

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 7:31 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]

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

One of the main reasons I moved to Harvel was due to the pub in a lovely village setting. I know there are many others who did the same.

The building was built as a pub and has always been a pub. It's been at the heart of the community for many years. It is vital to the community as a hub and meeting place. Living in a rural village can be very isolating and it is essential for people to have somewhere they can drop in and meet their friends and neighbours. The pub is currently classed as an asset of community value. The cricket club is only open when there is a match (only some days in summer, and closes when the cricketers leave), and the village hall is only open when there is an event. We need somewhere open regularly to socialise, which is also open in the evening.

There are a large number of people who would drink at the pub if it were open (a social gathering was held recently attended by around 60 villagers, many would be pub regulars - some people have been deterred from using the pub due to the way they were treated by the current owners, and there are new people who have never had the opportunity to drink there). The absence of public transport in the village also means people are more isolated so makes the need for a village hub even more important.

The current owners have refused to consider any options to continue the use as a pub - someone wished to purchase as a pub but they refused to even speak to them (they have since purchased a different pub in a small village in a neighbouring borough which is thriving). They also refused to consider any other options to remain as a pub eg leasing the whole building or just the bar area so they could remain in the living accommodation. There was also an obvious intention to run the pub down before closure, events were deliberately not publicised to ensure less people attended. It is clear the intention is to obtain planning then sell as a house (the current owners do not attend any village events).

The viability statement shows the contempt with which the owners treat the villagers (which is why some people did not drink there). There are a lot of misleading inaccuracies in it.

Many of the events noted on this would benefit the pub, for instance H5 post race runners would head to the pub (which was always packed - the owners have

complained of having to employ more staff to cope), carols in the car park would only last an hour and if the pub was open people would go for a drink afterwards (noting this only started after lockdown so has not been hijacked - this began after pub closure), the Village fete would bring people into the village, many of which would drop into the pub for a drink (certainly the organisers would finish their day in the pub). Most village hall events would involve a visit to the pub before or after the event (unless the pub owners chose to close early!). HFest also began post pub closure as a means to give something to the village. It has therefore never been in competition with the pub and is only likely to take place every two years. It should also be noted that the current owner/landlord was involved in running club events for many years.

To clarify, the cycle polo club only use the rugby club for training purposes (they require a minimum football size pitch), and for an annual weekend European tournament. When the pub was open this was their clubhouse (with trophy cabinet), they drank at the pub post training twice a week, and timed weekday training to enable them to also eat at the pub. Their annual AGM was also held at the pub. The rugby club bar is not generally open when training is over. It is incorrect to state that they do not need the Amazon and Tiger. They also supported pub events in numbers and assisted voluntarily during pub events if required.

I note when planning permission for the B&B was requested the pub cited the need for more facilities due to the many social groups holding events (this includes Harvel 5 with over 700 runners), and the stream of walkers visiting the area. This clearly states the need for facilities in the area (as stated by the pub only a few years ago!), this requirement has not changed (I've seen numerous walkers and cyclists arriving at a now closed pub). This will discourage people from visiting the area.

The planning documentation states that the work on the pub has not yet started. This is not correct. A vast amount of work has already been done on the inside and the outside, including the demolition of the cellar/garage (noting the pub is also in a conservation area). My understanding is that no changes were to be made without permission.

Kind regards