

Swara Shah
RE Projects Development Ltd
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TW1 3QS

Totmonslow Farm Draycott Road
Upper Tean
Staffordshire
ST10 4JJ

Application no: NMA/2025/0011

Determined on: 7th August 2025

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Totmonslow Farm Draycott Road Totmonslow Upper Tean Staffordshire ST10 4JJ

Description of Proposal:

Non material amendment in relation to SMD/2023/0197 (Condition 2 – plans)

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed non material amendment (NMA) for the above development in accordance with the application made valid by the Local Planning Authority on 23/05/2025.

Condition 2 is hereby amended as follows: –

The development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings:

- UK3B2E-1 Fence and Gate
- UK6327-1 Container elevations
- UKCD64-1 OHL Fence
- UKF330-1 PV layout
- UKFDA6-1 Module Structure Elevation
- UK-PS0-1 and UK-PS0-2 Inverter holder and AC isolator
- UK-PS0-4 Generating station
- EN22-026 inverter bracket
- GEL-071-C-E-LAY1 DNO station dimensions
- UK-PS0006-SO-ME-DW-06-01 Transformer station assembly
- UK-PS0006-SO-ME-DW-11-02 Camera post
- 1107 01 rev 2 site red edge
- 1107 12 rev 5 Illustrative ecology mitigations and enhancement plan

Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application SMD/2023/0197 and that any conditions attached to that permission still apply save in so far that they are superseded by the above approved plans which shall now have precedence.

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 39 of the National Planning Policy Framework (December 2024). The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District 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.staffsmoorlands.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.
5. Domestic sprinklers. Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building. The chance of an accidental discharge is 16,000,000:1. If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk).
6. Working smoke alarms correctly positioned in your home can save your life. The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month. Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service’s viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.