, is not part of the electronic scoreboard. This section of the structure contains non-illuminated general advertising only and which could be secured by condition.

I will be happy to provide anything further as required and to liaise regarding the offer of a site visit at your convenience when the Club can show the scoreboard in true operating conditions.

Regards,
Mike

From: Michael Green

Sent: 17 November 2023 15:24

To: Stannard, James <>

Subject: Re: HPK/2023/0367 - Siverlands, Buxton FC - Scoreboard

Hi James, I now have final instructions from the Club so I will get this over to you later today, might be this evening. One thing they did stress is that they would be very happy to show you the scoreboard in true operating conditions, at any time to suit you, so can you please give this some consideration and let me know so arrangements can be made. They don't want any social media images, which are produced using certain photographic techniques, to skew your judgement.

I will come back shortly with the updates as required.

Regards,

Mike

Sent from my iPad

On 17 Nov 2023, at 13:48, Michael Green <> wrote:

Hi James, I am expecting to hear from the Club later this afternoon so hopefully will be able to email to you over the weekend.

Regards,

Mike

Sent from [Outlook for iOS](#)

From: Stannard, James <>

Sent: Thursday, November 16, 2023 1:21 pm

To: 'Michael Green' <>

Subject: RE: HPK/2023/0367 - Siverlands, Buxton FC - Scoreboard

Hi Mike

I've still had nothing further since I first raised the issue some time ago now. Can you please provide the requested info as a matter of urgency please.

I did see on social media the other day a photo on the club's account showing the scoreboard at a night game and I have to say it was much brighter than I would anticipate for this size of stadia (speaking as someone who has been to countless grounds at all levels).

Look forward to hearing from you in due course.

Regards

James Stannard Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

Tel:

www.highpeak.gov.uk | Follow HPBC on [Twitter](#) | [Facebook](#)

www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)

Please note that my working days are Monday-Thursday

From: Michael Green <>

Sent: Monday, November 6, 2023 9:22 AM

To: Stannard, James <> **Subject:** Re: HPK/2023/0367 - Siverlands, Buxton FC - Scoreboard Thanks James, yes extension agreed.

Regards,

Mike

Sent from [Outlook for iOS](#)

From: Stannard, James <>

Sent: Monday, November 6, 2023 8:44:16 AM

To: 'Michael Green' <>

Subject: RE: HPK/2023/0367 - Siverlands, Buxton FC - Scoreboard

Good Morning Mike

Thank you for the update. Given that we will need to re-consult Environmental Health in connection with any additional information I would suggest that we agree a further extension of time of two weeks until 27th November to allow matters to be concluded.

Could you confirm your agreement to this extension of time?

Kind Regards

James Stannard Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

Tel:

www.highpeak.gov.uk | Follow HPBC on [Twitter](#) | [Facebook](#)

www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)

Please note that my working days are Monday-Thursday

From: Michael Green <>

Sent: Friday, November 3, 2023 3:41 PM

To: Stannard, James <>

Subject: FW: HPK/2023/0367 - Siverlands, Buxton FC - Scoreboard

Hello James, just a brief update. I have now provided the applicant with an analysis and summary of the technical and other information they have sent to me, for them to agree and sign off, before I forward to you. They are usually quick at responding so once I hear back from them I will be able to update you further.

Regards,

Mike

Sent from [Mail](#) for Windows

From: Michael Green <>

Sent: Tuesday, October 31, 2023 10:10:42 AM

To: Stannard, James <>

Subject: RE: HPK/2023/0367 - Siverlands, Buxton FC - Scoreboard

Morning James, I have enquired with the applicant. I know they have been working with the supplier and measuring actual light levels on live match days. I will keep chasing.

Regards,

Mike

Sent from [Mail](#) for Windows

From: [Stannard, James](#)

Sent: 30 October 2023 11:55

To: [Michael Green](#)

Subject: RE: HPK/2023/0367 - Siverlands, Buxton FC - Scoreboard

Hi Mike

Have you any updates for me please on further information required in connection with the above application?

Kind Regards

James Stannard Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

Tel:

www.highpeak.gov.uk | Follow HPBC on [Twitter](#) | [Facebook](#)

Please note that my working days are Monday-Thursday

From: Stannard, James

Sent: Monday, October 23, 2023 1:20 PM

To: 'Michael Green' <>

Subject: RE: HPK/2023/0367 - Siverlands, Buxton FC - Scoreboard

Good Afternoon Mike

Thanks for the email. Yes a three weeks extension of time from today until 13th November is agreed to address the outstanding queries and potential impacts raised.

Kind Regards

James Stannard Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

Tel:

www.highpeak.gov.uk | Follow HPBC on [Twitter](#) | [Facebook](#)

www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)

Please note that my working days are Monday-Thursday

From: Michael Green <>

Sent: Wednesday, October 18, 2023 4:51 PM

To: Stannard, James <>

Subject: Re: HPK/2023/0367 - Siverlands, Buxton FC - Scoreboard

Hello James , thanks for your email. I have discussed this at length with the football club a few days ago. They are keen to respond positively on all the issues raised and are taking advice from the scoreboard supplier to see what can be done with the electronics. I can't be sure how long this will take so shall we agree a three weeks extension of time? In the meantime I will let the club know of the need to make progress.

Regards,

Mike

Sent from [Outlook for iOS](#)

<image001.png>

From: Stannard, James <J>

Sent: Wednesday, October 18, 2023 2:57:00 PM

To: 'Michael Green' <>

Subject: RE: HPK/2023/0367 - Siverlands, Buxton FC - Scoreboard

Good Afternoon Mike

I haven't heard anything further from you since last Wednesday.

Can you please provide further plans/drawings/information at your earliest convenience?

Please advise if we need to agree a short time extension beyond 24th October.

Kind Regards

James Stannard MRTPI

Planning Officer

High Peak Borough Council and Staffordshire Moorlands District Council

Tel:

Mobile:

Email:

Please note that my working days are Monday-Thursday

From: Michael Green <>

Sent: Wednesday, October 11, 2023 1:56 PM

To: Stannard, James <>

Subject: Re: HPK/2023/0367 - Siverlands, Buxton FC - Scoreboard

Thank you James, I have forwarded to the applicant for their attention and once I have updates I will come back. What I have just been informed about is that the top section of the scoreboard is not part of the illuminated area so that should help with Highways

concerns ie less of it visible above the boundary wall. I will forward a drawing to identify the relevant area.

Regards,

Mike

<image001.png>

From: Stannard, James <>

Sent: 11 October 2023 11:31

To: ' <>

Subject: RE: HPK/2023/0367 - Siverlands, Buxton FC - Scoreboard

Mr Green

Further to my previous email, please see below comments from the Highways Authority:

“the luminance levels are quoted as being 6000 cd/m2; the usual maximum luminance levels for illuminated signs adjacent to the highway is 800 to 1000cd/m2, for signs below 10 m2 depending on location or 600 cd/m2 for signs over 10 m2. Having assessed the location of the sign/scoreboard, it is unlikely that the sign would be an distraction or would present a hazard to motorists when taking account of the high boundary walls and stands; however, the sheer luminance level of the sign at 6000cd/m2 is a concern and some clarification is requested from the applicant/agent about the need for such a significant brightness. In addition, the application states that the sign/scoreboard will include advertisements – clarification is requested on the type of advertisements i.e. will they have moving images for instance and when will these advertisements be shown e.g. only during match times or on other occasions?”

I would be grateful if you would respond to these comments and provide clarification as requested at your earliest convenience.

Kind Regards

James Stannard MRTPI

Planning Officer

High Peak Borough Council and Staffordshire Moorlands District Council

Tel:

Mobile:

Email:

Please note that my working days are Monday-Thursday

From: Stannard, James

Sent: Wednesday, October 11, 2023 11:12 AM

To: 'mgreen18@outlook.com' <>

Subject: HPK/2023/0367 - Siverlands, Buxton FC - Scoreboard

Good Morning Mr Green

With regards to your part retrospective application for Advertisement Consent for the Scoreboard, I want to query Section on the Application Form regarding the 'Advertisement Period', which states the period essentially being one day.

Can you provide clarification on this point and submit a revised Application Form to correct this point?

Kind Regards

James Stannard MRTPI

Planning Officer

High Peak Borough Council and Staffordshire Moorlands District Council

Tel:

Mobile:

Email: j

Please note that my working days are Monday-Thursday

<image002.png>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

<image002.png>

<image002.png>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

<image002.png>

<image003.png>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

<image003.png>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
