

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 land as a domestic garden (Residential Use Class 1) and use of part of land for equestrian related activities (sui-generis).

ADDRESS OR Longmeadow, Rue Du Belial, St. Saviour.

LOCATION OF LAND:

NAME AND ADDRESS Mr & Mrs S Galpin

OF APPLICANT: Carina
Longue Rue
St Saviour
GY7 9XU

REF: CLU/2022/1774

The Development & Planning Authority hereby certify that on 26/08/2022, 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, edged yellow and labelled 1, 2 and 3 and labelled 4a on the plan attached to this certificate, were 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 areas of land edged yellow and labelled 1, 2 and 3 specified in Appendix 2 to this certificate have been used as a domestic garden as described in Appendix 1 to this certificate for a continuous period of more than 10 years. The evidence available is also sufficient to demonstrate on the balance of probabilities that the area of land labelled 4a specified in Appendix 2 to this certificate has been used for equestrian related activities (sui-generis) as described in Appendix 1 to this certificate for a continuous period of more than 10 years.

Date: 21 November 2022

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

A J ROWLES
Director of Planning
Planning Service

Appendix 1

The use of the areas of land as defined in Appendix 2 below (areas 1, 2 and 3), as domestic garden (Residential Use Class 1) and the use of the area of land as defined in Appendix 2 below (area 4a) for equestrian related activities (sui-generis).

Appendix 2

This certificate relates to the areas of land outlined in yellow and labelled areas 1, 2 and 3, and the area labelled 4a on the attached 1:500 Annotated 2019 Aerial Photograph for Longmeadow, Rue Du Belial, St. Saviour.

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 uses specified in Appendix 1 taking place on the land described in Appendix 2 were 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 uses under Part V of the Law on that date.
3. This certificate applies only to the extent of the uses 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 that 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. For the avoidance of doubt, as set out above, 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 greenhouses or sheds that would not meet the exemption criteria for householder development nor for the erection of a stable building without the benefit of planning permission.