

High Peak Borough Council

Via Planning Portal

Reference: **PP-13933817**

09/04/2025

Dear Sir/Madam,

Former Aldi, Station Road, Buxton, SK17 6AQ

Non-material Amendment - Ref: HPK/2022/0300 for removal of the substation from the approved scheme and additional cladding to low level wall at the rear of the car park.

Please find attached an application under Section 96A of the Town and Country Planning Act 1990, relating to the “*Substation omitted and introduction of new timber cladding to low level wall.*”

Relevant Planning History

1. **HPK/2022/0300** – “Demolition of existing supermarket and erection of freestanding hot food takeaway / restaurant with drive-thru facility (sui generis), car parking, landscaping and associated works)” Approved 04/12/2023
2. **NMA/2024/0003** - Non material amendment relating to HPK/2022/0300 in relation to proposed amended timings of pre-commencement conditions (05, 11, 14, 16, 19, 29, 30, 36 & 37) to allow for matters including prior demolition and site clearance.
3. **NMA/2024/0023** - Non material amendment relating to HPK/2022/0300 to include substation, electrical kiosks and updated elevations

Revised drawings

Title of Drawing	Approved Drawing Ref.	Revised drawing Ref.
Proposed Site Plan	11551_AEW_1706_0004R	11551_AEW_1706_0004S

Minor Amendments.

For clarity, we have used extracts from the approved and revised drawings to demonstrate the non-material nature of the amendments to the layout, in context with the overall project.

Removal of the substation

After further investigations, it has been confirmed that a substation is no longer required on site and thus removed from the project, with minimal impact to the overall scheme.



Approved drawing - 11551_AEW_1706_0004R



Revised drawing - 11551_AEW_1706_0004S

This additional element has been included to tidy this section of the wall, with no material change, as shown below.

This aerial view shows a parking lot with several cars parked. A delivery area is marked with a green circle and labeled 'deliveries'. A row of trees is visible along the top edge of the parking lot. The image is a composite of two different views, with the top view showing a different area than the bottom view.

A photograph of a construction site. In the background, a red excavator with "SCOTT'S" written on its side is parked next to a black truck. To the right, a large, light-colored concrete retaining wall is under construction, with a black metal fence on top. The ground is dirt and debris. In the foreground, a metal fence is visible.

We consider the amendments to be non-material in the context of the overall development. The proposed amendments do not change the principles of the approved development but relate to details in line with the further review and detailed design.

The amendment is in line with the Town and Country Planning Act (1990) under Section 96a(1) which states that *“A local planning authority may make a change to planning permission relating to land in their area where it is satisfied that the change is non-material.”*

We hope that we have provided you with sufficient information to validate and determine the application at the earliest opportunity. Should you require any additional information or have any questions, please do not hesitate to contact me.

Yours faithfully,

Sarah Carpenter

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