



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS)(ENGLAND)
REGULATIONS 2007

ADVERTISEMENT CONSENT

Notice of Part Approval/Part Refusal

Applicant	Tesco Stores Limited Cirrus Building B Shire Park Welwyn Garden City AC7 1AB	Application no. HPK/2007/0986 Registered on 13/12/2007 Determined on 07/02/2008
Agent	A J Cocker Associates New Century House 176 Drake Street Rochdale OL16 1UP	

High Peak Borough Council hereby **PERMIT** this application for **ADVERTISEMENT CONSENT** for

**Window graphics, fascia signs, gantry signs, vinyls etc. at Tesco Stores Bridgemont
Bridgemont Whaley Bridge ref JC DV1 PB W1 G1 SD D1 D2 D3 D4 and ST on drawing
number 35.55.01 and the interior vinyl graphics and Tesco Log shown on plan ref
35.55.02**

in accordance with the submitted application, details and accompanying plans listed below and subject to the following conditions and reasons:-

Conditions

1. Notwithstanding the details shown on the submitted plans this consent relates to the elements of signage with the notation JC DV1 PB W1 G1 SD D1 D2 D3 D4 and ST on drawing number 35.55.01 and the interior vinyl graphics and Tesco Log shown on plan ref 35.55.02 and does not confer consent upon the directional sign labelled AD1 on plan 35.55.01 or the vinyl graphic labelled vinyl X proposed for the side elevation and shown on plan ref 35.55.02.

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Adrian Fisher
Head of Planning & Development

2. 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.
3. 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.
4. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
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.
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.
7. The advertisement/s hereby approved shall not be illuminated.
8. 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.

In pursuance of its powers under the above Act and Regulations, the Council hereby **REFUSES** to grant express consent for the display of the following advertisements :

the directional sign labelled AD1 on plan 35.55.01 or the vinyl graphic labelled vinyl proposed for the side elevation and shown on plan ref 35.55.02.

for the following reasons :

The proposed signs, by reason of their size and location would be unacceptably visually intrusive to the detriment to the visual amenities of the area.

Reasons

1. In the interests of visual amenity and for the avoidance of doubt.
2. In the interests of visual in accordance with policy GD5 of the Adopted High Peak Local Plan 2005, and as required by the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
3. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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 Adrian Fisher
 Head of Planning & Development

High Peak Borough Council Planning and Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
 Tel 0845 129 77 77 Fax 01457 860290 Minicom 0845 129 48 76
 E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

4. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
5. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
6. This condition is imposed to comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
7. In the interests of visual amenity. In accordance with Policy GD5 of the Adopted High Peak Local Plan 2005.
8. Having regard to Regulation 14 (7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Notes to Applicant

Plans

The plans to which this decision refers are listed below:

3412 paglc.dgn
35.55.01
35.55.02
35.55.03

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NOTES

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Office of the Deputy Prime Minister in accordance with Section 78 & 79 of the Town and Country Planning Act 1990. **You can appeal within 8 Weeks of the date of this decision.** The Office of the Deputy Prime Minister has power to allow a longer period for the giving of a notice but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal, if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Office of the Deputy Prime Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 137 & 138 of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
4. This permission relates to planning control only. Approval under the Building Regulations may also be required from this authority. Any other statutory consent necessary must be obtained from the appropriate authority.
5. If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0117 3728000, fax. 0117 – 3728624.
6. 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 the strengthening of a footway, as the Authority considers necessary, or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority, Derbyshire County Council at County Hall, Matlock, Derbyshire, tel. 01629 580000.
7. Developers should be aware of their statutory obligations with regard to access to buildings and their surroundings, in particular:

Building Regulations 2000 Approved Document M, 1999 Edition
The Work Place (Health, Safety & Welfare) Regulations 1992
The Disability Discrimination Act 1995
The Disability Discrimination (Employment) Regulations 1996

8. 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.