STAFFORDSHIRE moorlands DISTRICT COUNCIL

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M Lounds
Lounds Assocaites
The Harness Room
Crown Yard
Wirksworth
DE4 4ET

O'Connor
38/40 North End
Wirksworth
DE4 4FG

Application no: SMD/2020/0204

Determined on: 21/10/2020

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended)

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:
Existing pedestrian access from Stockwel Street to Leek College, Stockwell Street, Leek, Staffordshire, ST13 6DP
(land shown edged red on the 'LOCATION PLAN' submitted with the application)

Description of Development:
Installation of archway over existing pedestrian access to college from Stockwell Street and erection of stainless steel supports and frames for the purposes of displaying three sign panels above the dwarf wall.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. On the commencement of the development the first works carried out shall be to remove all existing adverts, signage and their supporting structures from the land that is shown edged red on the Exisitng elevations and site plan submitted with the application.

Reason:- To avoid a proliferation of signgae and to ensure that the new development is carried out as a replacement.

3. The development permitted and described above shall only be carried out in complete accordance with the drawn and written details shown and included in the document 'Symbolism in the design' and on the drawings referenced or numbered: LOCATION PLAN; Layout Ground Level Plan Drawing – 02; Front elevation view of Stockwell Street Drawing 03; Leek arch details_000103 ART GATEWAY 17/06/20; and Proposed Sign Panel details_000116 4/08/20.

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

4. The stainless steel supports and frames shown on the drawing 'Proposed Sign Panel details_000116 4/08/20' and permitted as part of this planning permission shall not be erected or installed until an advertisement consent has been applied for and granted by the Local Planning Authority for the graphics and detail of the advertisements/signs to be dispalyed in each of the three panels. The sign strcuture shall only be installed after consent has been granted and completed accordingy with the installation of the approved display and shall thereafter only be used to display those advertisements/signs under the terms of that consent.

Reason: To maintain control over the detail and graphic of a display that has yet to be confirmed and ensure a satisfactorary appearance.

5. The single central bollard to be mounted in the access shall be one of the existing Corten Steel Bollards that shall be moved and resused (or an identical replacement).

Reason:- To ensure a satisfactory appearance for that feature that is not specifically detailed on any of the approved plans.

6. The signs and structures to be installed and erected in accordance with this planning permission shall at no time be illuminated by any artificial light source. At no time shall any light or lamp be placed on any structure or the ground within the land that is shown edged red on the LOCATION PLAN submitted with the application without the prior written approval of the Local Planning Authority.

Reason:- To prevent light intrusion within the public realm.

Informative

The proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene. As the application was considered acceptable there was no need for any negotiation or amendment as would otherwise be advocated within the National Planning Policy Framework paragraphs 38.

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

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NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section at BControl@staffsmoorlands.gov.uk

1. 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 may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.

2. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

3. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

4. The permission is granted in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

5. 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.

6. 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.

7. If this is a decision to refuse planning permission for a minor commercial 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.

8. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

9. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

10. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.

11. 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.