

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 part of Stan Brouard Ltd building complex for the sale of gardening supplies, tools and equipment, BBQs, hot water spas, indoor and outdoor furniture and furnishings, and associated items (Retail Use Class 10: General Retail).

ADDRESS OR LOCATION OF LAND: Stan Brouard Ltd, Landes Du Marche, Vale.

NAME AND ADDRESS OF APPLICANT: Florex Limited
Landes Du Marche
Vale
GY6 8DE

REF: CLU/2021/2494

The Development & Planning Authority hereby certify that on 16/11/2021, this being the date of the application to the Authority for the certificate, the use described in Appendix 1 to this certificate in respect of the land specified in Appendix 2 to this certificate and outlined in blue on the Michael D Nicolle & Partners Ltd. plan number 02-032-54 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 submitted is sufficient to conclude that on the balance of probabilities, the area of land specified in Appendix 2 to this Certificate has been used continuously for the stated purpose for retail sales for in excess of 4 years since the Authority first knew the alleged use was occurring in 2013.

Date: 25/03/2022

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

A J ROWLES
Director of Planning
Planning Service

Appendix 1

Regularise use of part of Stan Brouard Ltd building complex for the sale of gardening supplies, tools and equipment, BBQs, hot water spas, indoor and outdoor furniture and furnishings, and associated items (Retail Use Class 10: General Retail).

Appendix 2

This application relates to the parts of the site edged in blue on the attached Michael D Nicolle & Partners Ltd. plan number 02-032-54 for Stan Brouard Ltd, Landes Du Marche, Vale.

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[s] which are materially different from those described or which relate 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.