

MAINTENANCE GANGWAY.

Belongs to SDC not Parish.

They take responsibility for the maintenance of it. There is a possibility that Lord Radnor may have some early rights on the land.

It is a maintenance gangway and not a public right of way. The public use it at their own risk.

Joy McMillan, when she was a Councillor, looked into it and reported these facts to the people of Sandgate at a meeting in the Chichester Hall. (date unknown).

Ron Lewis contacted K.C.C. who sent an inspector down. He said that K.C.C. could make it a Public right of way but could not afford the maintenance of it so it remains under SDC as a maintenance gangway.

Ron then contacted the local rep for "Natural England" who told Ron about the Government's intention that there be a footpath all the way round the English coast. He said he was in the process of planning to the east of Folkestone and the next phase would be to the west, including Sandgate. He is aware of the Maintenance gangway and implied that it would possibly become part of the footpath plans.

Unfortunately, dates of all this were not recorded so can't be corroborated.



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, London, S.W.1

Telephone: TRAfalgar 8020

, ext. 281

COPY

Please address any reply to

THE SECRETARY

and quote: HO/1118/12/3

Your reference: GC/PA/471

22 MAR 1967

Sir,

Housing Act 1957
Folkestone (Granville Road East, Sandgate)
Clearance Order 1966

I am directed by the Minister of Housing and Local Government to say that he has received the report of his Inspector, Mr. E. A. Sykes, L.R.I.B.A., who held a hearing into the above order on the 17th November 1966.

The order land relates to a clearance area of about 0.14 of an acre comprising five dwelling-houses and a garage with a dwelling above. The Council declared the order to ensure the demolition of all the dwellings which they represented as unfit for human habitation.

Two objections had been received in respect of two properties but one was withdrawn before the hearing, the owner having agreed to acquisition by the council. The outstanding objection was on the grounds that Ref. 6 (No. 5 Granville Road East and Castle Garage beneath) comprised business premises and that the council had no power to include the property in the clearance area under the terms of Section 42 of the Housing Act 1957; also, notwithstanding this submission the classification of unfit-ness was strongly contested; it was maintained that many improvements had been carried out to the property and that the objector would be willing to carry out any necessary works provided he could be permitted to trade from the premises.

A petition and two written representations were presented at the hearing; these all protested against the loss of the garage and the facilities it provided.

For the council it was submitted that a little more than 50 per cent of the premises comprising Ref. 6 was used in connection with the dwelling; that Ref.6, along with the other houses included in the order, shewed evidence of extensive and progressive dampness and that other defects included disrepair, structural defects and lack of proper food stores; that the air space about Ref. 6 was restricted and was not exclusive to the property, and that the natural ventilation of some of the rooms was badly affected by the congestion on the site. The council refuted the rumour that they had declared the properties to be in a clearance area in order that they might acquire at site value.

During the hearing it was suggested that the objector might be allowed to continue the use of the garage if he would accept re-housing by the council. After a short adjournment it was stated for the objector that the council's offer would need a lot of consideration as it would not solve his problems but would create hardship and extra expense.

The Inspector found that Ref. 6 comprised a detached two storey building with the ground floor consisting of a garage and workshop with a doorway giving access to

The Town Clerk
The Civic Centre
FOLKESTONE
Kent

/a

a staircase leading to living accommodation on the first floor and that the premises comprised a house. He found that the main defect in the property arose from dampness due to its close proximity to the sea and its exposure to sea mists and to spray blown inland during storms and that the garage suffered from rising dampness which was not sufficiently serious to affect the first floor living accommodation.

He was of the opinion that Ref. 6 was not so far defective as to be unfit for human habitation in its present condition and that it should be excluded from the clearance area and the order. He found that all the other properties had been correctly represented as unfit and was of the opinion that the best method of dealing with the conditions in the area was by the demolition of all the buildings in the area. He accordingly recommended that the order be confirmed subject to the exclusion of Ref. 6 (5 Granville Road East and the Castle Garage) from the clearance area and the order.

Consideration has been given to the arguments put forward both by the objector and the council and to the Inspector's report. The Inspector's findings and views regarding unfitness are accepted. The need to demolish all the properties with the exception of Ref. 6 is also accepted.

The Minister has therefore decided to confirm the order subject to the modification that Ref. No.6 (5 Granville Road East and the Castle Garage) be excluded from the clearance area and the order.

The order and the sealed map are being returned under separate cover for deposit in the offices of the council.

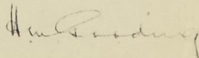
No claims were made under Section 60 of the Housing Act 1957 for payments for good maintenance, and the Inspector found that none of the properties remaining in the order had been well-maintained. The findings of the Inspector are accepted.

A copy of the Inspector's report may be obtained if a written request for it is made to the above address within one month of the date of this letter.

... The Council's attention is drawn to the enclosed memorandum relating to matters which will arise now that the order has been confirmed.

It would appear that the objector who has been successful may qualify for an award of costs within the terms of circular 73/65. Further consideration will be given to this on receipt of application from that party if he considers he has a claim.

I am, Sir,
Your obedient Servant,



MISS H. M. GOODING

PW Climate Change

CONFERENCE OF RIVER AND COASTAL ENGINEERS
1989



Loughborough 11th - 13th July

THE GREENHOUSE EFFECT
CONSEQUENCES FOR RIVERS AND COASTAL ZONES

Ministry of Agriculture Fisheries and Food
Flood Defence Division