

Town and Country Planning Act 1990  
Town and Country Planning (Control of Advertisement) (England) Regulations 2007  
(as amended)

## Consent Granted to Display Advertisements

Applicant:	Mr & Mrs Abraham	Application Number:	17/06353/ADV
Address	16 Back Lane Thornton Bradford BD13 3QT	Date Accepted:	27 September 2017
		Date of Decision:	7 November 2017

**Proposed Development At:** 68 Otley Road Guiseley Leeds LS20 8AH

**Proposal:** Two non-illuminated signs

**Advertisement consent granted in accordance with the approved plans and specifications and subject to the condition(s) set out below:-**

- 1) This consent shall be restricted to a period of five years from the date of the Consent.  
  
In accordance with Regulation 14 of the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.
- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

**Plans Schedule** - as referred to in Condition No. 2 above:-

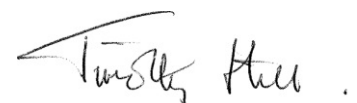
Plan Type	Plan Reference	Received
Site Location Plan/Red Line/OS Plan	ABR-001	27.09.2017
Details of signage	ABR-003	27.09.2017

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### **For information:-**

- 1) In accordance with the provisions of Schedule 2 to the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (or any Regulation revoking and re-enacting those Regulations with or without modification) the following standard conditions are applied to all advertisement consents:
  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.
  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.
  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.
  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.
  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.
- 2) The applicant is advised to contact Highways (0113 2244407) regarding the need to obtain a s177 license to over-sail the highway.



**Tim Hill**  
**Chief Planning Officer**

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### **Important information**

Standard Conditions - Notwithstanding the power of the City Council (as Local Planning Authority) to impose additional conditions upon the grant of consent under the Regulations, the following standard conditions apply to all adverts.

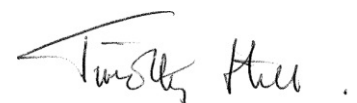
1. Any advertisements displayed and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. 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.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (Civil or Military).

This decision notice only relates to the grant of advertisement consent. You may need other approvals, consents or licenses for the development eg listed building consent. This consent is granted in strict accordance with the approved plans. It should be noted however that:

- (a) A variation from the approved plans following commencement of the development is likely to constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the approved plans will require the submission of a new application.

This advertisement consent is granted subject to conditions. Please read the conditions carefully and make sure that you understand what is required to comply with them. It is the responsibility of the owner(s) and the person(s) implementing the development to ensure that the approved plans and these conditions are complied with throughout the development and beyond. Failure to comply with any of the conditions may result in enforcement action.

At any time within a period of six months before the expiry of this consent, application may be made for its renewal. Every grant of express consent will operate for a period of five years from the date of granting of consent unless a condition specifies otherwise.



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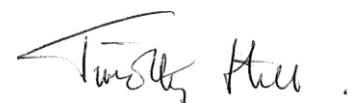
### **Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to grant consent for the advertisements subject to conditions, then you can appeal to the Secretary of State.

If you want to appeal, you must do so within **eight weeks** of the date of this notice, unless a valid Enforcement Notice exists for the same or substantially the same development. In this case the period for appeal is **28 days** from the date of this notice. You should use a form which you can obtain from [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate) or by email from [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) or by phoning 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to do so unless there are special circumstances which excuse the delay in giving notice of appeal.

You must send one copy of the completed form to [planning.appeals@leeds.gov.uk](mailto:planning.appeals@leeds.gov.uk) or Appeals Administration, Planning Services, Leeds City Council, The Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD as well as to the Planning Inspectorate at the address on the form.



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**Chief Planning Officer**