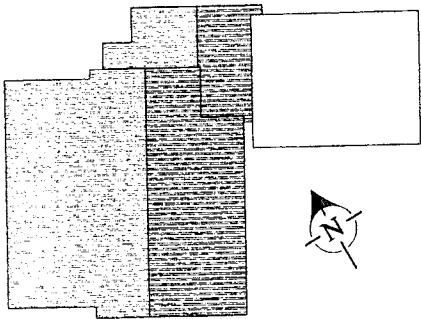
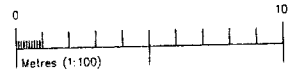
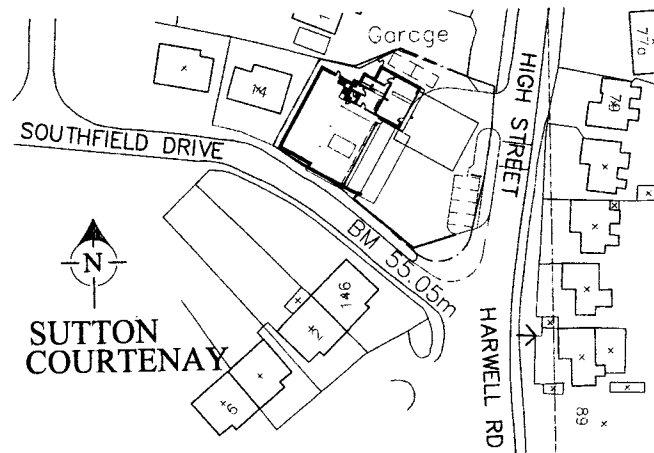


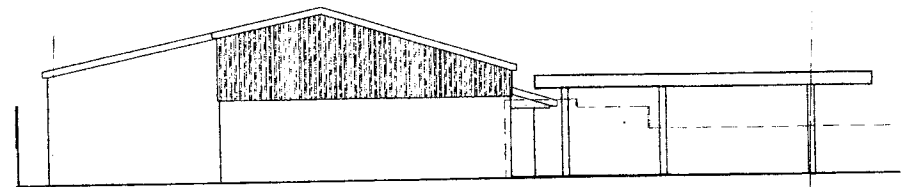
PROPOSED FLOOR PLAN (1:100)



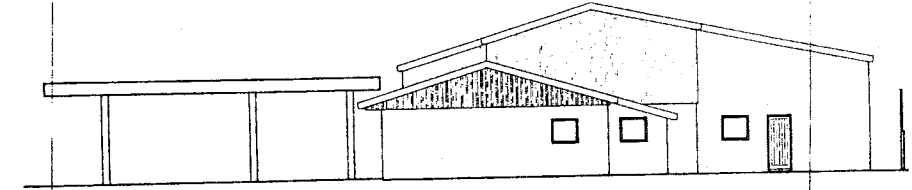
PROPOSED ROOF PLAN (1:100)



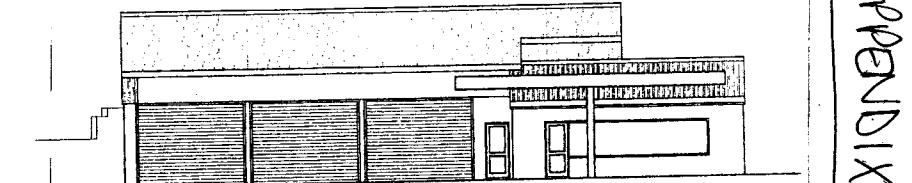
PROPOSED BLOCK PLAN (1:500)



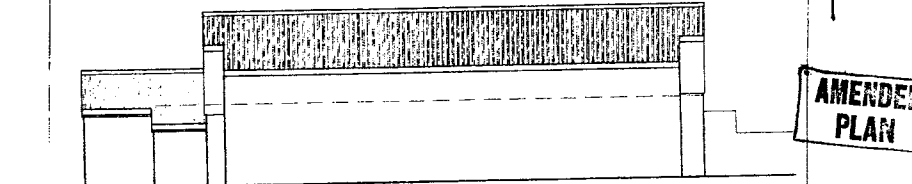
SOUTH WEST



NORTH EAST



SOUTH EAST



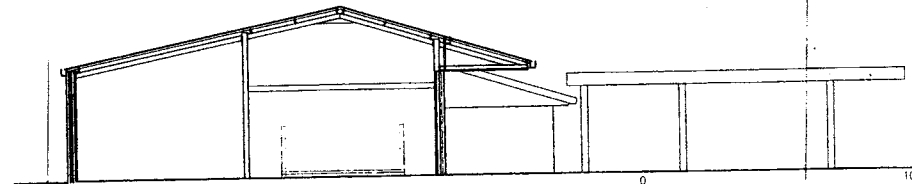
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PROPOSED ELEVATIONS (1:100)

APPENDIX 1

AMENDED PLAN

501/375/3

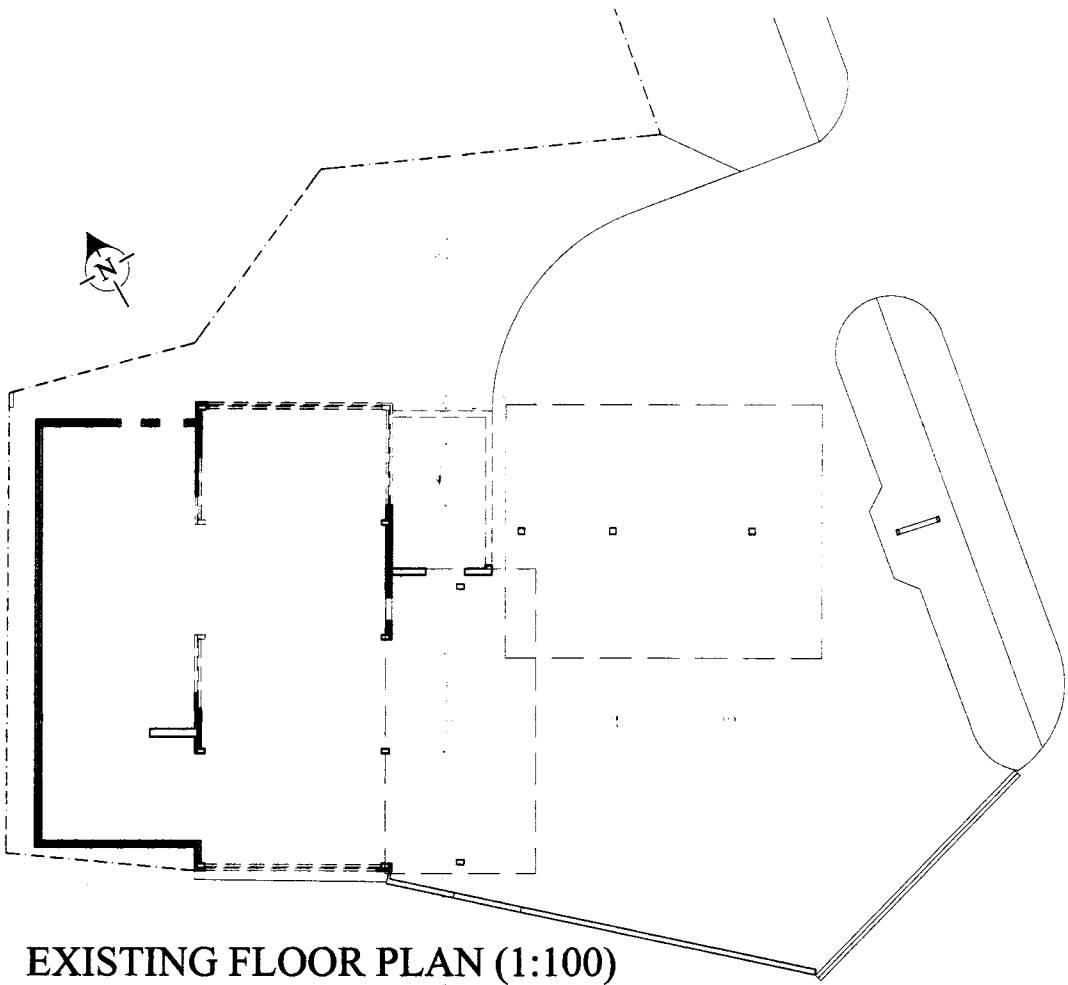


PROPOSED SECTION (1:100)

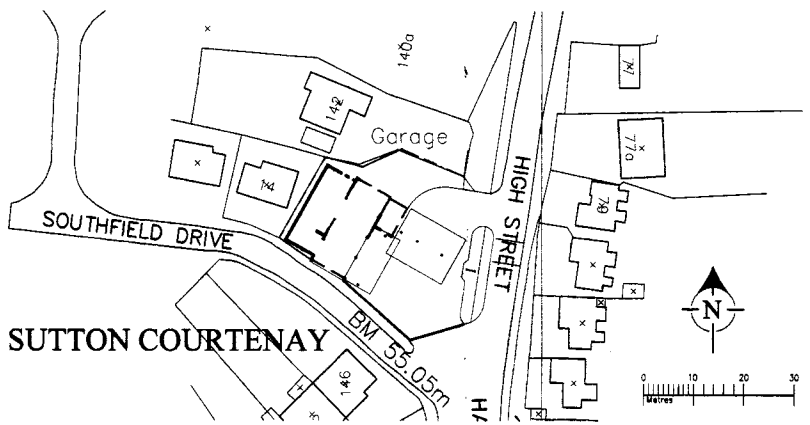


PCA LONDON ARCHITECTS & DESIGNERS 9 High Street, Epsom, Oxford OX29 4JA Telephone: 01855 822665 Fax: 01865 833219	
PROJECT TITLE	SUTTON COURTENAY TIPS 144 HIGH ST, SUTTON COURTENAY, OXON.
DRAWING TITLE	PROPOSED FLOOR PLAN, ELEVATIONS & SITE LOCATION PLAN
CLIENT	
drawn by	scale 100, 200, 500
date 03/2006	dwg no. 727/ALB29

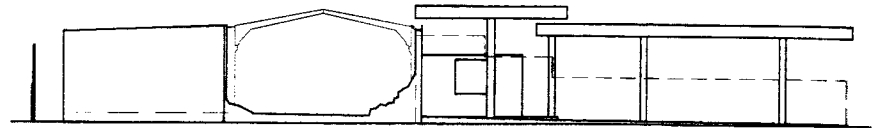
REV B - 8th CAR PARKING SPACES SHOWN - OCT'06
REV A - ROOF PLAN ADDED - SEPT'06



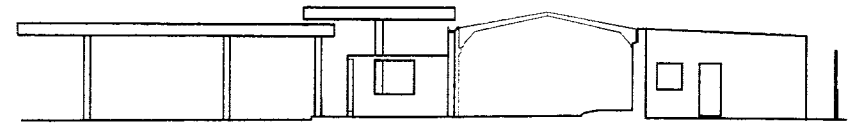
EXISTING FLOOR PLAN (1:100)



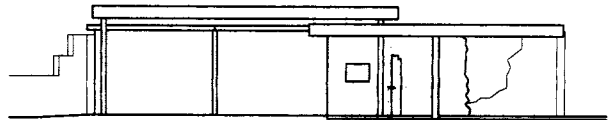
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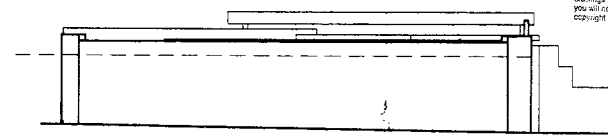
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NORTH EAST



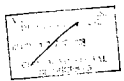
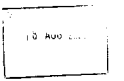
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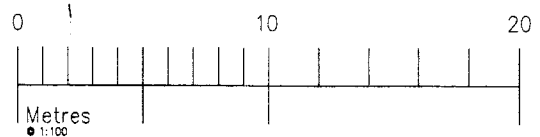
NORTH WEST

EXISTING ELEVATIONS (1:100)

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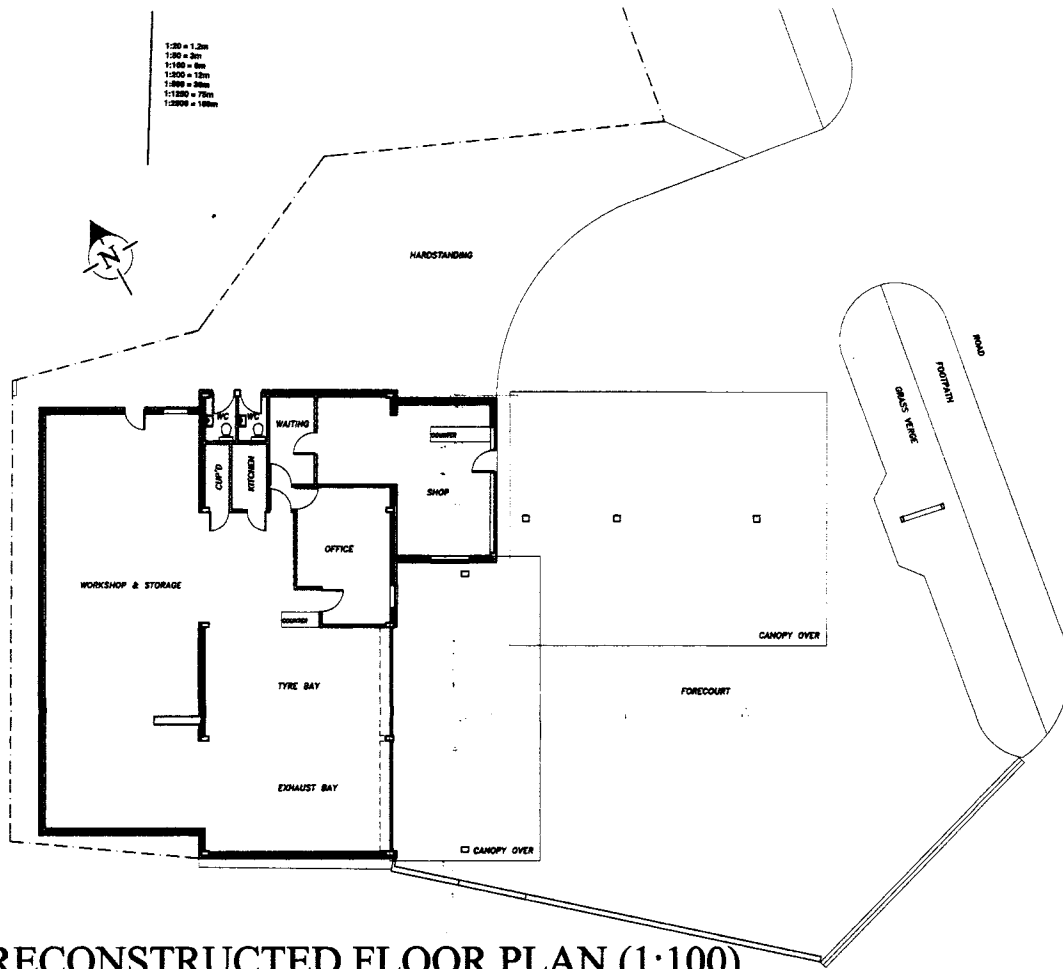
- 1:200 = 1.2m
- 1:500 = 2m
- 1:1000 = 5m
- 1:2000 = 10m
- 1:5000 = 20m
- 1:10000 = 75m
- 1:25000 = 100m



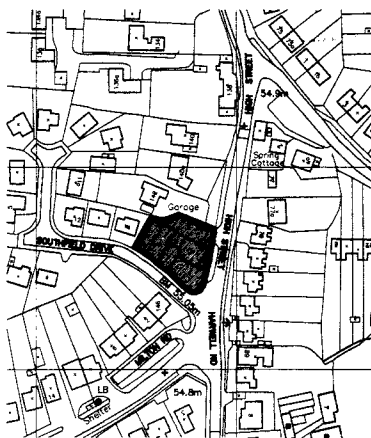
08/01738/FULL 05/375/3

PROJECT TITLE SUTTON COURTENAY TYPES
 142 HIGH ST., SUTTON COURTENAY, OXON.
 DRAWING TITLE EXISTING FLOOR PLAN ELEVATIONS
 5' BLOCK PLAN
 CLIENT

PCA
 LONDON
 ARCHITECTS & DESIGNERS

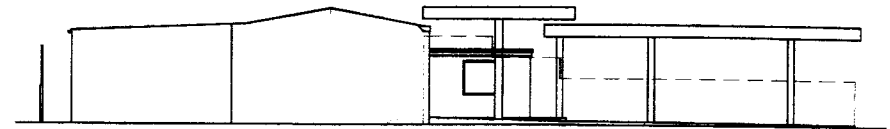


RECONSTRUCTED FLOOR PLAN (1:100)

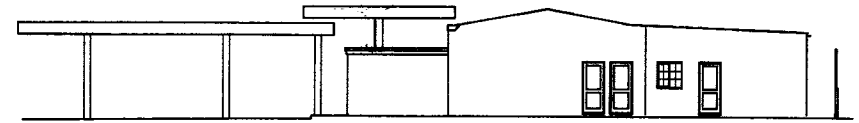


SUTTON COURTENAY

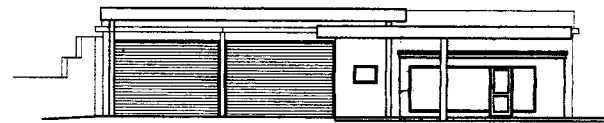
SITE LOCATION (1:1050)



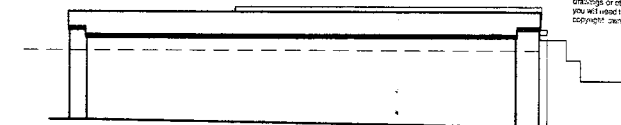
SOUTH WEST



NORTH EAST

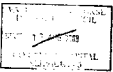
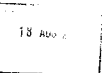


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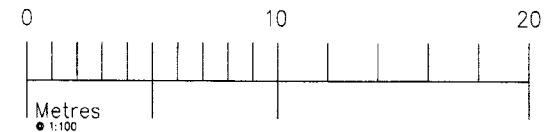


NORTH WEST

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RECONSTRUCTED ELEVATIONS (1:100)



08/0173B/FW BUT/375/3

PROJECT TITLE	SUTTON COURTENAY TYPES	PCA LONDON ARCHITECTS & DESIGNERS <small>9 High Street, Fyfeham, Oxford OX29 6JA</small>
DRAWING TITLE	154 WEST ST., SUTTON COURTENAY, OXOM. RECONSTRUCTED FLOOR PLAN, ELEVATIONS & SITE LOCATION PLAN	
CLIENT		
DRAWN BY	code 1/00, 1/250	

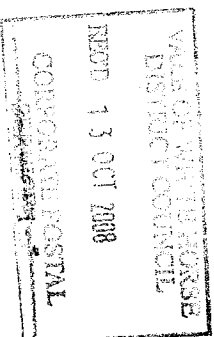
Sutton Courtenay Parish Council

Clerk: Mrs. L. A. Martin B.A.

Telephone/Fax: Fulford Heath
(01865 391833)

Orchard House,
90 Howard Cornish Road,
Marcham, Abingdon,
Oxfordshire OX13 6PU

Ms. E. Parkes,
Planning section,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE



10th October, 2008

Dear Ms. Parkes,

SUT/375/3 Redevelopment of garage and workshop premises including tyre and exhaust fitting area and the petrol filling station with associated forecourt shop at the site Sutton Courtenay Tyre and Garage Services 144 High Street, Sutton Courtenay

The Parish Council does not object to the proposals, but has had representations from local residents and would ask that the following points be taken into account when considering the application:

1. The increase in height and width and the consequential impact on the neighbours, particularly no. 14 Southfield Drive, not only from the pitched roof, but the height of the new rear wall which is taller than in the previous development.
2. In the past vehicles related to the garage business have parked in Southfield Drive sometimes on the footway causing some obstruction. It would be helpful to have improved highway safety particularly for pedestrians from Southfield Drive who wish to remain on the footway to emerge in the High Street.
3. Vehicles entering the garage forecourt and queuing to gain access has caused problems in the past for vehicles emerging from Southfield Drive and obstructing their visibility. The general situation of highway safety for traffic movements and pedestrian safety at the junction of Southfield Drive and The High Street should be fully assessed.
4. A condition should be imposed to prevent car sales from the site. There is not sufficient space or designated parking bays within the site to permit this type of business.
5. Safety issues on site too are of concern, and there should be conditions imposed to ensure that safe storage of combustible materials. The Parish Council has received comments that tyres previously were left exposed. The safety concerns extend to the use of appropriate sprinkler systems as part of the building regulation process.
6. A condition should be imposed restricting parking off site. This should then contribute to the increased safety required for the users of Southfield Drive.

7. Consideration should be given to the problems caused by signage and illuminated advertisements which would impact on the adjacent residential properties. Appropriate conditions should be imposed.

Yours sincerely,

A A A A

L.A. Martin
Clerk to the Council

APPENDIX 3

Vale Of White Horse Council
Development Control
Abbey House Abbey Close
Abingdon
Oxfordshire
OX14 9SA

Our ref: WA/2008/105214/02-L01
Your ref: SUT/375/3
Date: 21 October 2008

Dear Miss Parkes

REDEVELOPMENT OF GARAGE AND WORKSHOP PREMISES INCLUDING TYRE AND EXHAUST FITTING AREA AND THE PETROL FILLING STATION WITH ASSOCIATED FORECOURT SHOP AT THE SITE. SUTTON COURTENAY TYRE AND GARAGE SERVICES, 144 HIGH STREET, SUTTON COURTENAY

Further to my letter dated 26 September 2008, we have received a Phase 1 Preliminary Contamination Assessment, reference 416.0450.00018, from Leda Properties, dated October 2008 for the above site.

Although we would question some of the conclusions, the information provided is sufficient for us to **remove our objection** and request the following condition.

Condition:

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on the risk assessment, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

Environment Agency
Red Kite House Howbery Park, Wallingford, Oxfordshire, OX10 8BD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
Cont/d.

3) An options appraisal and remediation strategy, based on the site investigation results and the detailed risk assessment, giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason:

The combination of previous activities on this site and the fire last year may have impacted on controlled waters. We would require investigation to confirm that this site does not pose a risk to controlled waters.

Condition:

Prior to resumption of fuel dispensing operations, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason:

To verify that the site does not pose a risk to controlled waters.

Condition:

The construction of the Surface and foul drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before development is commenced.

Reason:

To prevent pollution of the water environment.

Informative

From 6 April 2008 it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000.

The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT.

For projects estimated at between £300,000 and £500,000 (excluding VAT) the SWMP should contain details of the:

- types of waste removed from the site
- identity of the person who removed the waste
- site that the waste is taken to.

For projects estimated at over £500,000 (excluding VAT) the SWMP should contain details of the:

- types of waste removed from the site

- identity of the person who removed the waste and their waste carrier registration number
- a description of the waste
- site that the waste was taken to
- environmental permit or exemption held by the site where the material is taken.

At the end of the project, you must review the plan and record the reasons for any differences between the plan and what actually happened.

You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care.

Further information can be found at www.netregs-swmp.co.uk

Special attention should be paid to the Environment Agency's Pollution Prevention Guidelines (PPG's) particularly PPG 19 Garages and PPG 27 Underground Storage Tanks.

Any surface water drainage from the pump forecourt and car parking areas must either drain to a sealed tank or drain via an approved oil interceptor.

Under current legislation developers have a Duty of Care, which requires all waste to be handled, recovered or disposed of responsibly. Records should be kept on site to demonstrate that the Duty has been adhered to. Similarly, for hazardous wastes, copies of consignment notes should be kept. Agency officers may audit these records during the demolition/construction phase. More detailed information on these requirements can be found on the Agency's website at www.environment-agency.gov.uk/netregs.

Advice to applicant

Areas beneath canopies within petrol station forecourts should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Surface water drainage from uncovered areas may be connected to the surface water system via a suitable petrol/ oil separator. A separator should be provided on the main surface water outlet from this site, the design of which shall be to the satisfaction of the Environment Agency. The outlet from the oil separator should be provided with a cut-off valve to prevent flow in the event of the discharge being significantly polluted.

Underground or overground pipelines should be adequately protected against leakage particularly by corrosion.

Underground chemical, oil or fuel storage tanks should be constructed of material resistant to attack by the substance stored therein and protected against corrosion. The tank vent pipes should be taken to a sufficient height to prevent an overflow taking place in the event of the tank being overfilled. This type of tank should be filled from the delivery tanker by gravity only.

Vehicle loading or Unloading bays and storage areas involving chemical, refuse or other polluting matter should not discharge to the surface water system.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Cont/d.

We ask to be consulted on any details submitted in compliance with this condition.

Yours sincerely

Mrs Cathy Harrison
Planning Liaison Officer

Direct dial 01491 828515

Direct e-mail catherine.harrison@environment-agency.gov.uk

cc AB Planning and Urban Design Services

End

4