

DELEGATED DECISION REPORT

NMA/2025/0021 Valid 16/05/2025	CARPENTER PLC DINTING LODGE INDUSTRIAL ESTATE DINTING GLOSSOP	NON MATERIAL AMENDMENT IN RELATION TO HPK/2023/0442 (NON MATERIAL AMENDMENTS)
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MAIN ISSUES

- The main issue relates to whether the proposed amendments to the approved scheme are non-material.

PROPOSAL

The application seeks a non-material amendment to planning approval for proposed solar array, supporting energy infrastructure and associated site works incorporating, access, security fencing and landscape planting (HPK/2023/0442)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/0442 - Proposed solar array, supporting energy infrastructure and associated site works incorporating, access, security fencing and landscape planting.
– Approved.

CONSULTATIONS

Derbyshire County Council Highways

The application proposes to remove the need for a separate temporary access road off Dinting Road to the north of the site as the construction access for the solar array and instead use the existing access and internal road which serves Carpenter Plc off Shaw Lane for the construction phase.

It is considered that the removal of construction traffic from Dinting Road would have significant advantages for the users of Dinting Road and the users of the PRow within the site which would have been impacted by the temporary haulage/construction road.

It is assumed that relevant permissions for construction traffic to use the Carpenter Plc access have been agreed and/or acquired.

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an

unacceptable impact on highway safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

OFFICER COMMENTS

The application seeks a non-material amendment to planning approval for Proposed solar array, supporting energy infrastructure and associated site works incorporating, access, security fencing and landscape planting (HPK/2023/0442)

The proposed amendments can be summarised as follows:

1. Update approved Figure 2 Location Plan Scale 1:5000 to remove the temporary access road (Figure 2 Location Plan Scale 1:5000 Rev 2).
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).
3. Removal of Condition 17, 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.'

The applicant has submitted information regarding the temporary access arrangements from Dinting Road. This access road which was installed for construction purposes is no longer required and therefore would be removed. Shaw lane would be used instead for access with the applicant outlining Improved logistics as shaw road is closer to the main construction area, reduced environmental impacts and improved public right of way. According to the highways officer, the removal of construction traffic from Dinting Road would have significant advantages for the users of Dinting Road and the users of the PRoW.

For the reasons stated above the non-material amendments relating to the updates regarding Figure 2 Location Plan, Proposed Site Plan (Proposed Solar Arrays) ref. 48268-CBS-SW-XX-DR-E-4203 Rev P4 and Proposed Site Plan (Proposed Solar Arrays) ref. 48268-CBS-SW-XX-DR-E-4203 Rev P4 are supported. Furthermore they would satisfy the requirements of Condition 17. No objections were received by the highways authority.

CONCLUSION / PLANNING BALANCE

In conclusion, it is considered that within the context of the application, the proposed changes are not material. The proposed alterations to the approved scheme are considered to be necessary for the development.

OFFICER RECOMMENDATION : **Approve as an NMA**

Case Officer: Agatha Dutton

Recommendation Date: 8th August 2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council