

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 land for Storage and Distribution (Use Class 22)

ADDRESS OR Land At Rue Du Vallet, Rue Du Vallet, St. Pierre Du Bois.

LOCATION OF LAND:

NAME AND ADDRESS Mr Benstead
OF APPLICANT: Le Douit Cottage
Le Douit
St. Peters
GY7 9HD

REF: CLU/2021/0689

The Development & Planning Authority hereby certify that on 31/03/2021, 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 edged and coloured red on the plan no. 19-120-01 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 available is sufficient to demonstrate on the balance of probabilities that the area of land specified in Appendix 2 to this certificate has been used for storage and distribution of vehicles and materials as described in Appendix 1 to this certificate for a continuous period of more than 10 years and the use commenced before 6th April 2009.

Date: 24 November 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 area of land as defined in Appendix 2 below, for storage and distribution of vehicles and materials within Use Class 22 of The Land Planning and Development (Use Classes) Ordinance, 2017.

Appendix 2

This application relates to the area of land outlined and coloured red on the attached Block Plan, Matt's Architectural Technology Limited drawing no. 19 – 120 – 01 for Land At Rue Du Vallet, Rue Du Vallet, St. Pierre Du Bois.

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 that use 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 uses 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.
5. The issue of a Certificate of Lawful Use relates to the use of the land only, and does not regularise any unauthorised physical development, such as the erection of sheds on the land.