

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 8:51 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:

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

Much of the submissions and supporting comments are implying that this is a personal attack on the current owners. This is not the case. The landlord is making it personal with his Viability Note and submissions.

It was purchased by the current landlord as a public house and premises and at the then market value of a public house and premises.

Landlords are custodians of 'public' houses and would know that they need to plan for retirement. At some point, they know that they will either have to sell up or bring in a manager if they wish to remain living there.

This pub was only shut because of COVID, for which the landlords would have received some government assistance. The landlord then made the decision to retire and not reopen the pub. If every landlord that had purchased their 'public' house was afforded to do this then all pubs are at risk - oh the landlord has decided they don't want to do it anymore, pub closed and I am going to remain living here which will make the pub unviable for any potential new owners.

The landlord is now seeking change of use to a single C3 dwelling house stating that the pub has been shut for several years and marketing would be pointless without residential accommodation. Didn't see that coming!

I believe the 'living' accommodation that they currently reside in was also used as bed and breakfast as stated in the planning submission for the side extension and I quote 'With the side extension we would gain space to enhance by tapping into our existing facilities. This would mean we could provide bed and breakfast for four spacious double rooms and a private place to relax away from the public.' In this current application the Supporting Document states that it is only the B&B which was (and remains) viable. Not sure how this can be truthful, as I have been unable to book it or even find it advertised anywhere for many years - Tigers Rest not available to book (last reviews 2020). I question whether any of the accommodation was ever used for B&B purposes and that each planning application has included many fabrications to get what they wanted.

Viability Note observations:

Figure 1 - six events in total over 5 years 2018-2022. Maximum 40 tickets with wine included. Supporting village hall, local cook and local wine supplier.

Figure 2, 3A, 3B, 3C events held once each per year by HHHH. The same HHHH which the landlord established with 2 others.

Figure 4 - Fete once a year for 3 hours. I believe the landlord initially ran the beer tent.

Figure 5 - H Fest once a year, since pub closed.

Figure 7A - HHHH which landlord was a member of, supporting village cricket club.

Figure 7B, 7C charity fund raising events, private function invite only, held over a year apart.

Figure 7D - Christmas Carols in car park because pub closed, previously held in the pub (14.12.2019).

Figure 9 - 2022! pub closed.

These documents seem to be grasping at straws to prove that the business was unviable. But many of the events were held yearly and others started after the pub closed. The landlord co-founded some and originally supported others until he chose to step back and then cite them as the reason the pub failed to be viable.

Kind regards