

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

**DATE OF DECISION 19 January 2024**

**DATE DECISION PUBLISHED 22 January 2024**

**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 29 January 2024

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Cabinet Member: Councillor Dyfrig Siencyn

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### **SUBJECT**

**Disposal of the Council's interest of land located within Penygroes Industrial Estate.**

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### **DECISION**

To dispose the Council's freehold interest in a parcel of land situated within Penygroes Industrial Estate on terms and conditions to be determined by the Head of Housing and Property Department.

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### **REASON WHY THE DECISION IS NEEDED**

Please see attached officer report

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

Nonne

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### **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

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

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| Name and title of Cabinet Member(s):         | Councillor Dyfrig Siencyn (deputising for Councillor Craig ab Iago)                |
| Name and designation of the Report's Author: | Gethin Jones<br>Assistant Estates Surveyor   |
| Date of Decision:                            | 19 January 2024  |
| Cabinet Member(s)'s Signature:               |  |

**Subject:**

Disposal of the Council's interest of land located within Penygroes Industrial Estate.

**Recommendation for the Decision:**

To dispose the Council's freehold interest in a parcel of land situated within Penygroes Industrial Estate 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 of the parcel of land edged in red on the attached plan, which has no active use, is a burden in terms of maintenance and is surplus to the Council's requirements.

**Rationale and justification for reaching the Decision:**

An application has been received by Mr Bryn Roberts to buy a small parcel of land measuring approximately 259m<sup>2</sup> adjacent to the Council's industrial units within Penygroes Industrial Estate from the Council. This site has been unused since the industrial units were developed and Japanese Knotweed is present on the site for which the Council treats at a cost twice a year. The prospective buyer's intention is to

clear the site and create additional storage space in connection to their business Gwynedd Safeflue Specialists Ltd. As the prospective buyer owns an adjoining property, it is considered that the site is more valuable to them rather than any other buyer with this being reflected in the selling price.

Approving the recommendation and disposing of the property directly to Mr Bryn Roberts 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.

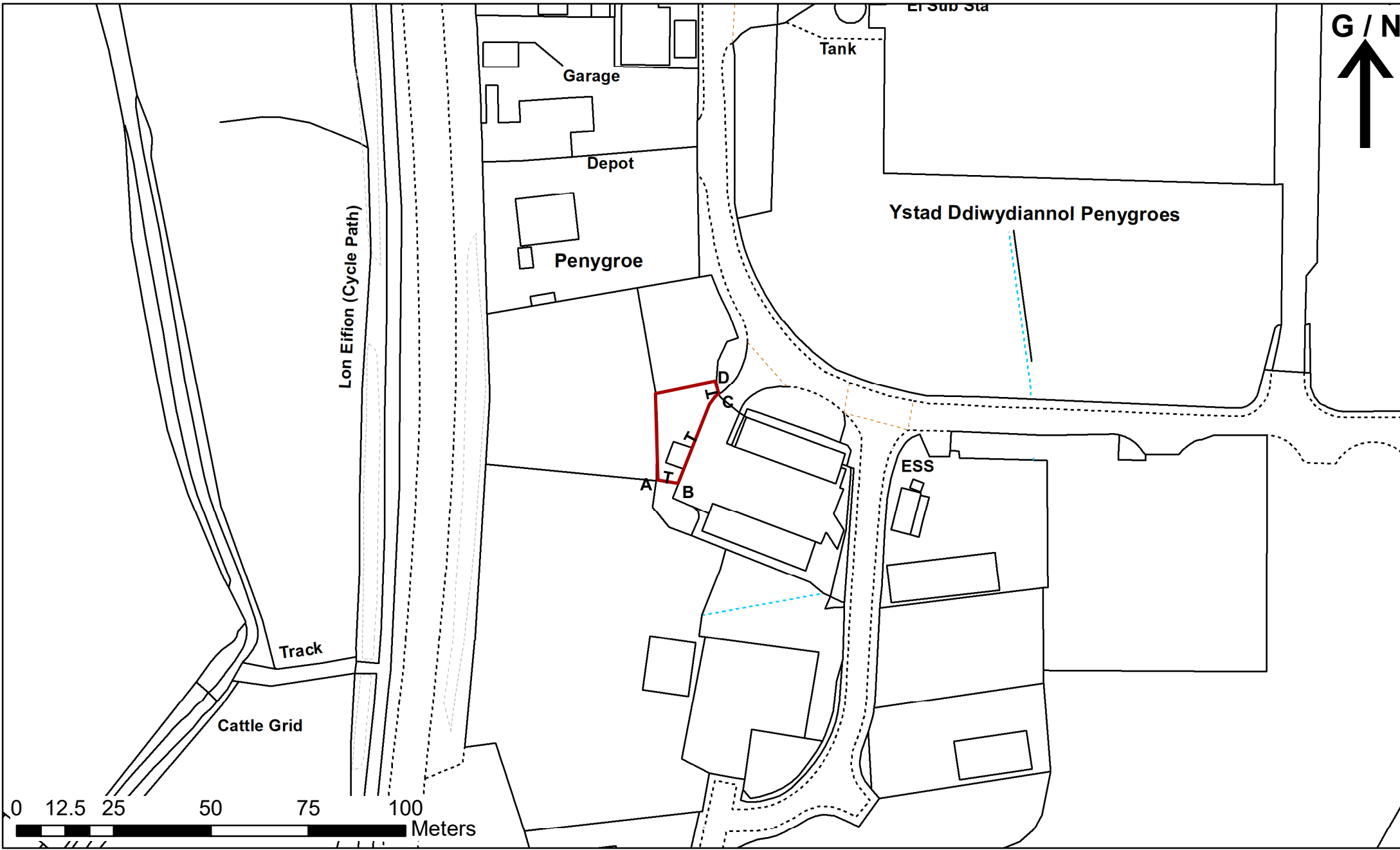
**Any consultations undertaken prior to making the Decision:**

None.

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

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

**Local Member/s:** Councillor Craig ab Iago – No objections.



Cynllun: **Gwerthiant i John Bryn Roberts**

Graddfa / Scale @ A4:  
1:1,250

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Dyddiad:  
Date: 06/02/2023