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 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The proposal is to moor a heritage vessel adjacent to St Andrews Quay, St Andrews Gardens. We believe that grid reference Easting: 564847, Northing: 174447 would be more accurate than the grid reference automatically allocated by the Planning Portal. The vessel would be accessed from St Andrews Gardens using a removable gangway connected to one of the three existing purpose-built access platforms on the quayside.

Applicant Details

Name/Company

Title

Mr

First name

Robert

Surname

Lane

Company Name

The Steam Tug Cervia Preservation Trust

Address

Address line 1

Margaux

Address line 2

Woodlands Lane

Address line 3

Shorne

Town/City

Gravesend

County

Kent

Country

United Kingdom

Postcode

DA12 3HH

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

No building work will be carried out. To facilitate the proposed operations, it will be necessary to install uprated mooring pillars (to match existing) and carry out the installation and/or diversion of electricity and water services. Access to the vessel will be via a removable gangway linked to one of the three existing purpose-built access platforms on the quayside. The existing prefabricated access framework for LV21 will need to be resited, which may require an extension to one of the existing raised hard-standings. ST Cervia may also require a small framework to facilitate public access to the vessel.

We are not aware of any change of use to St Andrew's Quay or St Andrew's Gardens. This land is already designated to provide mooring facilities and access to vessels moored alongside St Andrew's Quay. Cervia is a heritage museum vessel that will be moored alongside the quay and open to the public up to a maximum of 6 days a week between April and September, and on limited days between October and March, between the hours of 10.00 and 17.00. The vessel will be operated and maintained by volunteers. It is envisaged that the vessel will attract between 1,000 and 2,000 visitors a year. This application is to ascertain whether this proposed use is lawful.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
☒ No

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

St Andrew's Quay is owned and operated by Gravesham Borough Council as a commercial maritime mooring facility. The quayside has been equipped with mooring bollards, and three existing access ramps and platforms specifically designed to provide access to and from vessels moored at the quayside, for in excess of 10 years. It is clearly intended that the land is to be used for the mooring of vessels.

The former lightship LV21 has operated from the quayside as a static heritage arts attraction since 2017. This was facilitated by Gravesham Borough Council, and no planning or change of use consent was required.

Gravesham Borough Council will continue to be the "landlord". There will be no works or alterations carried out other than the upgrading of mooring pillars and the diversion of electricity and water services. There is no intended change of use of St Andrew's Quay or St Andrew's Gardens.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

At the Cabinet Meeting on 10th January 2011, Gravesham Borough Council made the decision to install four sets of moorings at a cost of £20,500 for the mooring of vessels at St Andrews Gardens, henceforth to be known as St Andrews Quay.

On 22 April 2017, it was reported in the KM's KentOnLine news media that after working with Gravesham Borough Council to secure long term moorings, LV21 will not be returning to Medway, and will be staying at St Andrews Quay. This is also confirmed on LV21's website.

There are numerous other documents on Gravesham Borough Council's website and published in news media highlighting the ongoing relationship between Gravesham Borough Council and LV21, confirming that the Council accepts and encourages the use of St Andrews Quay to moor heritage vessels that are opened to the public.

Select the use class that relates to the existing or last use.

Other

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other (please specify)

We have no knowledge of any existing specific 'Use Class' for St Andrew's Quay.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

F1 - Learning and non-residential institutions

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

There is no change of use to St Andrew's Quay. It is already equipped with mooring bollards and purpose-built vessel access platforms and has been for in excess of 10 years. It will continue to be operated as at present. The former lightship LV21 has been permitted to operate as a static heritage arts attraction open to the public at this location since 2017.

The steam tug Cervia is not a building or land, it is a static (but moveable) vessel to be moored at the quayside which is the purpose of the quay. The vessel will float on the river at high tides and will sit on the river bed at all other times. It will be open to the public as a static heritage museum attraction under Use Class F1. This application is to ascertain whether the operations proposed to be carried out on or over the land would be lawful.

It will not require any construction work, other than the installation and diversion of electricity and water services, the installation of uprated mooring bollards (to match existing), and it may be necessary to extend the existing raised hard-standing to reposition the access gangway for LV21.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Meeting at the Civic Centre on 15th November 2022.

Date (must be pre-application submission)

15/11/2022

Details of the pre-application advice received

We were under the impression that planning consent was not necessary, since Gravesham Borough Council operates St Andrew's Quay as a commercial mooring facility, and Gravesham Borough Council facilitated the mooring of another static vessel (LV21) at this location in 2017 without the need to obtain planning consent. However, [REDACTED] advised that it is will be necessary to obtain approval of the proposed use before proceeding.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☒ Lessee
- ☐ Occupier
- ☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Bob Lane

Date

15/05/2023

