

Chris Crew
Development Control
Development & Planning Authority
Sir Charles Frossard House
La Charroterie
St. Peter Port
Guernsey
GY1 1FH

11th August 2020

Dear Chris,

**Proposed replacement glasshouses and Crew facilities building at Grow Limited,
Les Petits Quartiers Coutanchez, St Sampson, Guernsey, GY2 4GE
(PREA/2019/0623)**

Further to the grant of the Certificate of Lawful Use for the above site on 28th April 2020, we now wish to submit a full planning application.

This application repeats the drawings and information submitted in November 2019 (prior to the application being withdrawn) and the CLU being granted plus additional information as requested on your letter dated 15th November 2019.

Please find enclosed the following documentation and drawings for your consideration:

- Planning Application Report prepared by Lovell Ozanne
- 2no. copies Planning Application Form
- 4no. 056-3-001 Site Location and Block Plan
- 4no. 056-3-002A Proposed Site Plan
- 4no. 056-3-003 Floor Plans - Crew Facilities Building
- 4no. 056-3-004 Elevations, Section & Roof Plan
- 4no. 56-3-005 3D Visuals
- 4no. 56-3-102 Hospitality Retail Training Building

- 4no. 56-3-103 Covered Vehicle Storage
- 4no. 56-3-104 Roadside Boundaries
- Site Survey 160809A-002 Marquis Surveys

With regards to Policy OC2, we make the following points:

- The proposals are principally enhancements of an existing facility as approved for uses under the recently granted Certificate of Lawful Use.
- The proposals are specific to the needs of disabled islanders, supporting them in an occupational workshop environment with the primary objective to provide horticultural, wood and metalwork, hospitality and retail training. The process of selling plants and handmade items is a secondary activity and provides additional financial income for the charity to support delivery of the primary objective.
- In consequence we believe the proposals cannot undermine the vitality of the local centres as it is delivering a unique facility for training disabled islanders. There is no other facility within Local or Main Centres that provides for this.
- It is envisaged that the public footfall would still, as now, be limited and it is strongly contended that these proposals do not and could not form a formal retail establishment. The produce is all created on site by the Crew, the purchase of any planted goods is intended to be through an honesty box (as at present) or through a Crew member to assist with their retail training.
- The provision of a dedicated parking area must be viewed in comparison to the current facilities which lack any form of formal parking area or drop off

area. To allow for more Crew members to benefit from the training opportunities Grow provides, the site needs to provide safe and accessible parking, drop-off and access to public transport. Many of the Crew members do not drive and are dropped off, brought to the site by car, taxi or minibus, attend by bus or cycle to Grow Limited. Safe facilities are a statutory requirement.

- In addition, the opportunity for members of the public to visit remains largely unaltered from the existing use. The hospitality and retail facility provides cafeteria functionality as the focus of our hospitality and retail training programme. The number of covers is restricted to a minimum (24 indoor covers) with the training aspect of the building and interaction with customers being of prime importance.
- The proposals for a Crew facilities building provides an opportunity to consolidate all of the varied existing indoor uses on the current site into one building which better serves the needs of the Crew and allows for more people to be accommodated at Grow Limited thus meeting growing demand.
- As can be seen on the enclosed roadside elevational drawings on 056-3-104 the proposed glasshouses are marginally taller than the existing glasshouses (by 640mm) with their orientation rotated to be gable on to Verte Rue. The Crew Facilities building is slightly taller with a ridge height of 14.53m. It should be noted that this Crew Facilities building is further up the hill than the property known as 'Longchamp' on La Route des Capelles which has a ridge line 300mm taller still, as shown on the South and East Elevations.
- In addition to the above noted ridge heights, the Crew Facilities building is set 91m away from the 'main' road of La Route des Capelles, deep within the site with only approximately 50% of the East Elevation visible from the road due

to the proposed glasshouses and existing planted boundaries including tall trees providing screening.

- The footprint of the Crew Facilities building broadly replicates the glasshouse which currently occupies this part of the site and, as can be seen from Proposed Site Plan 056-3-002A, this building is in scale with the much larger areas of glasshouse on this site. The building does not dominate the site in either area or volume. This can also be seen on the 3D visuals on 056-3-004A.
- To provide a softer appearance to the Crew Facilities building, it is proposed that the visible section of the East Elevation (i.e. the exposed elevation not behind the glasshouses) together with half of the South Elevation would be timber clad. The remainder of the elevations would be a dark green finish to match the tree lined boundaries and context.

We understand that there needs to be further justification on the scope for 'co-location' with other organisations, the proposal for a more formal retail element than exists at present, together with the need for a 2-storey administration building. We can provide further information as follows:

- With regards to the proposed 'co-location' of other charitable organisations it should be noted that the site and its buildings are fundamentally for the use of Grow Ltd. However, the operational hours of the organisation are limited to the working hours of the Crew. There is therefore an excellent opportunity for other charities and third sector organisations to utilise meeting room and function space outside of these times thus optimising the use of physical facilities to the benefit of hard-pressed charities.
- Due to the size of the site and the opportunity to have a large building to replicate the footprint of an existing glasshouse, the use of the Crew Facilities

building by more than one charity represents an efficient use of land by a sector that is in great need of accessible facilities for members that overlap needs of Grow Ltd.

- The Planning Authority requested we justify the proposal to establish a more formal retail element than exists at present. We would note that the principle of retail on this site is established by the CLU dated 28th April 2020 vis. the existing use of the land also includes for the *'production and sale of plants, produce, compost and other growing media'* and *'sale of wooden and metal items, garden furniture, planters and ornaments'* together with the *'sale of seasonal items'*.
- The proposals allow for the enhancement of the existing sales process produce by providing a larger outdoor plant sales area and a more accessible indoor plant sales area within the new glasshouses.
- There will still be an honesty box payment system and goods can still be purchased through Crew members as at present. The enhancement to this will enable Crew members to gain retail skills at a customer services point within the glasshouses. At present customers often need to search for a member of the staff or Crew for assistance, however it is our intention to have a dedicated area for customer assistance and enquiries thus improving the customer experience.

We trust the above and the enclosed meet with your approval, however, please do not hesitate to contact us with any queries.

Yours sincerely,



Emma Carter RIBA

For and on behalf of Grey Bear Chartered Architect Ltd.