



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
 Staffordshire Moorlands District Council
 Moorlands House
 Stockwell Street
 Leek
 ST13 6HQ

Application Type: NON-MATERIAL
 AMENDMENT

Our Reference: SMD20260014/NMA

Applicant:

Balance Power Projects Limited C/o Agent

Officer: David Plant

District Reference: NMA/2026/0014

Date Received: 11-Aug-2026

Date Responded: 28-Aug-2026

Particulars of Development:

Non Material Amendment following the grant of planning permission of SMD/2023/0263 - the proposed amendment relates to the wording of Condition 5

Location of Development:

LAND OFF Draycott Cross Road, Brook Houses, Cheadle

Recommendation Summary: Conditional

Site Visit Conducted on: 12-Aug-2026

1. Before any commencement of development, other than the foundations of the AUX Transformer shown in drawing "Proposed Plan (059-PL-ST101UD-101 REV E)", the access shall be improved in exact accordance with the details approved under planning application DOC/2025/0100, including its widening, strengthening and surfacing and the access shall then be returned to the agreed lower standard access once the construction period is over and prior to the development being brought into use.

NOTES TO PLANNING OFFICER

Application is to vary condition requiring works to improve the accesses.

Wording proposed by applicant in covering letter dated 5th June 2026 is not acceptable to the Highway Authority. Works must be carried prior to commencement otherwise there will be little point in the works in the carried out.

However, revised wording repeated above, proposed by SMDC Planning Officer is acceptable to Highways. This represents a practical solution to the issue and can be supported.
 Email 11th August 2026 10:12 refers.

Assistant Director, Highways and the Built County
 On behalf of the County Council as
 Highway Authority