

PL sent to Members  
via email  
02/03/2019

AGENDA 3, Enc iii)



# Northumberland County Council

Prudhoe Town Council  
Ms S Eden  
The Spetchells Centre  
Second Floor Unit, R2.06  
58 Front Street  
Prudhoe  
Northumberland  
NE42 5AA

Planning Ref: 19/00719/S106A  
Your Ref:  
Contact: West Area Team  
Direct Line: 0345 600 6400  
E-Mail: [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)  
Date: 27th February 2019

Dear Sir/Madam,

**TOWN & COUNTRY PLANNING ACT 1990**  
**Town and Country Planning (Development Management Procedure) (England)**  
**Order 2015**

<b>Proposal</b>	Variation of S106 agreement pursuant to application 14/04160/FUL granted on 27.04.2016.
<b>Location</b>	Former Prudhoe Hospital Prudhoe Hospital Drive Prudhoe Northumberland NE42 5NT
<b>Applicant</b>	Brendon Ferguson And Alan Sears
<b>Application No.</b>	19/00719/S106A
<b>Case Officer</b>	West Area Team

The above application will be available at <http://publicaccess.northumberland.gov.uk/online-applications> and I shall be pleased to receive your observations by 20th March 2019. You can reply with your observations to [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk). Please note that any comments you do submit will be displayed on our website and except for your e-mail address, phone number and signature they will be published without change.

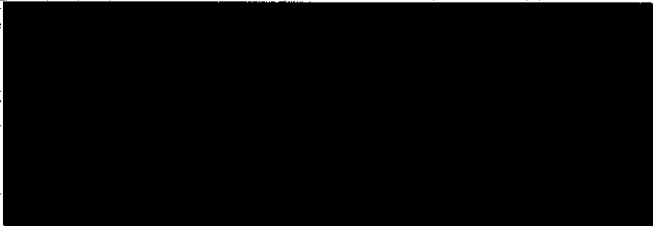
Please contact the Planning Central Registry Team if you have any issues relating to this consultation on 01670 627040 or [planning@northumberland.gov.uk](mailto:planning@northumberland.gov.uk)

You can track the progress of the application from the website link given above and when the application has been determined the decision notice will be displayed on the website. It is not the practice of the Council to send out copies of the decision.

Yours faithfully,

Registration Team

Development Management • Development Services •  
County Hall • Morpeth • NE61 2EF  
Telephone: 0345 600 6400 • Web: [www.northumberland.gov.uk](http://www.northumberland.gov.uk)



Development Management  
Northumberland County Council  
County Hall  
Morpeth  
Northumberland  
NE61 2EF

Northumberland County Council  
Received

27 FEB 2019

Central Development  
Management Team

**Planning Permission (ref: 14/04160/FUL) dated 27<sup>th</sup> April 2016 for the demolition of non-listed former hospital buildings, erection of 392 dwellings (Use Class C3), conversion of Prudhoe Hall and associated buildings to provide 12 dwellings (Use Class C3), improvement works to Walled Garden and associated access, landscape and infrastructure.**

Further to pre-application discussions with your Housing Enabling Officer Ian Stanners in relation to the above planning approval, please take this letter as notice of our application to modify the related Section 106 agreement under the **Second Schedule, Clause 3. Discount Market Sale Units (DMV)**, to incorporate a conversion clause, to allow the full market sale of dwellings where a DMV customer has not been secured within a reasonable timescale.

To this end, please find enclosed:-

- Application to Modify or discharge Section 106 Planning Obligation form duly completed
- Copy of Section 106 Document
- Copy of Location plan and Site Plan relating to the approval
- Latest version of official copies of land registry title documents
- Timeline graphic showing proposed conversion clause timeline.

I trust the above and enclosed is sufficient to validate and progress the application, however if you require anything further, please don't hesitate to contact me directly.

Yours sincerely,  
For and on behalf of Gentoo Homes



Head of Strategic Projects

Cc. Alan Sears – Homes England

Gentoo Homes Limited  
Registered Office: Emperor House, 2 Emperor Way,  
Doxford International Business Park, Sunderland SR3 3XR



6. What reason(s) do you have for applying for the modification or discharge of the obligation?

- THE SALE OF DISCOUNT MARKET UNITS ON THE SITE IS SLOW.
- AS THERE ARE 60 UNITS PLANNED TO BE DMU THERE IS CONCERN THAT UNITS WILL BE STOOD STOCK.
- THERE IS A LEASE REQUIREMENT IMPOSED ON THE DEVELOPER BY THE LANDOWNER TO BUILD OUT THE SITE WITHIN STRICT TIME PARAMETERS. THIS REQUIREMENT, IN CONJUNCTION WITH THE S106 TRIGGERS FOR AFFORDABLE DELIVERY, MEAN THAT SLOWING THE BUILD OF THE DMU UNITS TO MATCH DEMAND IS NOT AN OPTION.
- PRE-APPLICATION ADVICE SOUGHT FROM THE COUNCIL'S AFFORDABLE HOMES OFFICER, IAN STANNERS, WAS THAT HE WOULD BE SUPPORTIVE OF THE INTRODUCTION OF A CONVERSION CLAUSE WHEREBY IF A PURCHASER COULD NOT BE SECURED FOR A DMU PROPERTY WITHIN A REASONABLE TIMESCALE, THEN AN APPLICATION (NOTICE) COULD BE SERVED ON THE COUNCIL OF THE INTENTION TO CONVERT THE TENURE TO MARKET SALE WITH THE APPROPRIATE OFF-SITE CONTRIBUTION PAID IN LIEU TO THE COUNCIL .I.E. THE DIFFERENCE BETWEEN MARKET & DMU VALUE.

**Checklist:** Please tick

A 1 x Original form completed, signed and dated Certificate A,B, or C as applicable

B 1 x Copy of a map identifying the land to which the obligation relates

C 1 x Copy of such other information as you consider relevant to the determination of the application

D 1 x Copy - supply the latest version of the official copies of land registry