

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

**AND SECTION 3 OF THE LAND PLANNING AND DEVELOPMENT (CERTIFICATES OF LAWFUL
USE) ORDINANCE, 2019**

CERTIFICATE OF LAWFUL USE

DESCRIPTION OF USE: Regularise use of agricultural land as Convenience Retail (Use Class 9) and car parking area.

ADDRESS OR Lesbirels, Route De Plaisance, St. Pierre Du Bois.

LOCATION OF LAND:

NAME AND ADDRESS Mr C Lesbirel
OF APPLICANT: Rose Cottage
La Hougue Falle
St Pierre Du Bois
GY7 9EN

REF: CLU/2021/1473

The Development & Planning Authority hereby certify that on 28/06/2021, this being the date of the application to the Authority for the certificate, the uses described in Appendix 1 to this certificate in respect of the land specified in Appendix 2 to this certificate and edged red on the plan attached to this certificate, was lawful within the meaning of section 22(3) and (4) of the Land Planning and Development (Guernsey) Law, 2005 for the following reason(s):

Reasons:

The evidence/documentation submitted is sufficient to demonstrate that on the balance of probabilities 'Lesbirels' has been used for the sale of fruit, vegetables, cut flowers, plants and other items, including the storage and packaging of the same and associated car parking area, all in accordance with Retail Use Class 9, for a continuous period of more than 10 years and those uses commenced before 6th April 2009.

Date: 29th December 2021

Signed.....*Signed*.....
(for and on behalf of the Development & Planning Authority)

A J ROWLES
Director of Planning
Planning Service

Appendix 1

The use of the property, as defined in Appendix 2 below for the sale of fruit, vegetables, cut flowers, plants and other items, including the storage and packaging of the same and associated car parking area (Convenience Retail) (Use Class 9).

Appendix 2

The extent of the property referred to in Appendix 1, known as Lesbirels, Route De Plaisance, St. Pierre Du Bois, is outlined in red on the plan attached to this certificate.

Notes

1. This certificate is issued solely for the purposes of section 22 of the Land Planning and Development (Guernsey) Law, 2005 ("the Law") and section 3 of the Land Planning and Development (Certificates of Lawful Use) Ordinance, 2019.
2. It certifies that the use specified in Appendix 1 taking place on the land described in Appendix 2 was lawful within the meaning of section 22(3) and (4) of the Law on the date of the application to the Authority for the certificate and, therefore, a compliance notice may not be served in respect of those use[s] under Part V of the Law on that date.
3. This certificate applies only to the extent of the use described in Appendix 1 and to the land specified in Appendix 2 and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. This certificate does not certify the lawfulness of any use arising from a material change of use within the meaning of the Building (Guernsey) Regulations, 2012.