

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 27/01/2024 11:21 PM from [REDACTED]

Application Summary

Address: The Amazon And Tiger Harvel Street Meopham Gravesend Kent DA13 0DE

Proposal: Change of use to C3 dwellinghouse.

Case Officer: Mrs Alison Webster

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Harvel Gravesend

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

Under Policy CS10 of the core strategy for Gravesham, social and physical infrastructure are supported to preserve community well-being. There is no reasonable, alternative infrastructure within the community. The applicant argues that the pub is not existing infrastructure but has also previously argued that the bar area is still intact; that the applicant hasn't changed the use of space, just shut it.

The applicant is also trying to make the case that the business is not viable because of external influences out of the control of the owners. This is not necessarily the case.

Several references are made to village community events and the popularity of other community assets contributing to the apparent lack of viability of the pub, yet go on to say that the community does just the opposite; that assets are lost due to lack of support. There is a clear appetite for community recreation and adhesion, through food, drink and many other activities: a perfect environment for a pub to thrive. The business however, is said to have been "in decline" before finally shutting. With a clear community appetite, lack of alternative facility and a more than adequate population density in the area for the pub, the reason for decline falls into the hands of the publican. The widely recognised socially toxic atmosphere and inadequate service standard suddenly makes more sense when an application to turn what is an invaluable part of our rural community into a C3 dwelling house. No doubt with a tidy profit for the applicant.

The applicant makes a list of assets all of which ceased 30 years or more ago making them irrelevant examples for today. Many examples have nothing to do with community support and Harvel has a very well supported shop currently. The applicant makes allegations of "illegal sale of alcohol" and then goes on to give examples of events which have followed all necessary legislation including the successful application of temporary event notices through Gravesham borough council. The law governs the frequency of such events, to allow businesses such as pubs to have fair competition, and are still liable for all necessary costs

In the supporting document there are several figures to support claims:
Figure 1: reference to a dinner hosted in the village hall where guests were also actively encouraged to use the pub for their drinks. The pub was not offering food

service simultaneously. This event wasn't regular but had to move to a bigger premises due to its popularity (never in direct competition with the pub). It also shows a Facebook post from Harvel Farm Shop advertising a once monthly specialty wine merchant. This was made after the pub was shut.

Figure 2, 3A, 3B and 3C: Fig 2 could arguably be anywhere but the applicant was, for a long time, an active part of the Harvel 5 and could have reasonably supplied the beer pictured. (Inc. 3A). 3B gives a clear indication that the given club is very supportive of local licensed establishments, another indication that internal factors played a role in the decline of the pub.

4: The village Fete is well established and has had the same format since before the applicant took position of the pub.

5, 7D, 8 & 9: All of these events happened after the pub was no longer made available to the community and proves the appetite for such events.

Fig 6 is during the period in which the landlord was heavily involved in the club which he is now trying to decry. The people in question make no attempt at being inconspicuous giving reason that the applicant, at the time, was satisfied with this arrangement.

7A: Shows an arranged cricket game in a local ground. It also explains that there is a "team sheet at the Ammy". "Ammy" being a loving colloquialism used for the Amazon and Tiger. This shows that the landlord was fully aware and in support of the event, with ample opportunity to offer their own services.

7B and 7C: Charity quiz nights held in the village hall clearly showing they were finite. There are plenty of thriving pubs with active village halls in smaller communities.

It is worth noting that since the pub has been made unavailable by the landlord, there has been a clear framework to try and support and facilitate the continuation of the asset. A clear and supportive attempted dialogue to try and ensure the long term running and financial security of the asset, including a number of attempts by people with the appropriate skills to purchase the pub. All were met with animosity

Harvel is a community of different socio-economic backgrounds; with commuters but plenty in local industry. A pub is something that keeps community alive, it's a way of linking people of different backgrounds and stops the erosion of our culture. There is a clear local desire and proclivity for community giving rise to the need for a pub. Rejecting this application would stand for community over greed, the preservation of culture and a clear regard for the wellbeing of our borough.

Kind regards