

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2024 10:49 AM 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:

Email:

Address:

Comments Details

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

Reasons for comment:

Comments:

I would like to register my objection to this proposed change of use for the following reasons.

The pub was built to act as a community hub over 100 years ago and was built to look like a house, so as not to upset parishoners attending church services in the adjacent hall. This has been the case up until recently. The current owner bought the pub for a very low cost and built up a thriving centre for the village. This included festivals, charity fundraisres and quizzes which all were well attended by the village and surrounding locale. However before the Covid pandemic the level of enthusiasm and service declined and during Covid I did support the pub by buying food and drink from them as a takeaway service. It became apparent from those conversations that the owners were not going to reopen.

In the viability statement they reference that various local clubs stopped using the pub and moved elsewhere, this is simply not true and these clubs sought alternatives once the pub closed. They reference the cricket club as an alternative, this is not a viable option as this is a private members club and is only open when a match is on. The running club has negotiated with the club to have the use of it on an ad hoc basis for when they have a run. The rugby club is also mentioned as an alternative but this too is a members club and guests can only access it at limited times a few days of the week.

Without a pub with regular advertised opening hours the community, clubs and general public, walkers and cyclists who target the pub for a rest stop will have nowhere to meet.

There are people who have moved to the village specifically because it had a local to meet and have a centre for the community. Elderly residents have nowhere to go as it is situated in a remote location, with no public transport options available.

Most events taking place in the village, be it on the green, in the hall or Calor field usually began or ended with a visit to the pub, with no adverse effect on the pub, indeed during the Harvel 5 race additional staff was brought in and the place was so busy you couldn't get in, let alone be served. The tills would have to be emptied regularly as so full of cash. The owners were an active part of the running club even up to post covid by allowing the use of the front garden to stage a virtual virgin london marathon day during the end of lockdown.

The village hall has had to try and breach the gap left in the loss of the soul of the village in having coffee mornings and pop up cinemas and just recently a Bring your own pub night, which was attended by 60 + villagers.

This application is only the next step in the owners being able to achieve the most monetary value for the property as if this is granted they will probably sell to a developer who will convert the place into 3 -4 dwellings. Considering the initial outlay to purchase the pub, I can see what the logic is for this but it goes against why they bought it, to provide a pub for the community and their statement when they announced the closure in that "their wish to remain in the village they love", yet have never attended a single village event, fete, charity fundraisers, cinema, concert, jubilee and coronation celebrations.

In closing, it is quite apparent that the owners have no respect for the parish or borough councils in so much as ignoring the Asset of Community Value order by continually dismantling the infrastructure of the pub by removing the bar, toilets and cellar, which the ACV should cover and protect. The side annexe which was granted development by the council as ancillary to the pub and had the use changed which allowed the owners to have an independent income, has never been advertised for rent and has been solely used by the owners family as permanent residence, which goes against the councils orders that it is not to be used as this purpose.

Questions should be asked how the planning enforcement have allowed the continual erosion of the ACV and even after requesting unannounced visits still alert the owners of them so that the areas can be doctored to look compliant. The building is in a conservation area so any works to the fabric and outlying buildings must be protected.

Recently the area has lost The Green Man under suspicious circumstances and the Vigo Inn, I am hoping that the council will uphold the erosion to small communities for the sake of personal gain.

Kind regards