

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION	25/9/2025
DATE DECISION PUBLISHED	29/09/2025
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	6/10/2025

NAME AND TITLE OF THE CABINET MEMBER

Cabinet Member for: Councillor Paul Rowlinson (Cabinet Member for Housing and Property)

SUBJECT – Disposal of freehold interest in land near Gloddfa Glai, Talysarn.

DECISION

To dispose of the Council's freehold interest in a plot of land situated in Gloddfa Glai, Talysarn.

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:	Gethin Jones (Senior Estates Surveyor)
Date of Decision :	25 / 09 / 2025
Signature of Cabinet Member/s :	

Subject :

Disposal of freehold interest in land near Gloddfa Glai, Talysarn.

Recommendation for the Decision :

To dispose of the Council's freehold interest in a plot of land situated in Gloddfa Glai, Talysarn.

Reason why Decision is needed :

The Council's Constitution states that the Cabinet Member must approve any direct transfer of property that is not on the open market.

Reason and justification behind the Decision :

In 2020 the Council was informed that a neighboring landowner had encroached on land in Gloddfa Glai, Talysarn which was owned by the Council. During the investigation, the neighboring landowner made enquiries regarding the purchase of the land and their intention is to use the land as a private garden.

The stated request was considered, and although the land is located in an area designated as open public land in the current Local Development Plan, there are no public rights of way associated with the land, the subject land was overgrown and not in use, the land did not contribute to the provision of the Council's services, and it has no possibilities for strategic purposes or regeneration / redevelopment in the future.

Consequently, the proposed sale meets the Council's property disposal policy.

As part of the transfer, the intention is to limit the use of the land to a private garden only and that the prospective buyer will be liable to maintain the boundary in the future.

Notice of the proposed sale was published in accordance with Section 123 of the Local Government Act 1972 with a notice placed in a local newspaper (and online) and notices placed on the land.

Cyngor Gwynedd must secure the best possible consideration for all properties surplus to requirements in order to fulfill its duty under Section 123 of the Local Government Act 1972. Furthermore, Cyngor Gwynedd's policy is to dispose on the open market so that anyone who is interested has the opportunity to buy. This will ensure the best possible consideration and ensure transparency. However, there are some properties which, due to their size, nature and location, would not be of any use to anyone other than one potential user only. In such cases, it is recommended not to dispose of the property on the open market but to dispose of it privately to the only likely user, where the land is considered to be of greater value to that user and reflected in the purchase price. Specific permission is requested to do this in all cases.

Approving the decision to sell directly to the prospective buyer would mean that the Council avoids the costs associated with legal action in relation to the encroachment and also the costs with maintaining the land in the long term.

There is no intention to accept less than market value for 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 :

Public notice under Section 123 of the Local Government Act 1972

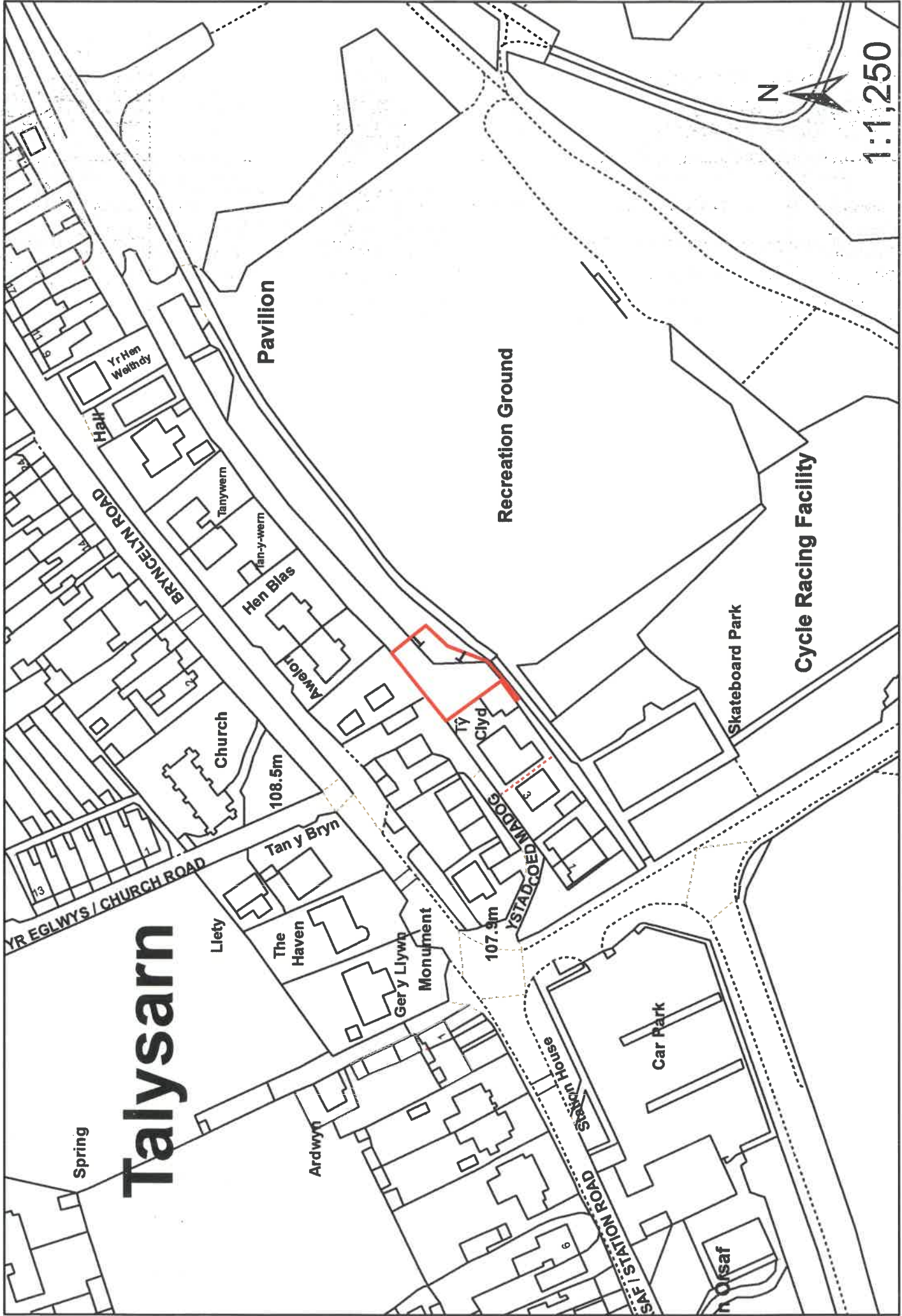
Llanllyfni Community Council – “Following a meeting of Llanllyfni Community Council ... matter was discussed and the decision was reached that the Council was not opposed to the application but that they would like to see conditions that the land is not used at any time for development to build a house etc.”

Talysarn Celts Football Club – “No objection from the club to the Council selling the land in question.”

Local Member/s – Councillor Peter Thomas – “I do not in any way approve of the encroachment” but a “sale would relieve the liability to maintain the land and avoid legal costs for the tax payers”.

Head of Finance – “In considering the situation described in this decision notice, I do not object to the decision sought from the perspective of financial propriety, as a solution to the situation.”

Monitoring Officer – “I am satisfied with the propriety of the decision and that the appropriate steps have been followed.”



Talysarn

Tir yn Gloddfa Glai, Talysarn