

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION	4/11/2025
DATE DECISION PUBLISHED	5/11/2025
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	12/11/2025

NAME AND TITLE OF THE CABINET MEMBER:

Councillor Paul Rowlinson (Cabinet Member for Housing and Property)

SUBJECT

Purchase – Elgol Site, Pwllheli

DECISION

To authorise the purchase of the freehold of the site known as Elgol, Pwllheli, shown outlined in red on the attached plan, on terms and conditions to be determined by the Head of Housing and Property.

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
CABINET – OFFICER REPORT**

Name and title of Cabinet Member/s:	Councillor Paul Rowlinson
Name and title of Report Author :	Daniel Lewis Estates Manager
Date of Decision :	04/11/2025
Signature of Cabinet Member/s :	

Subject :

Purchase – Elgol Site, Pwllheli

Recommendation for the Decision :

To authorise the purchase of the freehold of the site known as Elgol, Pwllheli, shown outlined in red on the attached plan, on terms and conditions to be determined by the Head of Housing and Property.

Reason why Decision is needed :

The Council adopted a Housing Action Plan (HAP) in December 2020 and came into force in April 2021. The CGT incorporates a range of schemes that work towards the aim of ensuring that the people of Gwynedd have access to a suitable quality home that is affordable, which improves their quality of life.

The purchase of this site would provide potential for housing development which would contribute towards the Housing Action Plan's aim of ensuring suitable and affordable homes for the people of Gwynedd.

Reason and justification behind the Decision :

Following an initial review of lands with potential to contribute towards the objectives of the Housing Action Plan, the Elgol site was identified as a site with potential for the development of living units to meet local housing needs. It should be noted that this potential is subject to securing a planning right to develop.

The purchase of this site would provide potential for the development of approximately 20 units within the next few years, in a prominent site in Pwllheli town centre, which has sat vacant for many years.

Although planning right has been approved on part of the site in the past, there is no current planning right in place, and therefore there is an element of risk to be

purchasing the land once planning right for the development of the site has been secured. To mitigate this risk, it should be highlighted that the site is located within the development boundary, and initial consideration has been given to the development potential of the site in relation to planning policies and practical development considerations.

Funding has been identified from the Second Homes Premium to fund the purchase.

There is no intention to pay more than the market value for the site.

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

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

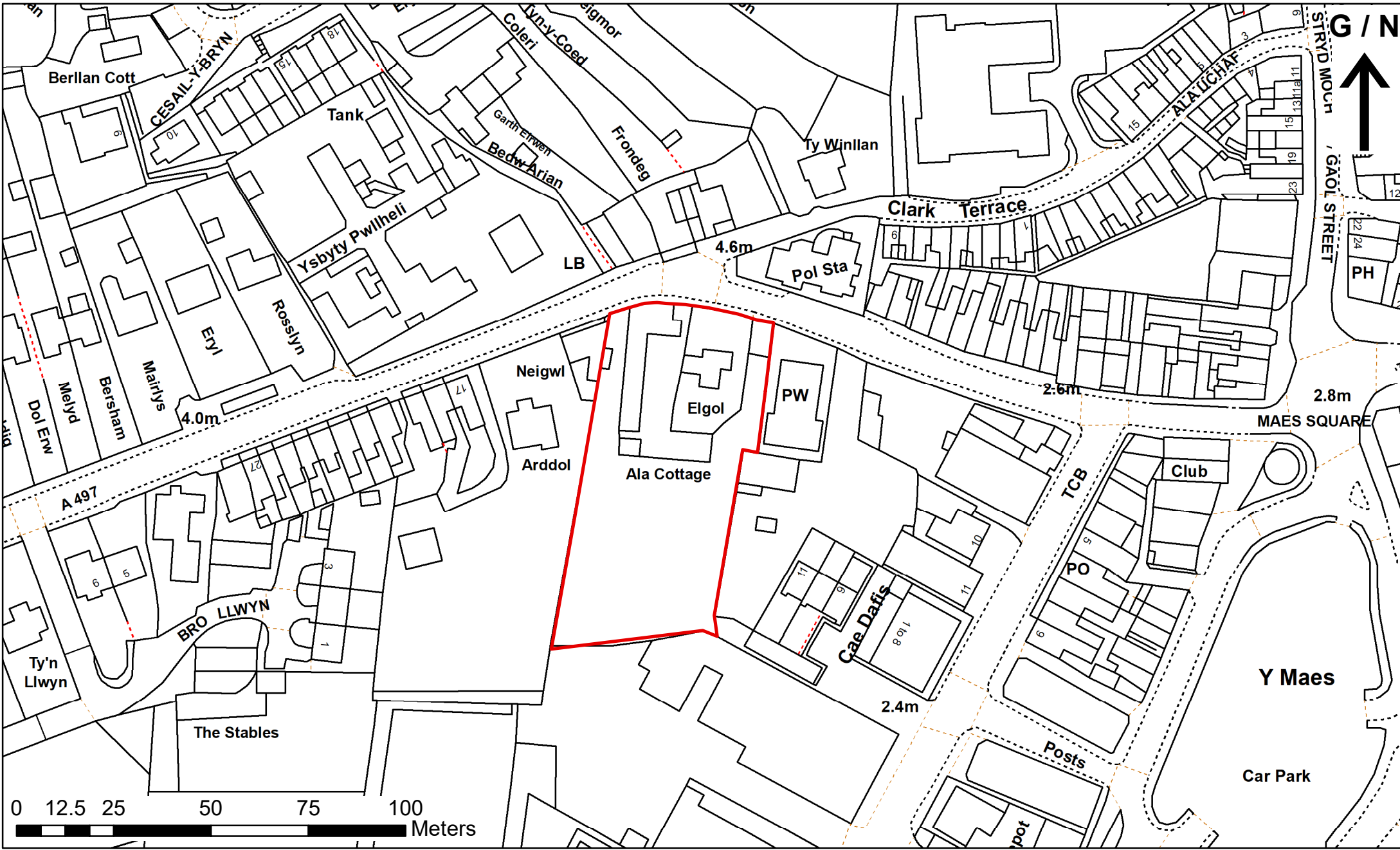
None.

Any consultations undertaken prior to making the decision :

Head of Finance – “I am satisfied that sufficient resources have been identified and are in place to fund this purchase”

Monitoring Officer – “The report states that the development of the site is subject to the receipt of appropriate planning permission. Nevertheless , the report has considered this risk and I note that this site is within the development boundary for Pwllheli and is not intended to pay more than the market price. I am satisfied with the propriety of the proposed decision”

Local Member/s – Councillor Elin Hywel – We are aware that there is a lack of land available for development within the boundaries of the town of Pwllheli, and that the demand for suitable housing remains very high in the community. I am pleased to see the Council taking ownership of their responsibility to develop responses to the housing needs of our community, while also developing a piece of land that has become flat and derelict over a great number of years.



Cynllun: **Safle Elgol - Pwllheli**
 Plan:

Graddfa / Scale @ A4:
 1:1,250

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Dyddiad:
 Date: 01/09/2025