



TOWN AND COUNTRY PLANNING ACT
Town and Country Planning (Control of Advertisements)
(England) Regulations 2007

CONSENT FOR THE DISPLAY OF ADVERTISEMENTS

Applicant / Agent Name And Address

Lichfields
 MR ADRIAN ARMSTRONG
 ST NICHOLAS BUILDING
 ST NICHOLAS STREET
 NEWCASTLE UPON TYNE
 NE1 1RF

Reference No: R/2021/0944/AD

The Council as the Local Planning Authority **HEREBY GRANT CONSENT** for the development proposed by you in your application valid on: 11 November 2021

Details: DISPLAY OF THREE NON ILLUMINATED FASCIA SIGNS ON THE SOUTH, WEST AND EASTERN FACADES OF THE DORMAN LONG TRAINING FACILITY AND BRANDING ON PROPOSED BIN STORE

Location: LAND AT PRIARIE SITE GRANGETOWN

Applicant: SOUTH TEES DEVELOPMENT CORPORATION

Subject to the following conditions:

1. **The consent hereby granted for display of the proposed advertisement(s) shall expire five years from the date of this notice.**

REASON: As is required by Part 3 Paragraph 16(2)(c) of the Town & Country Planning (Control of Advertisements) Regulations 2007.

2. **Standard Condition 1 – 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**

Standard Condition 2 – 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.**

Standard Condition 3 – Any advertisement 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.

Standard Condition 4 – 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.

Standard Condition 5 – 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.

REASON: Required to be imposed pursuant to Schedule 2 of the Town and Country Planning (Control of Advertisements) Regulations 2007

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (Dwg No. P-00.01 Rev B) received by the Local Planning Authority on 11/11/21;
Proposed Site Plan (Dwg No. SK-10.01 Rev E) received by the Local Planning Authority on 11/11/21;
Elevations as Proposed (Dwg No. P-30.01 Rev C) received by the Local Planning Authority on 11/11/21;
Bin Store as Purposed (Dwg No. SK-30.02) received by the Local Planning Authority on 11/11/21.

REASON: To accord with the terms of the planning application.

Statement of Co-operative Working: The Local Planning Authority considers that the application as originally submitted is a satisfactory scheme and therefore no negotiations have been necessary.



Signed:

**Andrew Carter
Assistant Director Economic Growth**

Date: 15 December 2021

YOUR ATTENTION IS DRAWN TO INFORMATIVE NOTES BELOW:

INFORMATIVE NOTE:

The conditions above should be read carefully and it is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

Failure on the part of the developer to fully meet the terms of any conditions which require the submission of details prior to the commencement of development may result in the development being considered unlawful and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal action in the form of a Breach of Condition notice.

APPROVAL INFORMATIVE:

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Consent under the current Building Regulations may also be required for the development before work can commence.

County of Cleveland Act, 1987 – Facilities for Fire Fighting

Section 5 of this Act requires that, where building regulation plans for the erection or extension of a building are deposited with the Council, the Council must reject the plans if it is not satisfied:

- (a) That there will be adequate means of access for the Fire Brigade
- (a) That the building or extension will not make means of access for the Fire Brigade to any neighbouring building inadequate
- (b) If the building could be used for commercial or industrial purposes, that there is provision for installation of fire hydrants or other provision for an adequate supply of water for fire fighting purposes

Appeals to the Secretary of State

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.

If you want to appeal, then you must do so within **six months** of the date of this notice (8 weeks in the case of any advertisement) 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://www.gov.uk/planning-inspectorate>. 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 it granted without the conditions it 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 Planning Inspectorate does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

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 can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In the 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.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Planning Inspectorate on appeal or on reference of the application to them. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

The Highways Act 1980 (Sections 131, 133 and 171)

Prior to commencing work on any development which entails interference with an adopted Highway a developer/contractor is required to obtain the consent of the Technical Services Section of the Area Management Department. Such consent will not unreasonably be withheld but will be conditional upon obtaining a "Road Opening And Reinstatement" Consent and signing an "Undertaking To Pay For Works".

The Building Act 1984 (Section 80)

Prior to commencing work on any development which entails the demolition of part, or all of a building a developer or contractor is required to obtain the consent of the Engineering Team of the Regeneration Directorate. Consent will be conditional on the Local Authority receiving the appropriate forms. Forms obtained from the Technical Services Section of the Area Management Department.