

**APPENDIX TWO-MINUTE OF STRATEGIC PLANNING BOARD 15 SEPTEMBER 2010**

**40 10/0346M-ERECTION OF 15 NO. AFFORDABLE HOUSES, WOODSIDE POULTRY FARM, STOCKS LANE, OVER PEOVER, KNUTSFORD FOR DEAN JOHNSON FARMS LTD/ DANE HOUSING**

(During consideration of the application Councillor B Livesley arrived to the meeting. In accordance with the Code of Conduct he did not take part in the debate nor vote on the application).

Consideration was given to the above application.

(Councillor A J Knowles, the Ward Councillor, Parish Councillor J Bennett, Chairman of Peover Superior Parish Council, Mr Nicholls, an objector and Mrs C Payne, the agent for the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

A. That, minded to approve the application subject to the Heads of Terms and the Conditions listed in the Report (as varied at B below) but taking into account the Applicant's offer to submit amended plans repositioning plots 10-15 2m further away from the boundary, adjacent to Woodcroft and Woodside Cottage power be delegated to the Head of Planning & Housing, in consultation with the Chairman, to determine the application after expiry of the reconsultation period for the amended plans.

B. That condition 30 shall include implementation of a redevelopment scheme.

The conditions were agreed as follows:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A05EX - Details of materials to be submitted
4. A10EX - Rainwater goods
5. A12EX - Fenestration to be set behind reveals
6. A20EX - Submission of details of windows/doors including materials and finish
7. A01GR - Removal of permitted development rights
8. A07GR - No windows to be inserted
9. A22GR - Protection from noise during construction (hours of construction)
10. A12HA - Closure of access
11. A07HA - No gates - new access
12. A01HP - Provision of car parking
13. A30HA - Protection of highway from mud and debris
14. A01LS - Landscaping - submission of details
15. A04LS - Landscaping (implementation)
16. A12LS - Landscaping to include details of boundary treatment
17. A04MC - Electromagnetic protection (Jodrell Bank)
18. A08MC - Lighting details to be approved
19. A17MC - Decontamination of land (Phase II Report required)
20. A19MC - Refuse storage facilities to be approved
21. A06NC - Protection for breeding birds
22. A01TR - Tree retention
23. A02TR - Tree protection

24. A05TR - Arboricultural method statement
25. Construction of new junction prior to construction of any other part of the development
26. Construction of highways (manual for streets layout)
27. Provision of Bat Loft
28. Provision of Barn Owl Nesting Boxes
29. Provision of facilities for breeding birds
30. Prior to the occupation of the dwellings, in the absence of a scheme for redevelopment, Building A shall be demolished