

From: planningcomments@highpeak.gov.uk
Sent: 16 May 2026 10:56
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2026/0086 Site Address: Hague Bar Works Hague Bar New Mills Derbyshire SK22
3AT High Peak Comments by: Thomas Pickford
From:

Hague Bar
New Mills
High Peak

SK22 3AR

Phone:

Email:

Submission: Objection

Comments: The Applicant was previously given retrospective permission (HPK/2023/0553) for the addition of this large-scale, modern commercial signage having installed it without submitting an application. This received objection from a neighbour directly overlooking the signage, objecting to the signage and its illumination in particular.

The granting conditions were clear that while the sign could be kept, the illumination was not in-keeping with the area whatsoever. I agree fully that it does not comply with policies EQ3 and EQ6 of the Local Plan and the aim to protect amenity through sensitive siting and good design within Chapter 12 of the NPPF.

Report stated:

¿This site is in the Green Belt and has neighbouring residential properties. The site is industrial, not open to customers at the weekend and after 5pm, and there are no other illuminated signs nearby. Illuminance will be visible intrusion in a Green Belt location, an alien feature for the locality and causing nuisance/distraction to neighbouring residential properties and adversely affecting openness and having an urbanising effect.

¿The signage is considered acceptable in terms of its size and position, it is the illuminated nature of the advertisement that is objected to as it would be prominent and conspicuous when viewed by nearby residents in the hours of darkness. The immediate area is characterised by a mixture of commercial and residential properties which mainly have muted tones. There is a distinct absence of illuminated advertisements in the area. The illuminated images would appear in direct and unacceptable contrast to the mainly muted tones of the nearby buildings.

Whilst there are streetlights along the roadside, they are slim-line in appearance and are not seen as dominant features in the street-scene. The illumination highlights the sign to make it appear prominent and bright on the skyline. Overall, it would be seen as a harsh and lurid addition to this part of the semi-rural landscape.

Policy EQ3 - Rural Development states that outside the settlement boundaries and sites allocated for development as defined on the Policies Map, including the Green Belt, the Council will seek to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance, and integrity of the historic and cultural environment.

Whilst it is accepted that the applicant seeks to raise the visible presence of his business on site, the need for the addition of illumination does not appear justified, especially as the site is not operational after 5pm. It is not necessary to publicise the presence of Tecties on site after opening hours, when it is inevitable that the glow of the lighting will be visible from beyond the immediate vicinity, causing irritation and nuisance to residential neighbours during the hours of darkness.

The proposal is considered not to comply with policies EQ3 and EQ6 of the Local Plan and the aim to protect amenity through sensitive siting and good design within Chapter 12 of the NPPF.

Decision stated:

3. Notwithstanding details relating to illumination on the approved plans and application form, the illumination source is hereby not approved. The sign shall be non-illuminated at all times.

Reason: - In the interests of amenity in accordance with Policy EQ6 of the High Peak Local Plan 2016 and paragraph 141 of the National Planning Policy Framework (2023).

The Applicant then turned off the sign only to re-illuminate it soon after, flouting the clear conditions of their retrospective planning permission and showing no regard for the planning processes which are in place for a reason. This was reported as a breach of the planning conditions and the council took action, only for the sign to remain illuminated and then this secondary application to be submitted, clearly thinking they are above the process.

Unnecessary lighting like this contributes to the decline of dark spaces and has a wholly negative effect on wildlife. The charity Buglife states:

Exhaustion, increased predation, and a disrupted ability to navigate are just some of the reasons why up to a third of insects attracted to lights die.

¿Attraction to light isn't the only consequence of light pollution. Artificial light is known to have numerous direct and indirect effects on our insect populations affecting almost every aspect of their lives. Impacts are seen in mating, feeding, navigating, development and even their ability to hatch at the correct time.

¿Two-thirds of invertebrates are partially or wholly nocturnal, and even diurnal species can be impacted by the loss of their night. The situation is so serious that light pollution is reducing the nocturnal pollinator visits to flowers by 62% in some areas.¿

In this case the signage has absolutely no reason to be illuminated other than for the owner's own apparent ego, and it is laughable they have paid purely to keep the illumination in an area where this is totally incongruous. The business does not operate in darkness save for a couple of hours in darkest winter, and is not the type of business to require the pull of passing trade such a sign might seek to garner. It brings, to the largely 1800/1900s and quite characterful area of Hague Bar, all the charm of a modern trading estate, or a roadside McDonalds drive thru.

In all these respects it is again unnecessary and incongruous to have this sign illuminated and should be refused. In fact, the determination should this time make clear that the illumination not just be turned off but be removed altogether, as the Applicant has shown they have a repeated disregard for planning conditions.

I live locally and am not the original objector but do not wish to give my house number due to potential reprisals; I simply care for the preservation of our rare semi-rural hamlet in an increasingly urbanised landscape.

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>
