

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION	02/06/25
DATE DECISION PUBLISHED	03/06/25
DATE DECISION WILL COME INTO FORCE and implemented, unless the decision is called in, in accordance with section 7.25 of the Gwynedd Council Constitution	10/06/25

NAME AND TITLE OF THE CABINET MEMBER

Cabinet Member: Councillor Paul Rowlinson

Cabinet Member for Housing and Property

SUBJECT - Disposal of the Council's interest of land adjoining Bron Afon, Borth y Gest.

DECISION

To permit the disposal of the Council's freehold interest in a parcel of land adjoining Bron Afon, Borth y Gest on terms and conditions to be determined by the Head of 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
Gwynedd Council Statutory Officers

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

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

Name and title of Cabinet Member(s):	Councillor Paul Rowlinson
Name and designation of the Report's Author:	Efan Thomas MRICS Senior Estate Surveyor
Date of Decision:	2 June 2025
Cabinet Member(s)'s Signature:	P. S. Rowlinson

Subject: Disposal of the Council’s interest of land adjoining Bron Afon, Borth y Gest.

Recommendation for the Decision:

To permit the disposal of the Council’s freehold interest in a parcel of land adjoining Bron Afon, Borth y Gest on terms and conditions to be determined by the Head of Housing and Property Department.

The reason for the need for a Decision:

To enable the Council to dispose of the freehold interest in a parcel of land, shown edged in red on the attached plan, which is deemed a liability and is surplus to the Council’s requirements direct to an adjoining owner.

Rationale and justification for reaching the Decision:

An application has been received to buy a small parcel of land that adjoins Bron Afon, Borth y Gest from the Council.

The prospective buyer’s intention is to resurface the site with tarmacadam and create parking spaces. As the prospective buyer owns an adjoining property, it is considered that the site is more valuable to them rather than any other buyer. The intended provision of car parking spaces will also benefit the users of the adjoining Church. Approving the decision sought to sell directly to the prospective buyer would mean that the Council waives the costs associated with maintaining the site in the long term.

As part of the transfer, it is intended to limit the use as a parking space for vehicles only, and it is also intended that a clause is included to ensure that the Council recovers a percentage (50%) of the increase in the value of the site should the prospective buyer seek planning permission for any alternative use for the site in the future.

The site is currently used as an unofficial access for the nearby Welsh Coastal Path. The area will remain accessible for the public to use in perpetuity.

Approving the recommendation and disposing of the property directly to the applicant would enable the Council to proceed without delay to dispose of the property and avoid unnecessary costs in relation to and maintaining the site.

There is no intention to accept less than Market Value for the property.

Record of any personal interest by any Cabinet Member consulted and any dispensations approved by the Standards Committee:

None.

Any consultations undertaken prior to making the Decision:

None.

Chief Finance Officer – Dewi Morgan – “No objections from the perspective of financial propriety.”

Monitoring Officer – Iwan Evans – “No observations to add in relation to propriety”

Local Member/s: Councillor Gwilym Jones – “I do not have any objections to transferring this property whilst the safeguards you’ve described in your email are in place”



1:200



CHURCH ROAD

St Cyngar's Church

**Bron
Afon**

1

2

8 Meters

Tir rhwng Bron Afon a'r Eglwys // Land between Bron Afon and the Church