

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 9:37 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

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Objection to Amazon and Tiger Pub planning application Ref 20231186

I wish to start with the observation that this application benefits the few and harms the many residents of Harvel.

My basic understanding of the planning laws and the infrastructure that supports it, is to, support community needs, encourage economical development, reduce environmental impact, improve social equality, protect green belt and Conservation areas, provide opportunities for employment. None of which would be served by allowing this application to succeed.

I object to this application for many reasons that I will list below:-

1. An Asset of Community Value is still in place and there would seem no point in placing a ACV on a Public House, if a planning application can defeat the ACV as an asset for the community.

2. I think it should be remembered the Amazon & Tiger was designed for the community, as a Public House, built as a Public House and has been run as a Public House ever since.

3. If every Village Hall, Public House and Public Sports facility ie Community Assets were bought cheaply, closed from the public, then gained planning permission as private residencies, this would cause great harm to the social structure of local communities.

4. As a Public House to serve the community, this community asset was bought cheaply, not the going rate as private domestic dwelling, I don't think it is morally correct that a Public Asset should be converted into a house, then sold at a profit at the cost of the community. The purpose of the Localism Act 2011 and the ACV legislation was brought in precisely to prevent this.

5. There is still a strong group in this community that wish to retain this Public House for the future, which we believe would enhance the community, we are

hoping to apply for a further ACV when this one runs out, this would become harder if this application was granted.

6. We believe The Amazon & Tiger Public House, has a strong economical future, as it is the only Public house in the village and would serve a supportive and vibrant community.

7. The Amazon & Tiger Public House, has taken advantage of government guidance to local councils, to obtain the benefit of Rural Business Tax Rate Relief, this tax relief is given to local businesses that singularly serve the local community, as it is the only Public House in the Area, this again shows its recognised importance to the community in the area.

8. Some of the proof of its importance to the community can be observed by the community opening up the village Hall on Friday evenings, known locally as "The Pop up Pub" this is specifically to allow local people to meet and socialise who have become isolated, at the last Pop up Pub in the hall, around 60 to 70 people attended.

9. I believe there have been multiple approaches to buy the Amazon & Tiger Public House, but the present landlord/owner has refused to engage in any form, his belief is that he can get more money for it as a house.

10. If the owner of the Amazon & Tiger Public House- doesn't think the business is viable, it could be sold on the open market, there has been plenty of interest, he can then buy a house of choice with no need for conversion work, then the community will retain its public house and they have a house to live in. If you remove the profit that could be made on converting the Public House into a private residence, I believe it really could be that simple.

11. This application undermines the value of the ACV and has the potential to lose a local amenity which would be a great loss to the community and its closure has caused great problems to both the social and sporting communities of the area.

12. Many sports groups and clubs used to meet and support The Amazon & Tiger Public House. The Harvel Hash House Harriers, with over 100members, The Oakenden Bike Polo Club, various bike groups, a Darts team, A Village singers group it was also used by many walking groups and advertised as part of a walking stop over in walking guides.

13. When the application was made for a B&B the reasons given were to enhance the Public House business and bring more tourism to the area, there was no mention of no support from the community or lack of business viability.

14. On a further point concerning the B&B there has been no advertising for it for the last few years, the owners brother in law has permanently lived in the supposed B&B, it appears another cynical act to avoid planning regulations.

Kind regards