



High Peak Borough Council

working for our community

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Carpenter Plc
Address Line 1	Dinting Lodge Industrial Estate
Address Line 2	Dinting
Address Line 3	Derbyshire
Town/city	Glossop
Postcode	SK13 6LE

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
401551	394841
Description	

Applicant Details

Name/Company

Title

Mr

First name

Alan

Surname

Hibbert

Company Name

Carpenters Ltd

Address

Address line 1

Carpenter Ltd

Address line 2

Dinting Lodge Industrial Estate

Address line 3

Town/City

Glossop

County

Country

UK

Postcode

SK13 6LE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Proposed solar array, supporting energy infrastructure and associated site works incorporating, access, security fencing and landscape planting.

Reference number

HPK/2023/0442

Date of decision

10/03/2025

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

- Update approved Figure 2 Location Plan Scale 1:5000 to remove the temporary access road (Figure 2 Location Plan Scale 1:5000 Rev 2).

- Update approved Proposed Site Plan (Proposed Solar Arrays) ref. 48268-CBS-SW-XX-DR-E-4203 Rev P4 to remove the temporary access road (Proposed Site Plan (Proposed Solar Arrays) ref. 48268-CBS-SW-XX-DR-E-4203 Rev P5).

- Removal of Condition 17, which is no longer required, of permission HPK/2023/0442 which states: ‘No development hereby permitted shall be commenced (including any ground works, vegetation clearance and movement of plant, machinery and materials), until details of the temporary access arrangements from Dinting Road, including temporary track and subsequent reinstatement works with landscaping in accordance with Conditions 11 and 12 above, together with details of timescales / phasing for implementation have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full accordance with the approved details including timescales / phasing of the development hereby permitted.’

Please state why you wish to make this amendment

- Improved Logistics: The Shaw Lane access is closer to the main construction area, which will streamline operations and improve efficiency.

- Reduced Environmental Impact: By using the existing Shaw Lane access, we can avoid the need to implement the temporary access via Dinting Road. This will eliminate any potential adverse impacts on local ecology and wildlife.

- Reduced impact on the Public Right of Way (PRoW): There is a PRoW that crosses the site, which would be affected by the temporary access at Dinting Road. By removing the need for the temporary access, the impact on the PRoW and its users will be removed.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Figure 2 Location Plan Scale 1:5000.

Proposed Site Plan (Proposed Solar Arrays) ref. 48268-CBS-SW-XX-DR-E-4203 Rev P4.

New plan/drawing numbers

Figure 2 Location Plan Scale 1:5000 Rev 2.

Proposed Site Plan (Proposed Solar Arrays) ref. 48268-CBS-SW-XX-DR-E-4203_P5_Proposed Site Plan.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A

Date (must be pre-application submission)

01/05/2025

Details of the pre-application advice received

Email exchange from Ben Haywood at the LPA:

'I would suggest an NMA (not MMA, which appears to be overly complicating matters) in the first instance subject to consultation with highways.....

..... An amended red edge location plan should be submitted with the NMA as the temporary road access would no longer be required.

96APower to make non-material changes to planning permission [F2or permission in principle]
(1)A local planning authority F3... may make a change to any planning permission[F4, or any permission in principle (granted following an application to the authority),] relating to land in their area if they are satisfied that the change is not material.
(2)In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission [F5or permission in principle] as originally granted.
(3)The power conferred by subsection (1) includes power [F6to make a change to a planning permission] —
(a)to impose new conditions;
(b)to remove or alter existing conditions.
[F7(3A)The conditions referred to in subsection (3)(b) do not include the condition under paragraph 13 of Schedule 7A (biodiversity gain condition).]
[F8(3B)The conditions referred to in subsection (3)(b) do not include the condition under section 90B (condition relating to development progress reports in England).]
(4)The power conferred by subsection (1) may be exercised only on an application made by or on behalf of a person with an interest in the land to which the planning permission [F9or permission in principle] relates.
(5)An application under subsection (4) [F10to a local planning authority in England] must be made in the form and manner prescribed by development order.'

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Peter Stewart

Date

16/05/2025