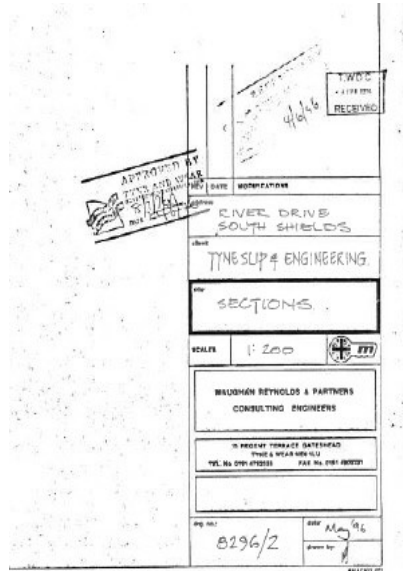
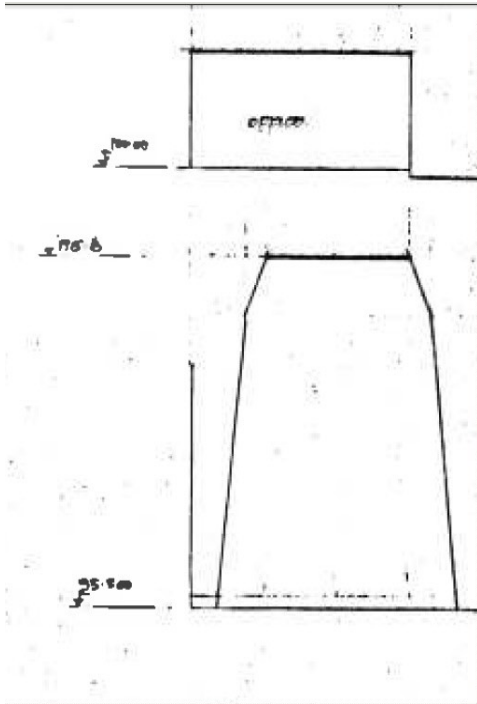


An inescapable truth - **there are no drawings that show an approved height of 15.5m.** The detail used by Planning and repeated by the Head of Development Services in his response to our Petition is a mistake on a drawing (1A or 1B) that has neither been approved nor authorised.

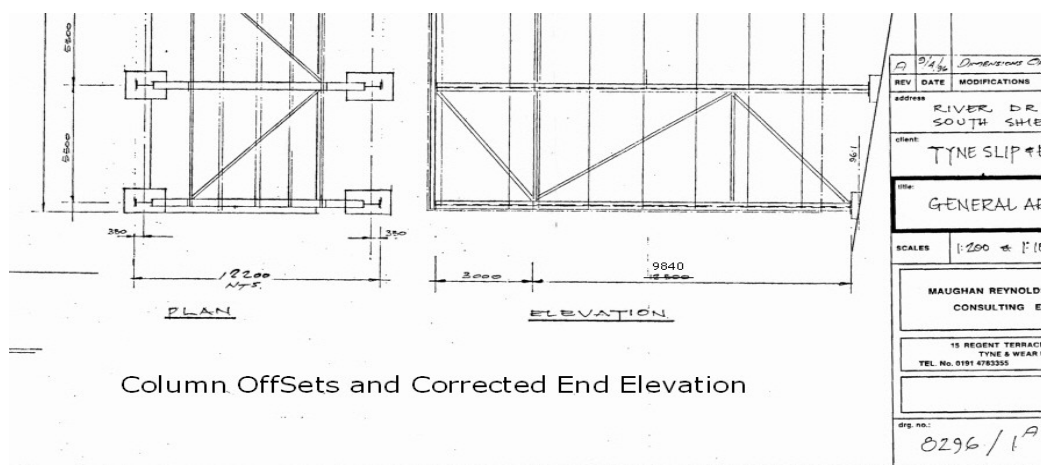
8296/2 is the only authorised drawing from 1996 in the Council's possession with dimensions. The detail on the LHS gives an approved height of the landward gable of 12.7m.



Authorisation Stamp of the Tyne and Wear Development Corporation

Height = 12.7m (roof = 108.8 and base = 95.5m (96.1m from 8296/1A or B))

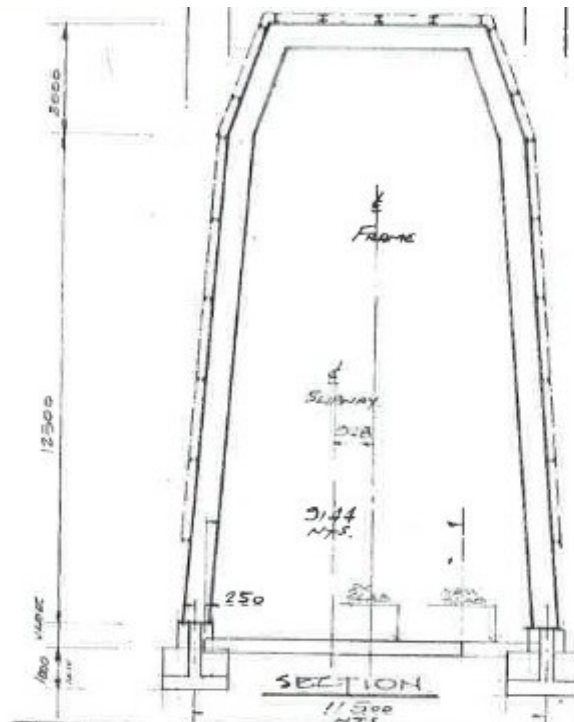
The drawings used by UK Docks and their promoter South Tyneside Council are either 8296/1A or 1B which are not authorised and contain a **fundamental drawing error.**



Column Offsets and Corrected End Elevation

Even without using a scale ruler on a full sized drawing one can see that the dimension at the landward end of the shed is wrong. The 3000, roughly a quarter of the whole, nearly half way to a mid point line, confirms this. Three is a quarter of 12 not 15. (The 9840 is calculated from measurements taken from a screen. The Local Government Ombudsman

was given a recalculation of 9750 (12.75m for the whole length) using a full sized drawing. If one looks at the top of either drawing one will see that the river end is shown as 15.5m as well and as there is a gradient (2.7m) between the ends only one of them can reflect the planned height of the roof (or the roof would slope downwards toward the river). $15.5 - 2.7 = 12.8\text{m}$ which nearly agrees with the approved/authorised drawings.



18.2m at the river end (15.5+2.7) as suggested by the Planning Manager is false, a statement to save the Council taking enforcement action.

At first the Principal Planning Officer only hinted that the drawings (1A and 1B) were approved but later the Planning Manager said:

- it is reasonable to say that 8296/1A, 8296/1B, 8296/2 and 8296/4 represent the development which was approved in 1996: *email, 28-Jan-14*;
- the approved drawings - the height annotated on 8296/1A are 15.5m at River Drive and 18.156 at the Riverside: *email Mar-15*.

Two corrections are needed, firstly, 8296/1B was an amendment made in 1997 and secondly, neither 1A nor 1B were approved. It appears the last two statements were made to convince the Local Government Ombudsman (LGO) that there was no foundation to my complaint that the shed was nearly 3 meters too high.

8296/14 was approved by the Planning Manager in October 2013 and the river gable end on it, is drawn to scale (1:100), and has a height of 16cm. This also indicates a land end of 12.7m and was the drawing used to make the case that the shed was too high through all the stages of the complaint and also to the LGO.

Additional weight must be given to this drawing because not only did the Planning Manager approve it, he did not bring it to a meeting arranged by his boss specifically arranged to discuss it with us. Not only that, he took every opportunity to misrepresent it:

- saying it was only an engineers sketch;
- saying the 15.6m height is the height to River Drive, *email 28-Jan-14*;
- saying the gable end was not drawn to scale, *email 13-Feb-14*;
- and it was drawn after the framework was erected, *email Mar-15*.

The only way to describe the last three statements is to say that they are lies.