

Mrs J Tyrer  
Planning Consultant  
Awelfryn  
Allt Cichle  
Llandegfan  
Angelsey  
LL59 5TD

Cynulliad Cenedlaethol Cymru  
National Assembly for Wales

Eich cyf . Your ref: JET/06/003  
Ein cyf . Our ref: A-PP145-07-045  
Dyddiad . Date: 22 March 2006

Dear Madam

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 77  
CALLED-IN APPLICATION BY S V OWEN LIMITED FOR THE ERECTION OF 34  
3-STOREY DWELLINGS ON LAND AT THE OLD CRICKET GROUND,  
TREARDDUR BAY, ANGELSEY**

1. Consideration has been given to the report of the Inspector, Clive I Cochrane DipArch MSc MRTPI who held a public local inquiry into your client's application for the erection of 34 3-storey dwellings at the Old Cricket Ground, Trearddur Bay, Anglesey.
2. On 29 September 2005 the National Assembly for Wales directed, under Section 77 of the Town and Country Planning Act 1990 (the 1990 Act), that the application be referred to it rather than being determined by the local planning authority. On 20 March 2007 the Assembly resolved that a committee, to be known as Planning Decision Committee (2)2007/2 be established, in accordance with Standing Order 17 to discharge the functions of the Assembly under Section 77 of the 1990 Act in respect of the application by S V Owen Limited as described above. Accordingly, the Planning Decision Committee has considered the application and has resolved under Standing Order 17.16 to adopt this letter.
3. The Inspector's appraisal and conclusions are set out in paragraphs 12.1 – 12.27 of his report, a copy of which is enclosed. The Inspector recommended that planning permission be refused. Subject to the comment at paragraph 5 below the Planning

Parc Cathays  
Caerdydd  
CF10 3NQ

Cathays Park  
Cardiff  
CF10 3NQ

Decision Committee agrees with the Inspector's conclusion, for the reasons given by him, and accepts his recommendation.

4. The Planning Decision Committee agrees with the Inspector that, while the proposed development would be in accord with the development plan with regard to settlement polices and makes provision for affordable housing, there is a strong policy objection because the application site falls with Zone C2, identified in Planning Policy Wales Technical Advice Note 15 Development Advice Map for the area, where highly vulnerable development such as housing should not be considered. The Planning Decision Committee accept for the reasons given by the Inspector that there are no material considerations, including the proposed flood alleviation measures, which are of sufficient weight to overcome the Welsh Assembly Government policy objection to the development proposal.

5. At paragraph 12.20 of his report the Inspector states that as explained in TAN 2, a financial contribution towards the provision of affordable housing on a different site would only be appropriate if the different site is considered suitable. The current advice in Planning Policy Wales Technical Advice Note 2 (June 2006) is that any off-site provision of affordable housing or a financial contribution in lieu of on site provision must contribute towards the objective of providing affordable housing. In any event your client has submitted alternative section 106 unilateral undertakings to cover both off-site provision and a payment in lieu for affordable units. The Planning Decision Committee considers that, whatever the merits of the mechanisms proposed for its delivery, the housing provision offered is not a factor of sufficient weight to overcome the objections to the proposal.

6. The Planning Decision Committee has had regard to correspondence submitted after the Inquiry closed but does not consider that any new evidence or new matter of fact was raised which would materially affect the decision on the application

#### FORMAL DECISION

7. Subject to the comment in paragraph 5 above the Planning Decision Committee agrees with the Inspector's conclusions for the reasons given by him and accepts his recommendation. Therefore, the Planning Decision Committee in exercise of its powers under section 77 of the Town and Country Planning Act 1990 dismisses your client's application and hereby refuses to grant planning permission for the erection of 34 3-storey dwellings at the Old Cricket Ground, Trearddur Bay, Anglesey.

8. A separate letter will be sent to you in connection with the application made by

your client for an award of costs against Isle of Anglesey County Council.

9. A copy of this letter has been sent to the Head of Planning Service, Isle of Anglesey County Council and to those persons and organisations who appeared at the inquiry.

Yours faithfully

**Carwyn Jones AM**  
Chair, Planning Decision Committee (2)2007/2

Enc: Leaflet "HC" & "H"