

Previous action

1. Environmental Health issues

A full investigation was carried out by Environmental Health:
They found no evidence of an ongoing rat infestation at New Ash Green Shopping Centre

Following a site inspection of the pigeons within the units 18 to 27 in Upper Street North, New Ash Green Shopping Centre undertaken on 14th July 2015 at 11:00am, Environmental Health confirmed that Gableholt (via their agent Lee Baron) have removed the pigeons, cleaned the bird faeces and sealed the access points to the units.

Richmond Lodge (Managing agent for Piperton Finance) installed new anti pigeon spikes throughout the village centre to deter pigeons.

Environmental Health currently have no outstanding issues or complaints.

2. Visual Amenity

The Council carried out a site inspection in April 2015 to look at areas that could be detrimental to visual amenity and a S215 notice was issued in relation to areas of concern identified. The notice was served on 16/7/15 and came into effect on 17/8/15 and required the following 4 actions.

- a. Replace all the cracked and broken glass panels above The Link
- b. Replace the garage door in the corner of the yard close to The Link.
- c. Replace the polycarbonate roof canopy above the Parish Council notice board in The Link.
- d. Reinstate the exterior cladding to the former restaurant at the Clocktower Gym.

The up-to-date position regarding the S215 notice is as follows:

Requirements (b), (c) and (d) have been complied with.

In response to (a) and (c), a planning application was submitted to the Council to remove the affected elements. This was refused by the Council's Development Control Committee on the 7th January 2016.

In respect of requirement (a), Richmond Lodge has now informed the enforcement case officer on 24 February 2016 that he will replace the broken glass roof with polycarbonate sheets and has subsequently submitted quotations from contractors.

The applicant has 6 months in which to appeal to the Secretary of State.

Building Control

A Building Control Officer was contacted about the area referred to in part (a) of the S215 notice on 15 February by Cllr Clark, who expressed concerns for public safety.

Following a site inspection, photographic evidence was provided to Richmond Lodge on 16 March showing a number of the Georgian wired glazed units have cracked and one in particular has either partially fallen or has been removed.

Although the glazed roof forms part of the Section 215 Notice, the roof alone was considered to be a dangerous structure requiring immediate attention.

The following action was suggested:

- Short term - closure of walkway and signs warning signs of the overhead hazard displayed.
- Longer term - removal of the panels cracked to varying degrees

Building Control carried out a site inspection on 22 March which confirmed the glazed panels presenting the most serious danger to the public have been removed. However, there are still 13 panels cracked to varying degrees. The landowner will be contacted to remove or replace these panels.