

CHAPTER 7

SHOPPING AND COMMERCE

7) SHOPPING AND COMMERCE

7.0 INTRODUCTION

- 7.0.1 The availability of shops and other local services is of crucial importance in a sparsely populated area like Teesdale. Shopping and office uses within the district have been traditionally located within Barnard Castle.
- 7.0.2 Barnard Castle has always been the major centre for the district and has maintained its vitality despite differing trends in retailing. Although Barnard Castle has maintained its vitality, it has faced strong opposition from the growth of out-of-town shopping and the growth in car ownership. It has to be accepted that many people will travel to major centres outside the district for durable goods.
- 7.0.3 With the growth in shopping centre developments and out-of-town shopping, people now demand a better quality shopping environment with adequate car parking.
- 7.0.4 The only other settlements with a sizeable range of shops are Cockfield, Evenwood, Gainford, Middleton in Teesdale and Staindrop. Most of the other large villages have a village shop that often doubles as sub post office. Collectively, these shops provide a valuable service to local communities, particularly for those without a car.
- 7.0.5 Office developments have been a growing sector of the employment base of the county. The growth of office developments based on commercial, administrative and research activities can help to diversify the economic base of the district.
- 7.0.6 Due to technological advances in communications, major office uses no longer need to be located in the traditional large centre sites. Office developments and Business Parks are considered suitable for the larger industrial estates that have a proximity to a centre with a range of services.
- 7.0.7 The locational requirements of Class A2 uses is often based on town centres. These uses often complement the retailing base of the town centre, Class B1 uses may also be appropriate for town centres depending on their scale and effect on the amenity of adjoining users.

7.1 POLICY OBJECTIVES

7.1.1 The policies of the Plan will seek to secure the following objectives:-

- ◆ To secure and maintain Barnard Castle as the District's main shopping and commercial centre.
- ◆ To undertake improvements to buildings and the environment of shopping centres in order to make them more attractive.
- ◆ To encourage office development to ensure a range of services and diversity of the economic base of the District.
- ◆ To maintain and enhance local shopping facilities throughout the District.

7.2 POLICIES – SHOPPING

7.2.1 MAJOR SHOPPING CENTRES

- 7.2.2 Barnard Castle is the only major centre in the district and as such is important in serving the everyday needs of the residents of the district. PPG 6 (revised) and PPG 13 emphasise the need to protect and enhance the diversity and activity of town centres for retailing (of both comparison and convenience goods) and other key town centre functions including leisure.
- 7.2.3 To maintain and improve the centre it is important that any large scale shopping and leisure development should normally be located in, or near, a main shopping centre. The development of large retail units elsewhere is likely to undermine efforts to sustain and improve Barnard Castle as a shopping centre.
- 7.2.4 To maintain and enhance the vitality and viability of Barnard Castle as a principal retail and service centre, priority will be given to locating major shopping developments and other key town centre functions within the town centre boundary. Only if the town centre cannot accommodate a retail or other town centre function will it be appropriate to seek an edge of centre location. Only exceptionally, where it can be demonstrated that a function cannot be accommodated within or at the edge of the town centre, should locations be sought elsewhere within the settlement limits of Barnard Castle. This sequential approach is consistent with the Government guidance referred to in PPG 6 (revised).
- 7.2.5 Teesdale District Council commissioned a retail study of Barnard Castle. The report identified that there was scope for significant improvement in the quality of food shopping provision in Barnard Castle that could be achieved by the provision of a larger foodstore. It also identified that there was scope for a new store at 1,300 square metres net floor area. However it was emphasised that this was dependant on the closure of the existing Safeway store and that there is scope for only one store. Subsequent to this report an application for a 1395 square metres net floor area supermarket has been approved which includes the demolition of the existing Safeway store. This permission has been commenced and therefore takes up any requirement for major stores for the Plan period.
- 7.2.6 In accordance with the characteristics of the town and guidance contained in PPG 6 (revised) regarding small and historic towns, retailing or other town centre development over 1,000 sq metres gross floor space will be characterised as ‘major’.

POLICY SC1

MAJOR NEW RETAIL AND LEISURE DEVELOPMENT WILL BE PERMITTED WITHIN BARNARD CASTLE TOWN CENTRE BOUNDARY AS DEFINED ON THE PROPOSALS MAP.

FOR ANY MAJOR RETAIL OR LEISURE DEVELOPMENT PROPOSED OUTSIDE THE TOWN CENTRE, THE APPLICANT WILL FIRST DEMONSTRATE THE NEED FOR THE SCHEME, AND THEN WHY THE RETAIL OR LEISURE FUNCTION CANNOT BE ACCOMMODATED WITHIN THE TOWN CENTRE BOUNDARY AND THEN SHOW THAT A COMPARABLE ASSESSMENT OF OTHER SITES HAS BEEN UNDERTAKEN FOR THE FOLLOWING SEQUENCE OF LOCATIONS:-

- A) EDGE OF CENTRE SITES, NEXT TO OR WITHIN : 200 TO 300 METRES, OF THE EDGE OF BARNARD CASTLE'S TOWN CENTRE PRIMARY SHOPPING AREA, AS SHOWN ON THE PROPOSALS MAP; THEN**
- B) SITES ACCESSIBLE BY A CHOICE OF MEANS OF TRANSPORT WITHIN THE DEFINED SETTLEMENT BOUNDARY OF BARNARD CASTLE.**

ALL DEVELOPMENT WOULD NEED TO ACCORD WITH CRITERIA CONTAINED WITHIN POLICY GD1.

7.3 MAJOR RETAIL AND LEISURE DEVELOPMENT BEYOND THE TOWN CENTRE

7.3.1 Major retail and leisure developments beyond the town centre must be accessible to all sections of the community including those without private transport. Applicants should also ensure safe and easy access for pedestrians and disabled people. The development shall be within easy walking distance of the primary shopping frontage (as defined on the proposals maps). This will be determined by local topography, including barriers put to pedestrians, such as major roads and car parks, strength of attraction of the town centre and the attractiveness of the route to or from the town centre. However, most shoppers are unlikely to wish to have to walk more than 200 to 300 metres, especially when carrying shopping.

POLICY SC2

MAJOR RETAIL AND LEISURE DEVELOPMENT BEYOND THE TOWN CENTRE.

WHERE A SEQUENTIAL APPROACH HAS BEEN UNDERTAKEN AND PLANNING PERMISSION IS SOUGHT ON THE SITE THAT LIES BEYOND THE DEFINED TOWN CENTRE BOUNDARY, PRIOR TO GRANTING PLANNING APPROVAL, TEESDALE DISTRICT COUNCIL WILL WANT TO BE SATISFIED THAT:-

- A) A NEED FOR THE SCHEME HAS BEEN ESTABLISHED AND THE SCALE OF THE DEVELOPMENT, EITHER ON ITS OWN OR CUMULATIVELY WITH OTHER SUCH PROVISIONS FOR KEY TOWN CENTRE DEVELOPMENT, WOULD NOT SIGNIFICANTLY HARM THE VITALITY AND VIABILITY OF THE TOWN CENTRE AS A WHOLE OR NEARBY TOWN CENTRES; AND**
- B) THE SITE CAN BE SAFELY ACCESSED BY A CHOICE OF MODES OF TRANSPORT INCLUDING CYCLISTS, PEDESTRIANS AND THOSE WITH SPECIAL NEEDS; AND**
- C) THE DEVELOPMENT WILL NOT HAVE AN INFLATIONARY EFFECT ON CAR TRAVEL AND THAT THE SITE CAN BE SERVICED BY PUBLIC TRANSPORT.**

ALL DEVELOPMENT WOULD NEED TO ACCORD WITH CRITERIA CONTAINED WITHIN POLICY GD1.

DEVELOPERS SUBMITTING APPLICATIONS FOR MAJOR RETAIL DEVELOPMENTS WILL BE REQUIRED TO SUBMIT RETAIL IMPACT ASSESSMENTS WITH PLANNING APPLICATIONS TO DEMONSTRATE THAT THE ABOVE CRITERIA WILL BE MET.

7.4 PRIMARY SHOPPING AREA

- 7.4.1 Barnard Castle as the major centre is the only settlement, which has a clearly defined commercial centre with a mixture of commercial uses associated with a town centre. Within that commercial centre there is a clearly defined area with a predominance of retail outlets which is the Primary Shopping Area as defined on Inset Map No.1 Barnard Castle. The area comprises Horsemarket, Market Place, Nos. 1 & 3 The Bank and Star Yard. In this area national multiple stores are represented, along with other retail outlets, banks, building societies, cafes and public houses which contribute to the vitality and attraction of that part of the town centre.

- 7.4.2 The District Council is committed to maintaining, and where appropriate, improving the appearance of the Primary Shopping Area, as the 'heart' of commercial activity in the town. A number of uses other than shops are traditionally found in the town centre and these can serve valuable functions. However, ancillary uses should not be allowed to displace the main shopping uses from the most important streets, nor to detract from the retail character of a particular length of frontage.

POLICY SC3

WITHIN THE PRIMARY SHOPPING AREA OF BARNARD CASTLE, AS DEFINED ON THE BARNARD CASTLE INSET MAP, PROPOSALS FOR CHANGE OF USE OF GROUND FLOOR FRONTAGES FROM CLASS A1 WILL NOT BE PERMITTED WHERE THEY WOULD BE MATERIALLY HARMFUL TO THE PRIMARY SHOPPING FUNCTION, VITALITY AND VIABILITY OF THE TOWN CENTRE.

7.5 INDIVIDUAL LOCAL SHOPS

- 7.5.1 Smaller local shops providing for everyday needs are particularly important in a sparsely populated district such as Teesdale. These shops are vital to some of the smaller villages and should be encouraged providing that they do not affect the amenity of existing and residential properties. Small shops in villages provide a social as well as a service function, which are often under threat not only from changes in shopping patterns, but also from higher values that may be attainable from changes to residential use. The planning Authority will exercise such powers as it has to resist proposals that would result in a loss of existing services whilst supporting proposals for the provision of new services.

POLICY SC 4

THE DEVELOPMENT OF SMALL LOCAL SHOPS WILL BE APPROVED WITHIN EXISTING SETTLEMENT BOUNDARIES PROVIDED THAT THE PROPOSAL DOES NOT ADVERSELY AFFECT THE ENVIRONMENT OR THE AMENITY OF LOCAL RESIDENTS LIVING IN THE VICINITY; AND THAT THE PROPOSAL ACCORDS WITH THE CRITERIA CONTAINED IN POLICY T3 AND GD1 WHERE RELEVANT.

POLICY SC5

PROPOSALS FOR CHANGE OF USE OF RETAIL PREMISES, WHERE IT IS THE LAST REMAINING RETAIL PREMISES IN A SETTLEMENT, WILL NOT BE PERMITTED EXCEPT WHERE IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY THAT THE RETAIL USE IS NO LONGER ECONOMICALLY VIABLE OR REQUIRED BY THE LOCAL COMMUNITY. TO DEMONSTRATE THE USE IS NO LONGER VIABLE, THE APPLICANT SHOULD HAVE CARRIED OUT THE FOLLOWING:-

- A) ADVERTISED THE PREMISES AS A GOING CONCERN, INVITING OFFERS AND HAVE BEEN POSTED WITH TWO SEPARATE SPECIALIST ESTATE AGENTS:**
- B) IT SHOULD HAVE BEEN ADVERTISED FOUR TIMES IN SUITABLE MEDIA CIRCULATING IN THE LOCALITY WITHIN THE LAST YEAR OVER AN EVEN SPACE OF TIME.**

7.6 RETAILING IN THE COUNTRYSIDE

7.6.1 The countryside in general is not an appropriate location for retail activities due to the traffic generation and landscape implications of such activities. Where the predominant use of the site is appropriate within a rural location, a small amount of retailing associated with the main use may be allowed, such as items from market gardens or farms. It is normally assumed that a farm shop selling unprocessed goods produced on that farm, with a minimal quantity of other goods is a use ancillary to the use as a farm and therefore does not need planning permission. However, use as a farm shop selling a significant amount of produce from elsewhere is a separate use and requires planning permission.

POLICY SC6

PLANNING PERMISSION WILL NOT BE GRANTED FOR RETAIL DEVELOPMENT IN THE COUNTRYSIDE EXCEPT IN CASES OF FARM SHOPS, FARM DIVERSIFICATIONS AND MARKET GARDENS WHERE NON-LOCAL PRODUCE ACCOUNTS FOR LESS THAN 50% OF THE GOODS DISPLAYED FOR SALE AT ANY ONE TIME.

7.7 GARDEN CENTRES

7.7.1 Garden Centres are predominantly a retail use that does not have as many requirements as a market garden, which depends upon large areas of agricultural land. There has been a growth in Garden Centres

in recent years and they have shown that they generate a substantial amount of traffic. It is accepted, however, that sites for garden centres cannot always be found within built up areas and may, therefore, be acceptable on the edge of settlements. Farm shops are not included in this policy as they are dealt with by policy SC6.

POLICY SC7

PLANNING PERMISSION FOR GARDEN CENTRES AND OTHER ESTABLISHMENTS SELLING HORTICULTURAL OR AGRICULTURAL PRODUCE WILL BE GRANTED PROVIDED THAT :-

- A) THE SITE IS WITHIN OR ABUTTING THE BUILT UP AREA OF A SETTLEMENT LISTED IN POLICY H 4;**
- B) THE SITE IS ADJACENT TO AN A OR B CLASS ROAD;**
- C) THE PROPOSAL DOES NOT ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE AREA;**
- D) THE PROPOSAL DOES NOT RESULT IN THE LOSS OF AMENITY TO NEIGHBOURING OCCUPIERS;**
- E) IT INCLUDES ADEQUATE CAR PARKING AS DEFINED IN THE CAR PARKING STANDARDS AS SHOWN AT APPENDIX 2.**
- F) PROPOSALS SHOULD CONFORM TO POLICIES ENV5, ENV6, ENV7, ENV8 AND GD1.**

7.8 PETROL FILLING STATIONS AND CAR SHOWROOMS

7.8.1 Petrol filling stations and car showrooms provide an important retail function and complement other shopping facilities. Due to the large areas of land they often require, their traffic generation and their appearance, they are not appropriate in the countryside and cannot always be accommodated within main shopping areas. They may, however, be acceptable within, or on the periphery of, built up areas on a main road frontage, where they do not detract from the appearance or character of the area, or harm the living conditions of nearby residents.

POLICY SC8

PLANNING PERMISSION FOR NEW PETROL FILLING STATIONS AND CAR SHOWROOMS WILL BE GRANTED IF:-

- A) THE SITE IS WITHIN OR ABUTTING THE BUILT UP AREA OF BARNARD CASTLE/STARTFORTH, COCKFIELD, ETHERLEY, EVENWOOD, GAINFORD, OR STAINDROP.**
- B) THE SITE IS ADJACENT TO AN A OR B CLASS MAIN ROAD;**
- C) THE PROPOSAL DOES NOT ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE AREA OR WATER QUALITY;**
- D) THE PROPOSAL DOES NOT RESULT IN THE LOSS OF AMENITY TO NEIGHBOURING OCCUPIERS BY MEANS OF NOISE OR POLLUTION.**
- E) PROPOSALS SHOULD CONFORM WITH POLICIES ENV5, ENV6, ENV7, ENV8 AND GD1.**

7.9. MARKETS

7.9.1 A recent trend in retailing has been the growth of markets and car boot sales. Markets tend to attract significant amount of additional traffic and can cause congestion. As these tend to be car borne activities they should be located adjacent to a major settlement to reduce distance of journey.

7.9.2 Markets can also generate noise, nuisance and litter and can be visually obtrusive. It is therefore important that these developments should be served by an adequate vehicular access, incorporate sufficient off street parking, and that appropriate measures are taken to safeguard the environment and residential amenity.

POLICY SC9

~~MARKETS WILL ONLY BE PERMITTED WHERE:~~

- ~~A) THE SITE IS WITHIN OR ABUTTING THE BUILT UP AREA OF A SETTLEMENT AS DEFINED IN POLICY H4;~~
- ~~B) THE SITE IS NOT PROMINENT IN THE LANDSCAPE;~~
- ~~C) THE PROPOSAL DOES NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA AND ACCORDS WITH POLICY ENV6;~~
- ~~D) THE PROPOSAL DOES NOT ADVERSELY AFFECT THE AMENITY OF RESIDENTS LIVING IN THE VICINITY;~~
- ~~E) THE SITE CAN BE SERVED BY SAFE ACCESS TO THE SATISFACTION OF THE HIGHWAY AUTHORITY;~~
- ~~F) THE SITE INCLUDES ADEQUATE CAR PARKING IN ACCORDANCE WITH THE CAR PARKING STANDARDS AT APPENDIX 2.~~
- ~~G) PROPOSALS SHOULD CONFORM WITH POLICIES ENV5, ENV6, ENV7, ENV8 AND GD1.~~

7.10 HOT FOOD TAKE-AWAYS

7.10.1 Hot Food Take-Aways by their very nature are often contentious uses.

The matters that cause most concern are noise, disturbance, smell, litter and traffic implications. The cooking of food generates smell which, although it can be reduced by methods of extraction, cannot be totally eradicated.

7.10.2 The nature of many of these uses is that they are often open outside normal shopping hours. There is also a tendency for customers to congregate outside these premises creating noise problems. Traffic generation can lead to both noise and disturbance as well as highway dangers caused by short stay indiscriminate parking.

7.10.3 The cumulative effect of hot food take-aways means that they would be detrimental to the amenities of adjacent residents. The Council will therefore determine applications by judging them against a stringent set of criteria.

POLICY SC11

PLANNING PERMISSION FOR HOT FOOD TAKE-AWAYS WILL ONLY BE PERMITTED IF:

- A) THEY WOULD NOT ADVERSELY AFFECT THE AMENITY OF RESIDENTS IN THE VICINITY;**
- B) SATISFACTORY DETAILS OF THE FUME EXTRACTION EQUIPMENT, INCLUDING ITS SITING, HAVE BEEN SUBMITTED AND AGREED.**
- C) THEY ARE NOT LOCATED IN A POSITION WHICH WILL GIVE RISE TO HIGHWAY DANGERS.**

IF A LOCATION IS CONSIDERED ACCEPTABLE THE LOCAL PLANNING AUTHORITY MAY IMPOSE CONDITIONS LIMITING OPENING HOURS AND CONCERNING LITTER COLLECTION.

7.11 RETAILING FROM INDUSTRIAL ESTATES

7.11.1 Retailing from industrial estates is generally inappropriate except where it can be incidental to the main operations (ie where the amount of retailing involved does not constitute a material change of use and, therefore, planning permission is not required). Sites for the retailing of bulky goods are not always appropriate for town centre locations as there is a need for access by car. These uses may be appropriate on industrial estates provided that they maintain adequate car parking and servicing arrangements.

POLICY SC12

RETAIL DEVELOPMENT ON INDUSTRIAL ESTATES WILL ONLY BE PERMITTED IF:

- A) THE RETAIL DEVELOPMENT ENVISAGED IS NEEDED, AND NO APPROPRIATE SITE CAN BE FOUND IN THE TOWN CENTRE, OR AN EDGE OF TOWN CENTRE LOCATION;**
- B) ADEQUATE CAR PARKING AND SERVICING ARE PROVIDED;**
- C) THERE WOULD NOT BE UNREASONABLE HARM TO THE AMENITY OF OCCUPANTS OF, OR THE FUNCTIONING OF USES WITHIN, NEARBY RESIDENTIAL OR INDUSTRIAL AREAS.**

PROPOSALS SHOULD COMPLY WITH THE CRITERIA OF POLICY GD1 WHERE RELEVANT TO THE DEVELOPMENT INVOLVED.

7.12 IMPROVEMENTS TO THE ENVIRONMENT

7.12.1 The quality of the environment in a shopping centre is important to the vitality of the centre as well as the contribution to the character of the area.

7.12.2 Barnard Castle and Middleton in Teesdale are the main shopping areas in the district, as well as being conservation areas. It is important in these areas that traditional shop fronts are maintained as they make a valuable contribution to the architectural quality and character of these centres. Where traditional shop fronts remain, the district council will encourage measures to secure their retention.

POLICY SC13

WITHIN THE TOWN CENTRE AREAS OF BARNARD CASTLE THE DISTRICT COUNCIL WILL SEEK TO ENCOURAGE THE PRESERVATION AND IMPROVEMENT OF TRADITIONAL SHOP FRONT DESIGN. NEW SHOP FRONTS SHOULD INCORPORATE TRADITIONAL FEATURES, WHERE APPROPRIATE, IN ORDER TO PRESERVE OR ENHANCE THE CHARACTER OF SUCH AREAS. ANY PROPOSED DEVELOPMENTS SHOULD HAVE REGARD TO POLICY BENV7.

7.13 POLICIES – COMMERCE

7.13.1 MAJOR OFFICES AND BUSINESS PARKS

7.13.2 A large scale office development on a business park can play a large part in diversifying the employment base of an area. These developments normally require a large site with adequate access and car parking which are not always readily available in town centre locations. Office users are generally acceptable in industrial estates, although in smaller estates they would not be appropriate as they would take up the limited land required for industrial purposes.

POLICY SC14

MAJOR OFFICE DEVELOPMENT (USE CLASS B1) WILL BE PERMITTED IN OR ADJACENT TO BARNARD CASTLE'S MAIN SHOPPING AREA (EXCLUDING THE PRIME SHOPPING FRONTAGES OF HORSE MARKET AND MARKET PLACE) OR AT THE HARMIRE ENTERPRISE PARK, SUBJECT TO ADEQUATE CAR PARKING AND SERVICING BEING PROVIDED AND SUBJECT TO COMPLYING WITH THE CRITERIA OF POLICY GD1, WHERE RELEVANT.

7.14. OTHER OFFICE DEVELOPMENTS

7.14.1 Local services such as solicitors and accountants (Class B1) are not strictly retail but are uses that are compatible with town centre uses.

7.14.2 Within the town centre area of Barnard Castle there may be first floors of properties that are vacant or under used. The best way to ensure the maintenance of these buildings is for them to be brought into use. Class B1 users are appropriate for first floor premises within the town centre area.

POLICY SC15

IN THE TOWN CENTRE AREAS OF BARNARD CASTLE, CHANGES OF USE TO CLASS B1 WILL NORMALLY BE APPROVED ON THE FIRST FLOOR OF PREMISES WHERE THERE IS AN EXISTING COMMERCIAL USE ON THE GROUND FLOOR AND SUBJECT TO COMPLYING WITH THE CRITERIA OF POLICY GD1, WHERE RELEVANT.

7.15 TAXI/PRIVATE HIRE BUSINESSES

7.15.1 There has been an increase in the number of private hire firms in the last decade. Often these are single users who operate from home, but if there is only one car operating from the premises it does not require permission. Problems can occur when there are a number of cars operating from the same property, especially if it is a residential area. The problems that can occur are through the noise from customers and vehicle movements and to highway safety through on street parking. The radio antennae can also be obtrusive in some locations.

7.15.2 Within the town centre and other commercial areas, these businesses are more likely to operate without significant nuisance being caused providing there is adequate car parking nearby. In order to ensure that private hire offices do not cause problems, the council will judge applications against the criteria outlined in the policies, according to the location of the proposed office.

POLICY SC16

WITHIN THE BARNARD CASTLE TOWN CENTRE, AND INDUSTRIAL AREAS PLANNING PERMISSION WILL BE GRANTED FOR THE USE OF PROPERTIES AS PRIVATE HIRE OFFICE IF;
A) THE USE WILL NOT ADVERSELY AFFECT THE AMENITY OF ANY RESIDENTIAL PROPERTIES IN THE VICINITY;
B) ADEQUATE PARKING IS PROVIDED TO COMPLY WITH THE STANDARDS SET OUT AT APPENDIX 2;

C) ANY RADIO ANTENNAE IS SITUATED IN AN UNOBTRUSIVE LOCATION.

POLICY SC17

WITHIN RESIDENTIAL AREAS, PLANNING PERMISSION WILL ONLY BE GRANTED FOR THE USE OF PROPERTIES AS PRIVATE HIRE OFFICES IF;

- A) A MAXIMUM OF TWO CARS ARE OPERATED;**
- B) CUSTOMERS ARE NOT PICKED UP FROM THE PRIVATE HIRE OFFICE;**
- C) NO ON SITE MAINTENANCE OR SERVICING IS CARRIED OUT;**
- D) THERE IS ADEQUATE PARKING WITHIN THE CURTILAGE TO MEET THE REQUIREMENTS OF THE PARKING STANDARDS AT APPENDIX 2;**
- E) THERE IS NO ADVERTISING ON THE PROPERTY;**
- F) ANY RADIO ANTENNAE IS SITUATED IN AN UNOBTRUSIVE LOCATION.**

PROPOSALS SHOULD COMPLY WITH THE CRITERIA OF POLICY GD1 WHERE RELEVANT TO THE DEVELOPMENT INVOLVED.