

# DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

**DATE OF DECISION** 18 March 2022

**DATE DECISION PUBLISHED** 21 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 **28 March 2022**

---

## CABINET MEMBER NAME AND TITLE

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

---

## SUBJECT – Freehold purchase of land at Maes Twnti, Morfa Nefyn

---

## DECISION

To purchase land near the Maes Twnti Estate, Morfa Nefyn as 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 Craig ab Iago Cabinet Member for Housing and Property
Name and title of Report Author :	Lowri Cadwaladr Roberts Estates Manager
Date of Decision :	18:03:2022
Signature of Cabinet Member/s :	

**Subject : Freehold purchase of land at Maes Twnti, Morfa Nefyn**

**Recommendation for the Decision :**

To purchase land near the Maes Twnti Estate, Morfa Nefyn as 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 the Housing Action Plan (HAP) in February 2021. The Housing Action Plan incorporates 33 schemes that work towards the aim of ensuring that the people of Gwynedd have access to suitable, quality homes that are affordable, and improves quality of life.

Purchasing this site would provide potential to develop houses, contributing to the Housing Action Plan's aim of securing suitable and affordable homes for the people of Gwynedd.

**Reason and justification behind the Decision :**

Following an initial review of land with potential to be utilised towards the objectives of the Housing Action Plan, the Maes Twnti site was identified as a potential site for a housing development to meet local needs. It should be noted that this potential is subject to securing a planning permission to development.

The purchase of this site would provide the potential for the development of nine dwellings in the upcoming years.

Although planning has been approved on part of the site in the past, there is no current planning approval in place for development of the site, and there is therefore an element of risk to purchasing the land before planning permission for its development has been secured.

Consideration has been given to the development potential of the site in relation to relevant planning policies and practical development considerations. Part of the site is located within the development boundary, with potential for the remainder of the site to be considered a reasonable rural exception site, providing potential for an affordable housing development.

The purchase will be financed by a fund designated for the Housing Action Plan.

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

The 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** – “This development is one of the projects of the Housing Action Plan, and the plan explains clearly what the source of financing will be for the projects contained therein. I have no objection to the decision sought”.

**Monitoring Officer** - I note the planning assessment that accompanies the recommendation. However there is also an element of planning risk to the property. In coming to a decision the Cabinet Member needs to have regard to this aspect.

**Local Member/s** - Councillor Gareth Tudor Morris Jones

I confirm as local member that I support the purchase of the land near Maes Twnti, Morfa Nefyn.

