



High Peak Borough Council
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Mr Graham Love
Smith & Love Planning Consultants
Rational House
32 Winckley Square
Preston
PR1 3JJ

Keepmoat Homes Ltd
c/o Agent

Application no: NMA/2023/0023

Determined on: 22/11/2024

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Land at Foxlow Farm, Harpur Hill Road, Harpur Hill, Buxton, SK17 9LE

Description of Proposal:

Application for Non-material Amendment (Roof Mounted Photovoltaic Solar Roof Panels)
following planning permission ref. HPK/2017/0590

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on the 16/10/2023 and the revised plans accompanying the application numbered below:

- 26524 / SK 1 B (Rev C) Sheet 1 of 5 Viridian Clearline fusion PV Site Plan for Keepmoat Homes – Foxlow Fields, Buxton
- 26524 / SK 1 B (Rev C) Sheet 2 of 5 Viridian Clearline fusion PV Site Plan for Keepmoat Homes – Foxlow Fields, Buxton
- 26524 / SK 1 B (Rev C) Sheet 3 of 5 Viridian Clearline fusion PV Site Plan for Keepmoat Homes – Foxlow Fields, Buxton
- 26524 / SK 1 B (Rev C) Sheet 4 of 5 Viridian Clearline fusion PV Site Plan for Keepmoat Homes – Foxlow Fields, Buxton
- 26524 / SK 1 B (Rev C) Sheet 5 of 5 Viridian Clearline fusion PV Site Plan for Keepmoat Homes – Foxlow Fields, Buxton
- 24209 HT 622 (6) Viridian Fusion PV Arrangement – Keepmoat
- 24209 HT 651 (3) Viridian Fusion PV Arrangement – Keepmoat
- 24209 HT 740 (3) Viridian Fusion PV Arrangement – Keepmoat
- 24209 HT 740 (4) Viridian Fusion PV Arrangement – Keepmoat
- 24209 HT 832 (3) Viridian Fusion PV Arrangement – Keepmoat
- 24209 HT 842 (3) Viridian Fusion PV Arrangement – Keepmoat





- 24209 HT 842 (4) Viridian Fusion PV Arrangement – Keepmoat
- 24209 HT 867 (Chimney) Viridian Fusion PV Arrangement-867 (2) (Chimney)
- 24209 HT 867 (Chimney) Viridian Fusion PV Arrangement-867 (3) (Chimney)
- 24209 HT 867 (Chimney) Viridian Fusion PV Arrangement-867 (4) (Chimney)
- 24209 HT 867 (Chimney) Viridian Fusion PV Arrangement-867 (5) (Chimney)
- 24209 HT 882 Viridian Fusion PV Arrangement-882 (6)
- 24209 HT 953 Viridian Fusion PV Arrangement-953 (4)
- 24209 HT 953 Viridian Fusion PV Arrangement-953 (5)
- 24209 HT 955 Viridian Fusion PV Arrangement - Keepmoat-955 (2)
- 24209 HT 955 Viridian Fusion PV Arrangement - Keepmoat-955 (3)
- 24209 HT 955 Viridian Fusion PV Arrangement - Keepmoat-955 (4)
- 24209 HT 955 Viridian Fusion PV Arrangement - Keepmoat-955 (5)
- 24209 HT 1028 Viridian Fusion PV Arrangement-1028 (6)
- 24209 HT 1178 Viridian Fusion PV Arrangement-1178 (5)
- 24209 HT 1244 Viridian Fusion PV Arrangement - Keepmoat-1244 (5)
- 24209 HT 1244 Viridian Fusion PV Arrangement - Keepmoat-1244 (6)
- 24209 HT 1253 Viridian Fusion PV Arrangement - Keepmoat-1253 (9)
- 24209 HT 1297 Viridian Fusion PV Arrangement - Keepmoat-1297 (2)
- 24209 HT 1297 Viridian Fusion PV Arrangement - Keepmoat-1297 (4)
- 24209 HT 1297 Viridian Fusion PV Arrangement - Keepmoat-1297 (5)
- 24209 HT 1393 Viridian Fusion PV Arrangement - Keepmoat-1393 (6)
- 24209 HT 1393 Viridian Fusion PV Arrangement - Keepmoat-1393 (8)
- 24209 HT 1648 Viridian Fusion PV Arrangement - Keepmoat-1648 (2)
- 24209 HT 1648 Viridian Fusion PV Arrangement - Keepmoat-1648 (8)
- 24209 HT 1648 Viridian Fusion PV Arrangement - Keepmoat-1648 (10)
- Clearline fusion – PV Schedule
- Clearline Fusion M10 Solar Photovoltaic Panels Specification

and subject to the following condition(s):

1. The Roof Mounted Solar Photovoltaic Panels shall not protrude more than 0.2 metres beyond the plane of roof slope when measured from the perpendicular with the external surface of the roof slope and shall be removed as soon as reasonably practicable when no longer required.

Reason:- To comply with Adopted Local Plan Policy EQ6 'Design and Place Making' and the National Planning Policy Framework (NPPF).

The applicant is advised that this Decision Notice shall be read in conjunction with the Decision Notice approving planning application HPK/2017/0590 and that any conditions attached to it or subsequent non-material amendment still apply.





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Informative(s)

1. The Local Planning Authority in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework (NPPF).

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council





NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.
2. The application is approved 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.
3. This application is approved and may be subject to conditions from the original decision notice. 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. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** 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.
4. Any other conditions on this approval 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.