

Delegated Decision Report

Application No:	25/1060	Statutory Period Expires:	5th January 2026
------------------------	----------------	----------------------------------	-------------------------

Site:	<i>Land to West of Park Farm Malthouse Lane Caerleon Newport</i>		
Proposal:	<i>NON MATERIAL AMENDMENT TO PLANNING PERMISSION 17/0490/VC INSTALLATION AND OPERATION OF A 3.91MW SOLAR FARM AND ASSOCIATED INFRASTRUCTURE, INCLUDING PHOTOVOLTAIC PANELS, MOUNTING FRAMES, INVERTERS, TRANSFORMERS, SUBSTATIONS, COMMUNICATIONS BUILDING, ACCESS TRACKS, FENCING AND POLE-MOUNTED CCTV CAMERAS, AFFECTING BRIDLEWAY ST39SW-125 AND FOOTPATHS ST395W - 131 AND ST395W - 132. AMENDMENTS INCLUDE VARYING PLANS AND REMOVING CONDITION 02.</i>		
Applicant:	<i>Lightsource BP</i>		
Type:	Non-Material Amendment	Ward:	Caerleon
Decision:	Approved & Conditions		

1. BACKGROUND

- 1.1 The applicant is seeking to non-materially vary permission 17/0490/VC for a 3.91MW solar farm on land to the east of Park Farm, Caerleon. The variation sought is to replace two inverters as installed with two new inverters.

2. SITE LOCATION AND CONTEXT

- 2.1 See above.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 See above.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision & Date
15/0902/F	INSTALLATION AND OPERATION OF A 3.91MW SOLAR FARM AND ASSOCIATED INFRASTRUCTURE, INCLUDING PHOTOVOLTAIC PANELS, MOUNTING FRAMES, INVERTERS, TRANSFORMERS, SUBSTATIONS, COMMUNICATIONS BUILDING, ACCESS TRACKS, FENCING AND POLE-MOUNTED CCTV CAMERAS, AFFECTING BRIDLEWAY ST39SW-125 AND FOOTPATHS ST395W - 131 AND ST395W - 132.	GC 08 February 2016
16/0920/NMA	NON MATERIAL AMENDMENT TO PLANNING PERMISSION 15/0902 FOR INSTALLATION AND OPERATION OF A 3.91MW SOLAR FARM AND ASSOCIATED INFRASTRUCTURE, INCLUDING PHOTOVOLTAIC PANELS, MOUNTING FRAMES, INVERTERS, TRANSFORMERS, SUBSTATIONS, COMMUNICATIONS BUILDING, ACCESS TRACKS, FENCING AND POLE-MOUNTED CCTV CAMERAS, AFFECTING BRIDLEWAY ST39SW-125 AND FOOTPATHS ST395W - 131 AND ST395W - 132. TO ALLOW THE RELOCATION OF SUBSTATION, TRANSFORMER UNITS AND OTHER ANCILLARY INFRASTRUCTURE, REPOSITION ACCESS TRACK, REMOVE	AC 06 October 2016

	COMMUNICATIONS BUILDING AND POLE MOUNTED CCTV AND REORIENTATE PANELS	
17/0490/VC	VARIATION OF CONDITION 01 (PLANS) AND REMOVAL OF CONDITION 02 (ROOT PROTECTION) OF PLANNING PERMISSION 15/0902 FOR INSTALLATION AND OPERATION OF A 3.91MW SOLAR FARM AND ASSOCIATED INFRASTRUCTURE, INCLUDING PHOTOVOLTAIC PANELS, MOUNTING FRAMES, INVERTERS, TRANSFORMERS, SUBSTATIONS, COMMUNICATIONS BUILDING, ACCESS TRACKS, FENCING AND POLE-MOUNTED CCTV CAMERAS, AFFECTING BRIDLEWAY ST39SW-125 AND FOOTPATHS ST395W - 131 AND ST395W - 132.	GC 22 June 2017
23/0751/NMA	NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 17/0490/VC FOR INSTALLATION AND OPERATION OF A 3.91MW SOLAR FARM AND ASSOCIATED INFRASTRUCTURE, INCLUDING PHOTOVOLTAIC PANELS, MOUNTING FRAMES, INVERTERS, TRANSFORMERS, SUBSTATIONS, COMMUNICATIONS BUILDING, ACCESS TRACKS, FENCING AND POLE-MOUNTED CCTV CAMERAS, AFFECTING BRIDLEWAY ST39SW-125 AND FOOTPATHS ST395W - 131 AND ST395W - 132. THE AMENDMENT SOUGHT IS TO REPLACE INVERTER 1	AC 12 October 2023

5. PLANNING POLICY

5.1 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 – Amenity
Policy GP6 - Design

6. CONSULTATION RESPONSES

6.1 None.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

8.1 The tests set out for non-materiality¹ are:

- (a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; **and**,*
(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?
*(b) would the interests of any third party or body be disadvantaged in planning terms; **or**,*
(c) would the proposed change conflict with national or development plan policies?

And any other test that presents itself as relevant as well as *any previous changes made to the original permission* i.e. cumulative change can come into play.

¹ Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2024)

- 8.2 The approved inverters are the Sungrow SG1000MX model and are being changed to the SMA SC2200 model.

Installed and Proposed Inverters

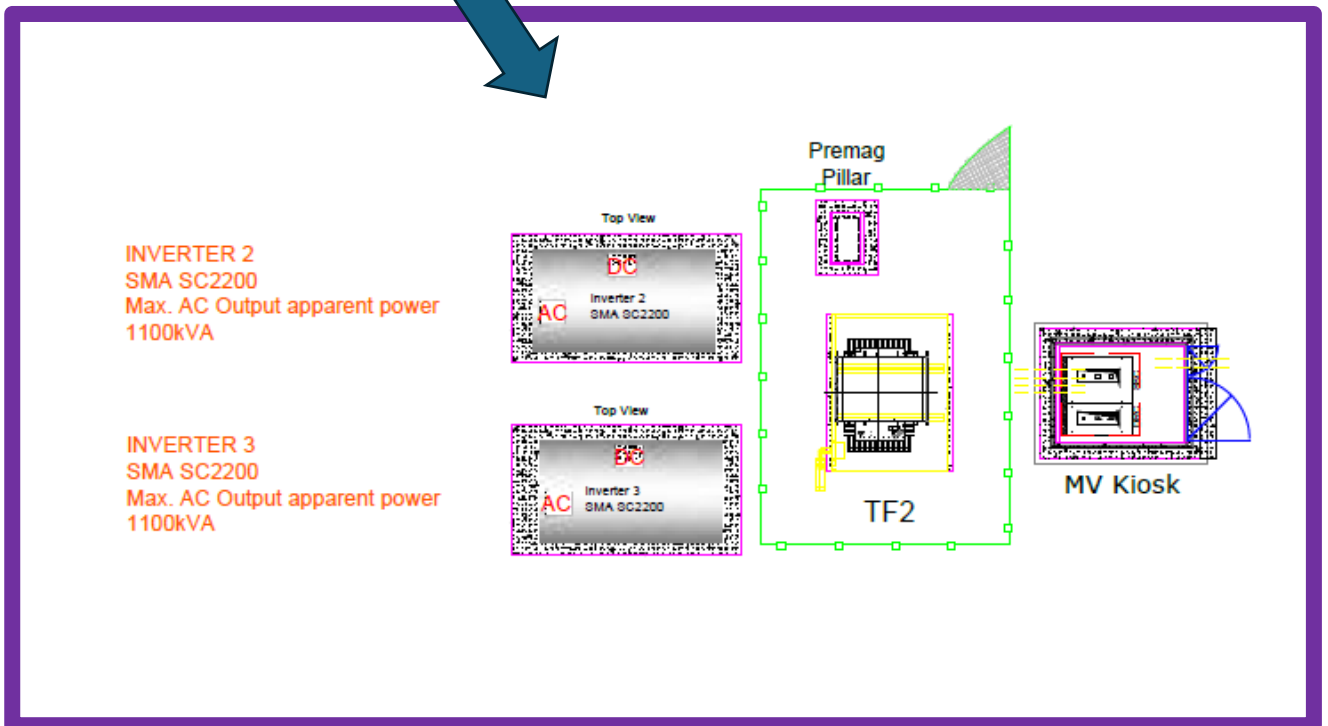
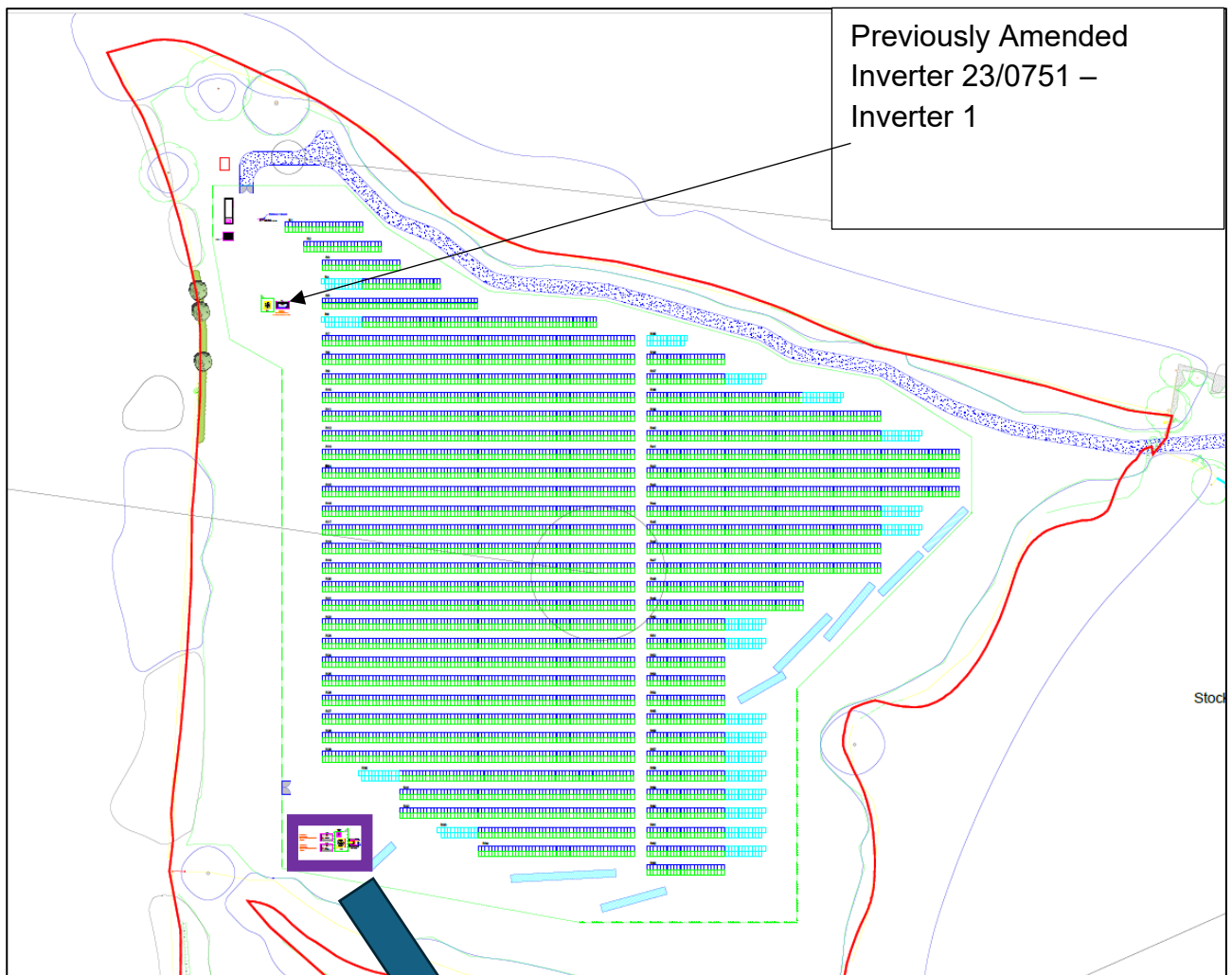


Dimensions

	Height mm	Width mm	Depth mm	Volume m ³
Sungrow SG1000MX	2164	2597	1067	6
SMA SC2200	2358	2780	1588	10.4

- 8.3 The proposal is to replace Inverters 2 & 3 (see drawing below) in the same way that Inverter 1 was amended under approval 23/0751/NMA.
- 8.4 In terms of the NMA tests the new inverters are slightly different in appearance and slightly larger than the ones currently installed. However in the context of the site the changes are small and barely noticeable. Tests (a)(i) and (ii) are met since scale changes and visual impact are slight. Test (b) is met since third party interests are not affected and test (c) is met since there is no conflict with adopted NLDP Policies GP2 (Amenity) and GP6 (Design). The appearance of the proposed inverters is acceptable in context.
- 8.5 The only other change to Permission 17/0490/VC was the previous NMA change for Inverter 1 and that change in combination with the proposed change under this submission is still very minor in context and not material to the overall scheme as approved.

Location of Inverters to be replaced



9. OTHER CONSIDERATIONS

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The proposed changes are non-material and can be approved.

11. DECISION

Approved & Conditions

01 Plans: The development shall be implemented in accordance with the following plans and documents:

- Drawing UK-PFW 84-11_AS BUILT_rev02 – Park Farm West, General Layout
- Drawing UK-PFW 084-30-6.2 - Inverter Views, [Inverter - SMA SC2200]
- Drawing UK-PFW 084-30-6.3 - Inverter Views, [Inverter - SMA SC2200]

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 This decision relates to plan the following unconditioned plans & documents:

- Unnumbered Drawing - Park Farm Caerleon West - Site Access & Location Plan
- Letter 71509/01/GW/40308917v4 dated 08.12.2025

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2 and GP6 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 This approval non-materially amends Planning Permission 17/0490. Planning conditions applied to that permission remain relevant and enforceable to the scheme amended under this submission.