



**A7 DESIGN LIMITED.** Registration No. 56840

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**CLIENT REF: 19-1049**

**PROPERTY REF: C025030000/B018020000**

**PLANNING SERVICE REF: UNW/2020/00138**

**BUILDING CONTROL REF: --/----/----**

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August 27<sup>th</sup>, 2021

The Office of the Development & Planning Authority  
Planning Service  
States of Guernsey  
Sir Charles Frossard House  
La Charroterie  
St. Peter Port  
GY1 1FH

Dear Sir/Madam,

**PROPOSAL:** **Retrospective Application – Change of Use: to Use Class 22 – Storage/Distribution for the Parking of Motor Vehicles in connection with Easy Clean**

**LOCATION:** **La Grande Maison Nursery, La Grande Maison Road, Vale, Guernsey, GY1 1RG**

**APPLICANT:** **Bellefleur Limited T/A Easy Clean**

Further to your original correspondence dated October 14<sup>th</sup>, and our subsequent recent telephone discussions with Edward Tildesley. On behalf of our clients, we wish to apply for 'Planning Permission' in accordance with 'The Land Planning and Development (Guernsey) Law, 2005 – as amended' to carry out the proposed works as indicated on the accompanying drawings and as briefly outlined below. The enclosed information for submission (*also issued electronically*) consists of:

- 1 original copy of the Planning Submission Application form,
- 1 copy of the Planning Drawings Issue Sheet,
- 3 copies of the Planning Drawing numbered: **19-1049-PD/01**,
- Planning Application Fee, totalling: **£780** from Category **10A** (x2).

**Brief background information regarding the subject site:**

Bellefleur Limited was purchased in 1986, at that time there was 4 acres of glass on the site, known as 'Grand Maison Nursery', growing tomatoes. Spray carnations were grown on the whole site between 1986 and 2000. During this time approximately 20 ladies and two men were working solely with indoor and outdoor cut flowers on rotational nine-month housing licences.

Four new blocks of glass of approximately 1 acre each were built on the site between 1990 and 1997. Subsequently a 2-storey office block was built on the site in approximately 1995. Trade and demand for cut flowers was decreasing and an opportunity arose to collaborate with 'Thompson & Morgan' who were exporting plants and ancillary products, between 2003 and 2008. One of the original greenhouses was clad with Metal profile cladding to offer warehouse storage for the use of 'Thompson & Morgan'. Two years later this warehouse was increased to 8,000 sq. ft, again for the use of 'Thompson & Morgan'.

Easy Clean was established in 2004 and have operated from the administration building as Bellefleur Limited T/A Easy Clean for the last 17 years. Employees for Easy Clean started from approximately 6 part time ladies to currently 22 full time ladies, 2 full time men and 3 office/administration staff.

Between October 2019 & 2000, 6 acres of glass were rented to 'Fresh Guernsey Herbs'. In September 2020, the whole site was rented to 'The House of Green' with an option to purchase in June 2023. The office block, ancillary parking area and small storage shed has been rented back to Bellefleur Limited, T/A Easy Clean until June 2023.

**Easy Clean Vehicular Movements:**

Easy Clean currently have 10 vehicles within their fleet, 4 of which belong to administrative staff. The remaining 6 vehicles are mobile throughout the working day whilst undertaking the cleaning services in private properties across the island, on average these vehicles leave the site at 07:45am and return at 17:30pm and left overnight until the following working day. On occasion, some of these 6 vehicles may return to the site to collect additional cleaning products, which takes no longer than ten minutes.

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We are therefore seeking permission from the Authority, albeit retrospectively, under Use Class 22 to permit the vehicles associated with our clients cleaning business to be parked upon the site as outlined above.

We trust the above and enclosed information offers a detailed description and explanation regarding our proposals and would be grateful if this could be considered at your earliest opportunity. Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

For and on behalf of

**A7 DESIGN LIMITED**

A handwritten signature in blue ink, appearing to read 'André Bisson', is written over the company name. The signature is fluid and cursive, with the first name 'André' and last name 'Bisson' clearly legible.

**André Bisson** MCIAT, ACIOB

*Director / Chartered Architectural Technologist*