



29th January 2021

Development and Planning Authority
Sir Charles Frossard House
St Peter Port
Guernsey
GY1 1FH

Dear Sir/Madam,

ALTERATIONS TO EXISTING GLASSHOUSE AT PETERSFIELD PLANT CENTRE, LES REINES, FOREST, GUERNSEY GY8 0JD

On behalf of our client, 4C Labs, we would like to apply for planning approval to carry out some alterations to the existing greenhouses at the above address. In order for this application to be considered, please find enclosed the following information;

- Two copies of the completed planning application form
- Three copies of the Block and Location Plan (drawing no. 1925 02.01)
- Three copies of the proposed drawings (drawing no.s 1925 02.02 - 02.04)
- An electronic copy of the above drawings
- A cheque in the sum of £240 (4H)

Petersfield Plant Centre is an existing commercial horticultural holding, that is in operation and is located within an Agriculture Priority Area and is Outside of the Centres.

The operations of the holding is proposed to remain as commercial horticulture and be leased by our client, 4C Labs, who will utilise the existing glasshouse for growing and exporting THC and CBD compounds.

On the site there are two large glasshouse structures, one to the southern boundary and another to the northern boundary. It is the existing glasshouse structure that is located along the southern boundary of the site, consisting of eight bays (each with three glazed pitched roofs as indicated on the block plan), that are to undergo some alterations,

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including modifications to the boundary in order for the glasshouse to be suitable for the intended purpose and is therefore the focus of this planning application.

In order to support this horticulture business that will contribute to the horticultural industry, it is understood that the proposals to alter the existing glasshouse structures will be acceptable in line with IDP policy **OC6 Horticulture Outside the Centres**. It is therefore proposed to internally and externally clad, with insulated steel cladding, six pitched roofs of the existing glasshouse. This area proposed to be clad will house storage areas, etc, as illustrated on the Architect's plans, therefore providing appropriate ambient temperatures required for the horticulture business proposed. It is understood, that the proposals constitute ordinarily incidental development that is associated with existing commercial horticulture holdings.

In line with the IDP policy **OC6 Horticulture Outside the Centres**, in order to avoid the potential of redundant ancillary structures (as proposed above) remaining once the commercial horticulture operation on the site has ceased, it is therefore offered to remove the proposed steel cladding, and the land restored to another type of agriculture use.

In order to allow for Petersfield Plant Centre operations to remain unaffected, it is proposed that the existing entrance to the north-eastern boundary will continue to be used by Petersfield and an existing opening to the south-eastern boundary will be reconditioned and utilised by 4C Labs. In order for this entrance to be appropriate and in line with the Guernsey Technical Standards by providing appropriate sight lines, some clearing/pruning of overgrown hedgerows will be carried out, whilst maintaining the existing earth banks, as indicated on the Architect's plans and existing photographs.

Furthermore, in order to provide essential security, a new 2.4m high chain link fence, in black, is proposed to be installed at the north-eastern corner of the glasshouse and carried across to the existing Petersfield Plant Centre Office. A further chain link fence is also proposed approximately 17m in from the south-eastern entrance, with a gate, allowing access for vehicles further into the holding for deliveries and collections.

In response to the IDP policy GP9: Sustainable Development, it is understood that the proposals to the existing glasshouse allow for the sustained use of the existing horticulture holding that will support the horticulture industry. Furthermore, the insulated cladding, will allow for the existing glasshouse to perform more efficiently taking into account energy and resources, with the very nature of the form of construction allowing for the required ambient temperatures to be controlled more effectively.

We trust that the information provided is clear, however, should you have any queries with the information provided or require any additional information please don't hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Silvie Luscombe', written in a cursive style.

Silvie Luscombe MCIAT (BSc Hons)
For Evans Architecture Ltd