

Slipway Development, River Drive

Main issues:

The construction of an apparently unapproved structure and future plans to build a shipyard to deliver an MOD shipbuilding contract at the Tyne Slipway site.

1) Negligence:

Questions concerning STMBC negligence in not providing relevant information on its planning portal with implications for local residents, business, and visitors

STMBC negligence in not responding adequately to information requests

STMBC negligence in not insisting that build is to approved plans (eg. dimensions, consultation, nuisance, etc.)

2) Breaches in Planning Law:

Relevance of 1996 planning approval by T&W Development Corporation given the dissolution of T&W Development Corporation in 1998 and an intervening period of 17 years

Relevance of Foundation approval by STMBC regarding height of structure, 2001

Mismatch between 1996 approved dimensions and actual build dimension in 2013:

Eg. approval given in 1996 for slipway cover of 12 metres in height while actual build is over 15.5 metres in height from the same base at the River Drive side, including roof cladding. It seems that the original proposal at this height was knocked back in 1996 to a height of 12 metres and that this condition has been ignored by both the developers and STMBC Planning.

Recommendations:

Individuals initiate complaints procedure through Stage 1, 2, and 3.

Address: complaints@southtyneside.gov.uk

Councillors are asked to insist that STMBC Planning supply evidence that the built structure of 15.5 metres in height has relevant planning permission, failing which they should instruct for the built structure to be taken down.