

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION	24/06/2026
DATE DECISION PUBLISHED	30/06/2026
DATE DECISION WILL COME INTO FORCE and implemented, unless the decision is called in, in accordance with section 7.25.1 of the Gwynedd Council Constitution.	07/07/2026

NAME AND TITLE OF THE CABINET MEMBER:

Councillor Paul Rowlinson (Cabinet Member for Housing and Property)

SUBJECT – Letting of land at Ffordd Pencefn.

DECISION

To approve the letting of land at Ffordd Pencefn directly to the existing tenant of adjoining land, on such terms and conditions as may be determined by the Head of the Housing and Property Department.

REASON WHY THE DECISION IS NEEDED

Please see attached Officer Report.

DECLARATIONS OF PERSONAL INTEREST AND ANY RELEVANT DISPENSATIONS APPROVED BY THE COUNCIL'S STANDARDS COMMITTEE

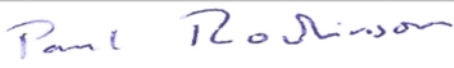
None.

ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION

Consultation with
Cyngor Gwynedd Statutory Officers and Local Member.

The results of the consultations are reported upon in the attached report.

**DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL
CABINET – OFFICER REPORT**

Name and title of Cabinet Member/s:	Councillor Paul Rowlinson
Name and title of Report Author :	Gethin Jones (Senior Estates Surveyor)
Date of Decision :	24/06/2026
Signature of Cabinet Member/s :	

Subject :

Letting of land at Ffordd Pencefn.

Recommendation for the Decision :

To approve the letting of land at Ffordd Pencefn directly to the existing tenant of adjoining land, on such terms and conditions as may be determined by the Head of the Housing and Property Department.

Reason why Decision is needed :

The Council's Constitution requires that any direct lettings of property which are not offered on the open market must be approved by the relevant Cabinet Member.

Reason and justification behind the Decision :

The prospective tenant currently holds a tenancy of land at Ffordd Pencefn, Dolgellau, upon which a residential garage is situated. The tenant has expressed a desire to lease an additional small parcel of adjoining land for parking motor vehicles.

The subject land extends to approximately 18.5 square metres and currently comprises disused wasteland. Council officers have confirmed that the land is surplus to operational requirements.

Section 123 of the Local Government Act 1972 requires Cyngor Gwynedd to obtain the best consideration reasonably obtainable when disposing of land, including by way of lease. The Council's Asset Management Policy generally favours disposal on the open market in order to ensure transparency and fair competition and to support compliance with this statutory duty. However, the Policy also recognises that certain parcels of land, by reason of their size, nature or location, may be of interest only to a specific party. In such circumstances, a direct letting may be considered, subject to the appropriate approvals.

In this instance, the limited size of the land and its relationship to adjoining property mean that it is unlikely to be of interest to any party other than the prospective tenant. On this basis, a direct lease is considered justified.

It is confirmed that there is no intention to accept a rent that is below the assessed market rental value of the land.

Declarations of personal interest by any Cabinet Member consulted with and any relevant dispensations approved by the Standards Committee :

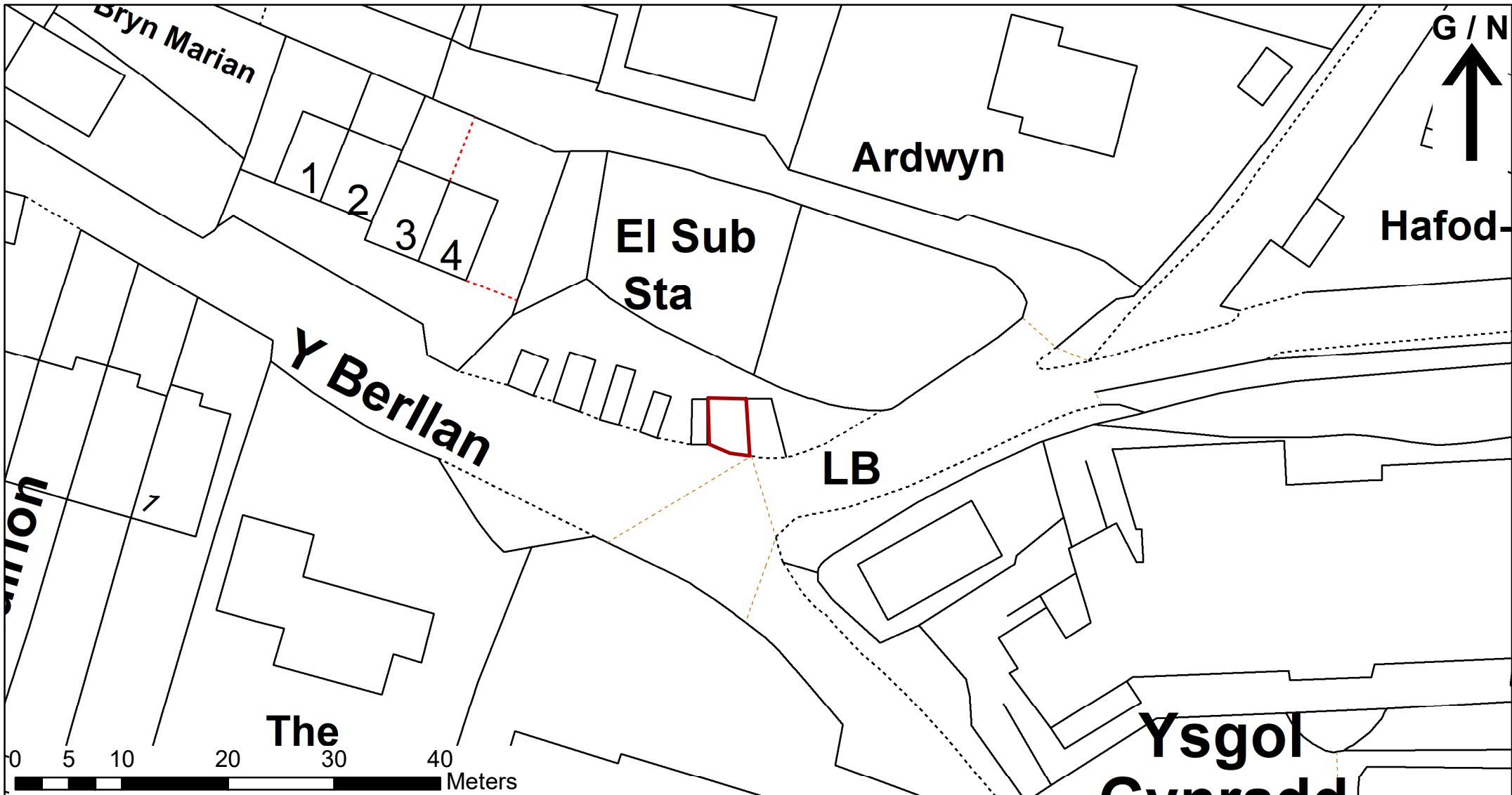
None.

Any consultations undertaken prior to making the decision :

Head of Finance – “No objections from the perspective of financial propriety.”

Monitoring Officer – I am satisfied with the propriety of the decision sought.

Local Member (Councillor Dyfrig Siencyn) – I have no objection to the lease as parking on the road is a problem at this site.



Teitl / Title:

Land at Ffordd Pencefn, Dolgellau

Dyddiad / Date:

08/05/2026

Graddfa / Scale @ A4:

1:500

Allwedd / Key:

