

**DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD
COUNCIL CABINET**

DATE OF DECISION 3 March 2022

DATE DECISION PUBLISHED 7 March 2022

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 **14 March 2022**

CABINET MEMBER NAME AND TITLE

Cabinet Member: Councillor Craig ab Iago
Cabinet Member for Housing and Property

SUBJECT – To purchase freehold interest in a parcel of land adjoining the Maes Llwyd estate, Llanystumdwy.

DECISION

To purchase a parcel of land near the Maes Llwyd estate, Llanystumdwy outlined in red on the attached plan, in order to provide suitable access to the Congl Capel site that is already in Council ownership; and 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 Craig ab Iago
Name and designation of the Report's Author:	Lowri Cadwaladr Roberts Estates Manager
Date of Decision:	03/03/2022
Cabinet Member(s)'s Signature:	

Subject: To purchase freehold interest in a parcel of land adjoining the Maes Llwyd estate, Llanystumdwy

Recommendation for the Decision:

To purchase a parcel of land near the Maes Llwyd estate, Llanystumdwy outlined in red on the attached plan, in order to provide suitable access to the Congl Capel site that is already in Council ownership; and 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 maximise the potential to develop housing on part of the Congl Capel site that is already in Council ownership, by ensuring suitable access to the site, and in doing so, contributing towards the objectives of the Housing Action Plan.

Rationale and justification for reaching the Decision:

After undertaking an initial review of the Council's empty land and properties that could contribute towards achieving the objectives of the Housing Action Plan, potential was identified to develop housing on the Congl Capel site, to meet local needs. It should be noted that this potential is subject to securing planning permission.

The existing access to the Congl Capel site is unsuitable for a residential development, and an opportunity was identified to purchase a piece of land that would provide access to the site directly from the adopted road.

A bid was made for grant funding from the Welsh Government's Land Release Fund to meet the purchase costs in full, and the bid was successful subject to completion of the purchase by the end of March this year.

Planning permission has not yet been secured and, therefore, there is an element of risk to purchasing the land before planning permission to develop the Congl Capel site is in place. However, consideration has been given to the potential of developing the site in relation to relevant planning policies and practical development considerations.

Ensuring a suitable access would underpin the value of the Congl Capel site in the long-term.

There is no intention to pay in excess of the market value for the parcel of land.

The Cabinet Member for Housing and Property is required to approve the purchase in accordance with the Council's Constitution dated May 2015.

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 –

I confirm that I am satisfied that funding has been secured to finance the purchase, and that a specific grant offer has been made by Welsh Government for this purpose. I acknowledge that a financial risk exists insofar that there is a risk of having to repay the funding if the development does not proceed, but I am satisfied that this risk is reasonable, has been mitigated and is necessary if the scheme is to be realised.

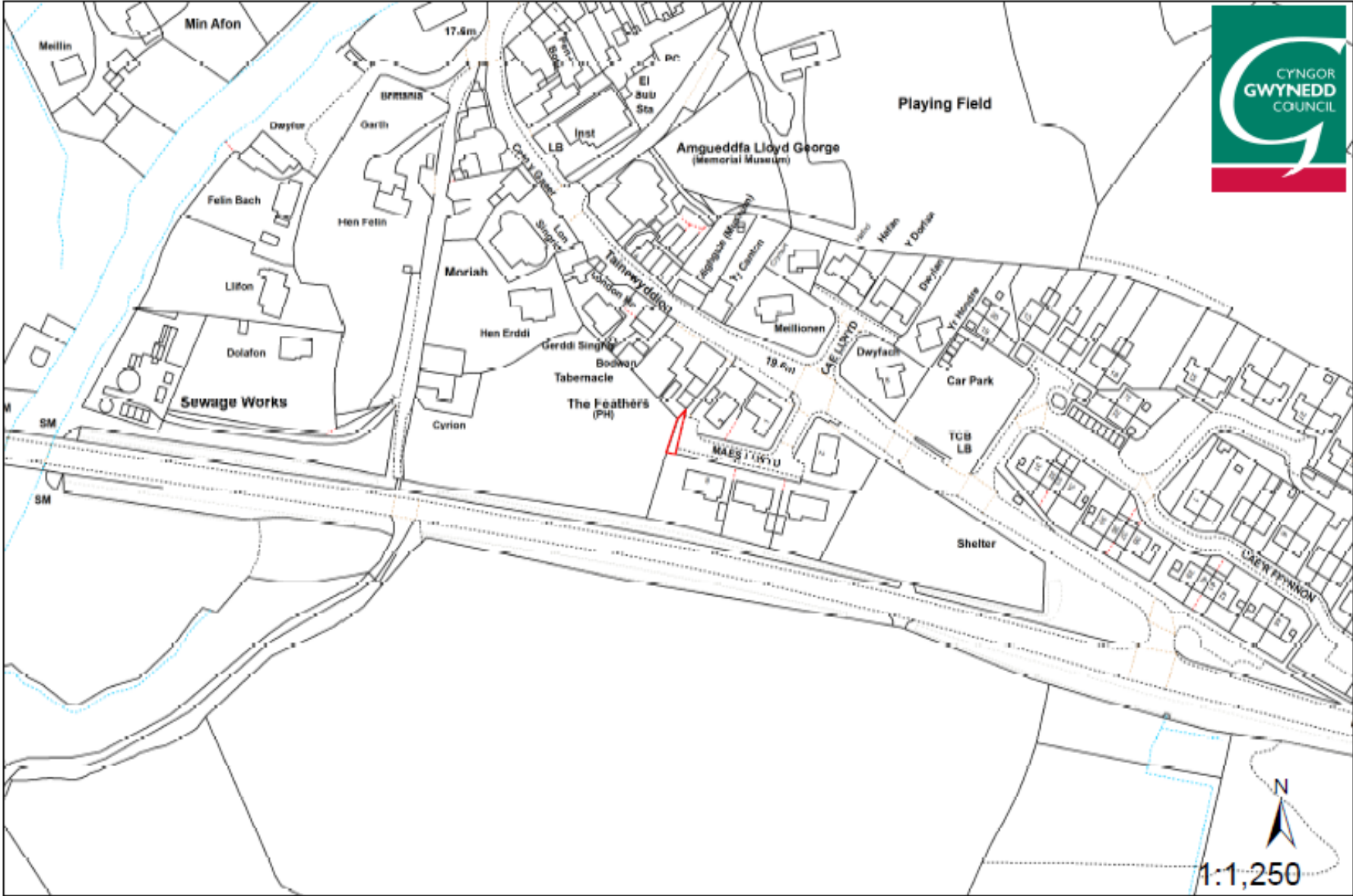
Monitoring Officer –

The proposal provides an opportunity to open up the land in question for a possible future housing development, supporting the Housing Strategy. The location of the land, adjacent to the development boundary has significance in terms of the joint Local Development Plan. I assume that these aspects were evaluated in the Service's recommendation. On this basis, what is recommended seems appropriate.

Local Member/s:

Councillor Aled Evans

Although I cannot see that the Congl Capel land has been earmarked on the local development plan, I take it that planning matters have been partly resolved before proceeding with any development. I would welcome a few houses for local people and for that to happen, it appears that the land mentioned in the decision notice must be purchased. Therefore, I support the purchase of said land.



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Tir ger Maes Llwyd