

Prologue to Shed and Corruption

In the covering email to you, I implied that some of my neighbours were unreliable witnesses and gave some evidence some of which may be disputed though I can vouch for the fact the Haigs did tell their solicitors that a party wall agreement was in place when it was not. None of what follows is hearsay, hence all the cross-references.

We had two and a half months to work out that UK Docks claim that their shed was ‘legal’ to mean approved was a nonsense and Haig’s repetition of it to the committee of the TGA on 25th November 2013 was no different from the fraudulent misrepresentation made to the Gazette by a [UK Docks representative two and a half months before](#).

Someone in South Tyneside Council or the [Gazette must of come to the same point of view within 24 hours](#) because the reference to legal meaning approved had been dropped and incidentally the frame upon which the engineer was standing had a height of 55ft when it was erected. The permitted height at that point was 46ft not the 36ft as reported in spite of what South Tyneside Council tells you. The variation from the planned height was and still is about 9ft or more accurately 8ft 8ins or 2.656m as [explained in Shed and Corruption, Part 1](#).

I realised why Mr Haig brought the meeting to such an abrupt end less than two weeks later when he was rewarded by South Tyneside Council allowing, ST/0749/13/FUL, first seen on the 31st July 2013 to be overwritten by ST/0749/13/HFUL on the 5th December. There is no longer any record for application ST/0749/13/FUL on the planning portal left to contradict HFUL.

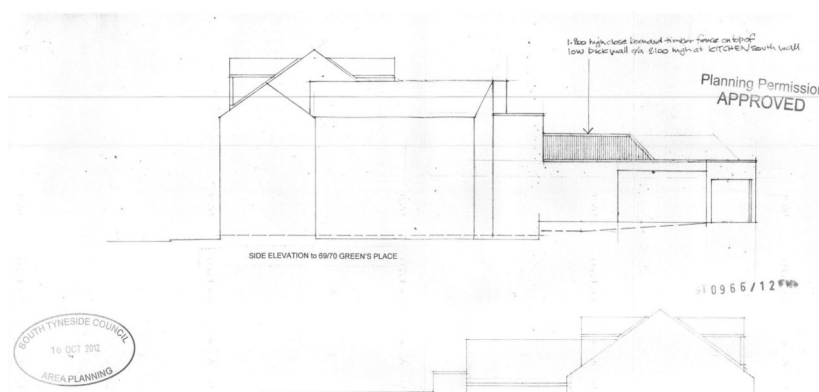
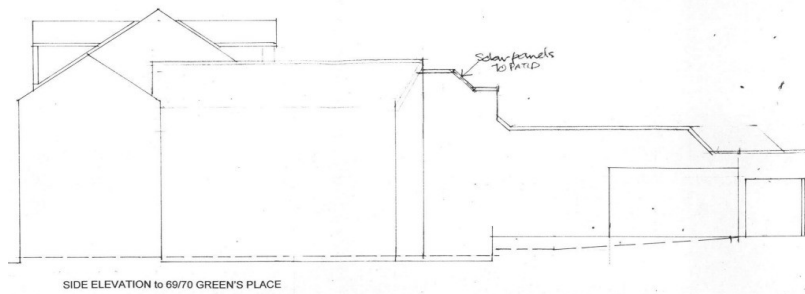


Figure 1: Drawing 000 from ST/0966/12/FUL

Mr Haig had instructed the builders to revert to the original plan with a wall extending for another few meters as shown in the drawing below from ST/0749/13/HFUL, the fence having been replaced by a wall. The drawing above no longer exists as part of the Council’s Archive as it was removed when ST/0749/13/FUL was removed from the planning portal as was [partly explained in Shed and Corruption – Part 2](#).

I say rewarded because it also meant that he did not have to rebuild the partition wall between 70 and 71 Greens Place, either to put the fence atop of it as per ST/0966/12/FUL, or ensure the integrity of the foundations of the old partition wall.

He was able to do this because the Planning Manager, Mr G Atkinson, with the help of the Planning Officer, Ms C Matten, firstly removed an application for a retrospective look at the development of 71 Greens with one that did not but after the architect Dr J Martin produced one to match what had been built rather than what had been permitted in 2012 and they put ‘retrospective’ back in.



The lack of a retrospective look at the development, not only got Ms Matten off with the hook for paying little regard to SPD9 but it was later put back in, to get the building inspector Mr M Telford off the hook as well. He was of course was famous for his selective blind eye to the goings not only for 71 Greens Place but for the [structure that appeared on UK Docks slipway in September 2013](#).

Her wilful disregard of the guidance given in SPD9 had obliged South Tyneside Council to mislead the Ombudsman into believing she had followed the SDP9 guidelines when it was very obvious that she had done nothing of the sort. The final lines of the Ombudsman's findings, 8-Nov-13 included:- *"The Council took account of the issues privacy outlook, and over dominance and overshadowing. I cannot comment on the reasons for the officer's view, and I cannot say it is at fault because their views differs from yours. "The information you have provided has not changed my provisional views.*

Not only had the Council misled the Ombudsman about ST/0966/12/FUL, Mr and Mrs Haig had ignored my concerns about the party wall between 70 and 71, [please see the copy of the letter to them from Wardhadaway, 15th February 2013](#). Not only did they not halt work, they told their solicitors that a party wall agreement was in place. After a second letter from Wardhadaway, I thought that a party wall agreement would be put into place but no, Mr Haig instructed his builders to build continuation of the party wall with a six to eight inch gap on his side of the boundary line as shown in the second drawing by way of avoiding the implications of party wall act.

One only has to walk down lane at the back to see that he had not followed it at all and a Senior Enforcement officer colluded with the scam when he as good as accused my former partner, [of making allegations about the rebuild of 71 Greens Place](#) (alleged building works + alleged breach).

Instead of gathering evidence Mr Egginton did nothing but the [architect Mr J Martin obligingly redrew the side elevations](#) to save Mr Egginton having to go to the bother of slapping an enforcement order on Mr Haig. What is most disturbing about this drawing of 17th September 2013 was that Mr Martin said it referred to ST/0749/13/FUL but someone had taken the decision not to review the Haig's development at 71 retrospectively and it may not have been Mr Egginton. Ms Matten was still referring to ST/0749/13/FUL as late as the 12th November 2013 but she had dropped the word retrospective from the description. When /HFUL replaced /FUL in [December it was said to be retrospective again](#).

The fraud and how it was done is described in [more detail in evidence under 71 Greens Place](#).

In the case of UK Docks the Planning Manager, Mr Atkinson had claimed in the second stage of my complaint that the complaint the shed was not 2.7m too tall by quoting from an error on a drawing drawing that had not been approved, again saving Mr Egginton the bother of having to slap another enforcement order although the second time, [it was on UK Docks, see page 4 of Part 1](#):- *"Approved Drawings. The drawing that was submitted on 11th April 1996 with the application is numbered 8296/1A. That shows the overall height of the structure as 15.5m above the foundation level at the landward end.*

The first view, above, is from the approved version of the party wall and was taken from ST/0966. In his second drawing the architect Mr J Martin had not only replaced the fence with a wall but raised the

height of roof edge at the second floor level from of a few inches to four foot. These variations from plan were reported to the Council but because the building inspector Mr Telford made himself unavailable and calls to the planning office were not passed to building control the concealment of these facts went on until well after UK Docks started on their shed in front of Wellesley Court.

Mr Telford was the third link, besides Messrs Haig and Watson, between ST/0966/12/FUL, 71 Greens Place, and ST/1146/13/COND, the enclosure or shed on UK Docks slipway, where I only referred to the lack of building control rather than him personally in my letter to you in March 2021, [Part 1 of my Shed and Corruption series](#) – page 2:-

Mr Cunningham did not answer your question, he remained silent and referred you to the complaints procedure and as you will see they have tried and tested method of manipulating it to hide bad planning practice, the lack of building control and any hint of corruption. The process ends with a referral to the Local Government Ombudsman and they are easily conned.

The fourth link was the Planning Manager, who when I complained about the way my complaint about 71 Greens Place had been handled, had said, 13-Dec-12:- *The points you made with regarding to no. 71 related to the scale of the proposal does not follow the SPD9 guidelines. Both these points were considered in detail in the report and no clarification was needed.*

He does not say that Ms Matten had followed the guidelines because that would have been an outright lie but refers to a detailed report which had been sent the members of the Planning Committee to consider but it was never made public and only can only assume that it said something to the effect that Mr Haig had faithfully followed ST/0966/12/FUL.

By April 2014 South Tyneside Council got to hear of our Petition and persuaded the local press to provide more misinformation about UK Docks' shed and with that we come to the fifth link between [the Haig's development at 71 Greens Place](#) and the UK Docks development off River Drive. It was Mr George Mansbridge who told the residents of upper part of Greens Place and all those in Harbour View that UK Docks had approval for their shed on River Drive.

[He repeated Mr Atkinson's lie when he wrote in response to our Petition](#):- *The approved dimensions of the steelwork are: Proposed height 15.5m at the River Drive end.*

[He repeated it again in June 2014 when he said](#):- *“The approved dimensions that I state are those which are annotated on drawing number 8296/1A which was submitted to the Tyne and Wear Development Corporation on 11 April 1996.*

[And he added a trap whereby he could reintroduce 8296/1A into the complaints procedure](#):- *“If it would help I would be more than happy to meet with you to show you the relevant plans and elevation as this may clear up this specific point.*

Before I mention the fifth link between Mr Haig and Mr Wilson, Michaela Hamilton, the author of the two Stage 3 responses to my complaints against both of their properties expansion I'd like to pass comment on the Beacon on Greens Place. I suspect it has never found a buyer because that development was granted permission for a four story development and was even more likely to have trouble with any party wall agreement than I had. All a bit academic as the permission for the development of the Beacon into 7 flats would have lapsed in July 2018.

Ms Hamilton had nothing to do with the Beacon but her responses for other developments were evasive:-

- a) The proposed redevelopment of 71 Greens place where she implied that the SPD9 guidelines had been followed or were not relevant. She left it open for the Ombudsman to follow as she

wished and as was mentioned above, she said:- *I cannot comment on the reasons for the officer's view, and I cannot say it is at fault because their views differs from yours.*

b) UK Docks' shed where she failed to mention the height of it at all her response.

Messrs Cunningham, Atkinson and Mansbridge had put Ms Hamilton in an awkward place with their responses to our complaint that the shed was 3m taller than planned; she either had to repeat their fraudulent misrepresentation that it was not taller than planned or expose them for being fraudsters by admitting that we were correct about its height and exhausting the complaints process.

Exhausted is the Council's favourite word but ending would be more apt or perhaps finishing but anyway she stepped out of the trap set by the introduction the new complaint, [created for Mr Mansbridge in April 2014](#), by not mentioning the height of the shed at all in her response. It then went forward to the Local Government Ombudsman because it had not ended with her and this was in spite of several reminders from me, that the approved documents backed our claims about the shed's height and not the claims made the planning officers and Mr Mansbridge.

Those who forced Ms Hamilton to sit on the fence when round the side and repeated the fraudulent misrepresentation directly to the Ombudsman and I have covered this in [my criticism of paragraphs 30-38 of the Ombudsman's findings](#), paragraph 30 especially:- *"Mr X says the shed is also 3 metres higher than shown in the 1996 plans. He says a scale measurement from the plans shows a total height of 12.75 metres at one end of the shed. – [this is true and for confirmation see 8296/2 which gives an authorised height of 12.7m.](#)*

The Haigs avoided a retrospective look at what they had done with 71 Greens place when the Council accepted the redrawn plans/drawings made by an architect and it matters not whether they, South Tyneside Council, or the Haigs persuaded him to produce them.

UK Docks avoided a retrospective look at the slipway enclosure being constructed on River Drive by producing a pair of drawings, one with a mistake which they matched with one with its only vital dimension removed. Whether it was removed deliberately or by mistake became irrelevant when the Planning Manager declared that the mistake was part of the approved plan in January 2014, see reference to paragraph 35 in the criticism of the Ombudsman's Findings.

When the Chief Executive was asked to produce some plans to back Mr Mansbridge' claims about UK Docks' shed, [he needed someone to divert attention from the fact were not any](#) and there was no-one better placed than his Corporate Lead who had made already misled the MP for Berwick in 2015.

A few years later when UK Docks were asked a similar question by Cllr Hamilton, both she and your MP had been fobbed, off the month before, by their management, they told her that they had been given permission retrospectively for their shed. It has since been proved to be a lie like the one a planning officer told the Ombudsman in 2015 – [paragraphs about 35 and 38 of the criticism refer.](#)

At least UK Docks' Management never accused us, in public anyway, of making allegations about their shed.

M Dawson

* Revised, 25th October 2022