



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

Mr Michael Green  
Michael Green Planning Services  
Lapwing House Longreave Lane  
Bakewell  
Derbyshire  
DE45 1NQ

Mr Hopkins  
Tarmac Silverlands Stadium Silverlands  
Buxton  
Derbyshire

Application no: HPK/2023/0367

Determined on: 23<sup>rd</sup> January 2024

**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:**

Football Ground Silverlands Buxton Derbyshire SK17 6QH

### **Description of Development:**

Electronic scoreboard to display information on match days and at other times when football ground in use for other activities and to include other advertising.

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 submitted plans and documents: Location Plan (Ref: L684-01); Block Plan (Ref: L684-10); Plans and Elevations (Ref: L684-11); Lighting Details; Technical Specifications.

1. The scoreboard, by virtue of its scale, height, visual appearance and proximity to nearby neighbouring residential properties, is judged to result in an unacceptable adverse impact upon the amenity and living conditions of neighbouring properties with regards to being overbearing and visually intrusive, and would detract from the character and appearance of the area contrary to Local Plan Policies S1 and EQ6, and relevant paragraphs contained under Chapter 12 of the National Planning Policy Framework. The application thus constitute an unsustainable form of development contrary to Local Plan Policy S1a and paragraph 11 of the National Planning Policy Framework.

### **Informative**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. However, it was not possible to suggest amendments to overcome the harm identified above

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](mailto:customer-services@highpeak.gov.uk) Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)  
Mobile Text No. 078 0000 2262





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X *B.J. Haywood*

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Signed by: Ben Haywood

**Signed on behalf of High Peak Borough Council**





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### 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](http://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.

