

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 flower shop (General retail use class 10)

ADDRESS OR ALP Flowers Shop, Rue Du Douit, Vale.

LOCATION OF LAND:

NAME AND ADDRESS Mr A J & Mrs G M Le Poidevin

OF APPLICANT: Le Grand Courtil

Rue Du Douit Lane

Vale

GY6 8AA

REF: CLU/2022/2348

The Development & Planning Authority hereby certify that on 05/12/2022, 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 red on the amended 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 available is sufficient to demonstrate on the balance of probabilities that the land outlined in red on the amended plan accompanying the decision has been used for Retail use, being a use classified within Use Class 10 (General Retail) of The Land Planning and Development (Use Classes) Ordinance, 2017, for a continuous period for more than four years since the Authority first knew about the change in 2012.

Date: 17/02/2023

Signed.....

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

A J ROWLES

Director of Planning

Planning Service

Appendix 1

The use of the land as defined in Appendix 2 below for the selling of flowers not associated with the existing glasshouse to the north, classified within Retail Use Class 10 (General Retail).

Appendix 2

The building, known as the ALP Flowers Shop, Rue du Douit, Vale, all as outlined in red on the amended plan accompanying this decision.

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 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.