

Dear Sir or Madam,

i would like to make an official complaint against apparent negligence by b i MBC and a breach of planning law by those responsible for the slipway development presently being constructed at River Drive below Green's Place,

From information received from Peter Cunningham of STMB Planning in both telephone conversation and email correspondence, and reliable sources my understanding of the situation is:

That the land being presently developed was designated for residential homes or light industry only. This development is taking place with no prior warning to any of the residents of the surrounding area either from STMBC or the developers in a residential area. I have requested from Peter Cunningham, Principal Planning Officer at STMBC information regarding any surveys carried out regarding the impact in relation to the conditions laid down in the planning permission granted in 1996, as of the date of this complaint I have received no information with regard to this. As far as I am aware, no recent impact study for the development has been conducted and a range of planning conditions have been ignored.

It seems that the original and only submission was approved in 1996 by Tyne and Wear Development Corporation which dissolved two years later. Foundation works were signed off by STMBC in 2001 just within the five year limit. STMBC took responsibility for planning control from that time. Peter Cunningham has stated that the planning approval has nothing to do with STMBC which may be the case in the first instance but from 1998 STMBC have been the official body in control and responsible for whatever happens on that site, Peter Cunningham stated in a telephone conversation of the 05/09/13 that STMBC Planning Dept. knew nothing of the start of work on this site until residents in adjacent properties telephoned, and that because the signing off of the foundations by STMBC Planning Dept in 2001 had been the start of work the developers can restart work at any point with no obligation to inform STMBC. Having just gone through Listed Building, Planning and building Control approval and consent regarding work on our own property I find this last point hard to believe. Watching a heavy industry construction unfold in front of my house with workmen suspended from cranes without hard hats makes a mockery of STMBC, and Health and Safety Laws, In the space of time these plans have been left open many changes have happened in the surrounding area, I find it difficult to believe that there are no restriction on a developer starting work in the present on plans that were submitted 17 years ago, without any due consideration to the changes in the environment or surrounding area, I further query why after 17 years an uncovered slipway with the same work contracts(NEXUS Ferry maintenance) now has the need for the structure being constructed. Surely a new Planning Application is required?

The circumstances are that the developers have been moved from their heavy industry non-residential site at Commercial Road, Tyne Dock to construct a yard at the residential / light industry River Drive site for continued repair contracts to the NEXUS ferry together with a new heavy industry ship building contract with the MOD. I submit that this new work will be heavy industry involving noise and other pollution inappropriate for this residential environment under STMBC's own planning framework. I submit that it is very poor planning to destroy historic shipyards only to relocate them to a residential area and in

front of historic (Grade II listed) residential properties on Green's Place and next to more recent residential riverside properties on River Drive.

The original and only (1996) planning approval was for a plastic clad slip yard cover only to house boat repair work. The approval was given for a cover of 12 metres in height from base (see attached approved plan - 3393).

Peter Cunningham subsequently sent a different plan which he received on 6th September 2013 from the developers - a day after construction on site began (see attached plans -3396). These apparently unapproved and possibly rejected plans detail a slip yard cover of 15.5 metres from the same base, which is now under construction. Despite requests I have no evidence from STMBC that these plans for the higher structure of 15.5 metres from base above foundation have ever been either submitted or approved by any Planning Authority.

It is my submission that STMBC have been negligent in this matter and that the developers are in breach of planning law on a number of counts, including their failure to conduct relevant objective survey and consultation on the social and environmental impact of the development now underway. Their actions will have a damaging effect on the environment and upon the lives of local residents, potential visitors and tourists.

I have asked Peter Cunningham, where on STMBC Planning Portal the plans for this development can be found, he informed me that they were not available on the portal and that he had had to retrieve them from STMBC archive, This being the case how were the many residents now being directly effected by this development able to make informed decisions regarding purchasing of properties and refurbishment/investment(financial, emotional, physical, and time) of many of the surrounding properties which will be directly effected. Living in a Grade II Listed building for which we have recently begun complete renovation, in line with Listed Building consents, planning consents and building control which will cost in excess of £100k, we would not have considered such an investment had we been aware of the construction which is presently being erected directly in front of our house. I am aware of monies spent in Greens Place alone over the past 24months on renovations and refurbishments total in the region of £2m, the cost of home improvements to houses Harbour View is unknown, but from conversations with residents there this is also likely to be considerable. It is my submission that local property values will be adversely affected by the unauthorised development and by the negligence and passivity of STMBC in this matter.

in the first instance I would like comprehensive responses and answers to all the above points and I seek immediate action by STMBC Planning to halt construction being carried out to apparently unapproved amended plans.

Yours sincerely,  
Melanie