

# DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

**DATE OF DECISION 8 November 2022**

**DATE DECISION PUBLISHED 9 November 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 **16 November 2022**

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## **CABINET MEMBER NAME AND TITLE**

Councillor Craig ab Iago  
Cabinet Member for Housing and Property

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**SUBJECT – Disposal of the Council’s interest of land located within Gwalia  
Industrial Estate, Tywyn.**

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## **DECISION**

To dispose the Council’s freehold interest in a parcel of land situated within Gwalia  
Industrial Estate, Tywyn 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**

None

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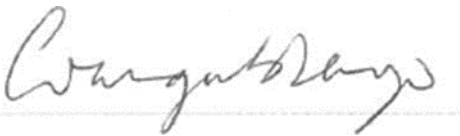
## **ANY CONSULTATIONS UNDERTAKEN PRIOR TO MAKING THE DECISION**

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

Name and title of Cabinet Member(s):	Councillor Craig ab Iago
Name and designation of the Report's Author:	Efan Thomas Senior Estate Surveyor
Date of Decision:	08/11/2022
Cabinet Member(s)'s Signature:	

**Subject:** Disposal of the Council's interest of land located within Gwalia Industrial Estate, Tywyn.

### **Recommendation for the Decision:**

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

### **The reason for the need for a Decision:**

So that the Council can dispose of the freehold interest in a property that is deemed a liability and is surplus to the Council's requirements.

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

An application has been received to buy a small parcel of land adjacent to a garage within Gwalia Industrial Estate from the Council. The prospective buyer's intention is to clear the site and create charging points for cars. As the prospective buyer owns an adjoining property, it is considered that the site is more valuable to them rather than any other buyer. The intended provision of charging points will also provide a service for the residents of the area as well as environmental benefits. Approving the decision sought to sell directly to the prospective buyer would mean that the Council waives the costs associated with maintaining the site in the long term.

As part of the transfer, it is intended to limit the use as a parking space for charging vehicles only, and it is also intended that a clause is included to ensure that the Council recovers a percentage (50%) of the increase in the value of the site should the prospective buyer seek planning permission to develop adequate alternative use for the future.

Approving the recommendation and disposing of the property directly to the applicant 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** – "I believe that the decision being sought is a reasonable step that will maximise the benefits that will come to the Council from the disposal of this land, which is surplus for our requirements."

**Monitoring Officer** – "What is recommended offers a logical way of disposing of this particular land. No comments to add from an appropriateness point of view."

**Local Member/s:** Councillor John Pughe – "After visiting the site, I think it's a very good idea. It will tidy up the area and provide 2 charging points for car recharging."

