

DECISION NOTICE OF AN INDIVIDUAL MEMBER OF GWYNEDD COUNCIL CABINET

DATE OF DECISION 23 June 2023

DATE DECISION PUBLISHED 23 June 2023

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 **30 June 2023**

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

SUBJECT Freehold purchase of land in an area of Maesincla, Caernarfon

DECISION

To purchase land in Maesincla, Caernarfon 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 :	Daniel Lewis Senior Estates Surveyor
Date of Decision :	
Signature of Cabinet Member/s :	

Subject : Freehold purchase of land in an area of Maesincla, Caernarfon

Recommendation for the Decision :

To purchase land in Maesincla, Caernarfon 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 :

The site in Maesincla borders the Council's existing land and has been identified as a site with potential for housing development to meet local needs.

Buying this site would expand the Council's current site in Frondeg providing potential for redeveloping Frondeg's existing provision, as well as providing additional care housing and social housing in order to meet local need within the next few years. It should be noted that this potential is subject to securing planning permission for the development.

There is no current planning right in place, and therefore there is an element of risk to be buying the land before planning right has been secured; but the site borders the development boundary because consideration has been given to the development potential of the site in relation to relevant planning policies and practical development considerations.

The purchase will be funded entirely through the Council Tax Premium.

There is no intention to pay more than market value for the plot of land.

The Housing and Property Cabinet Member 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

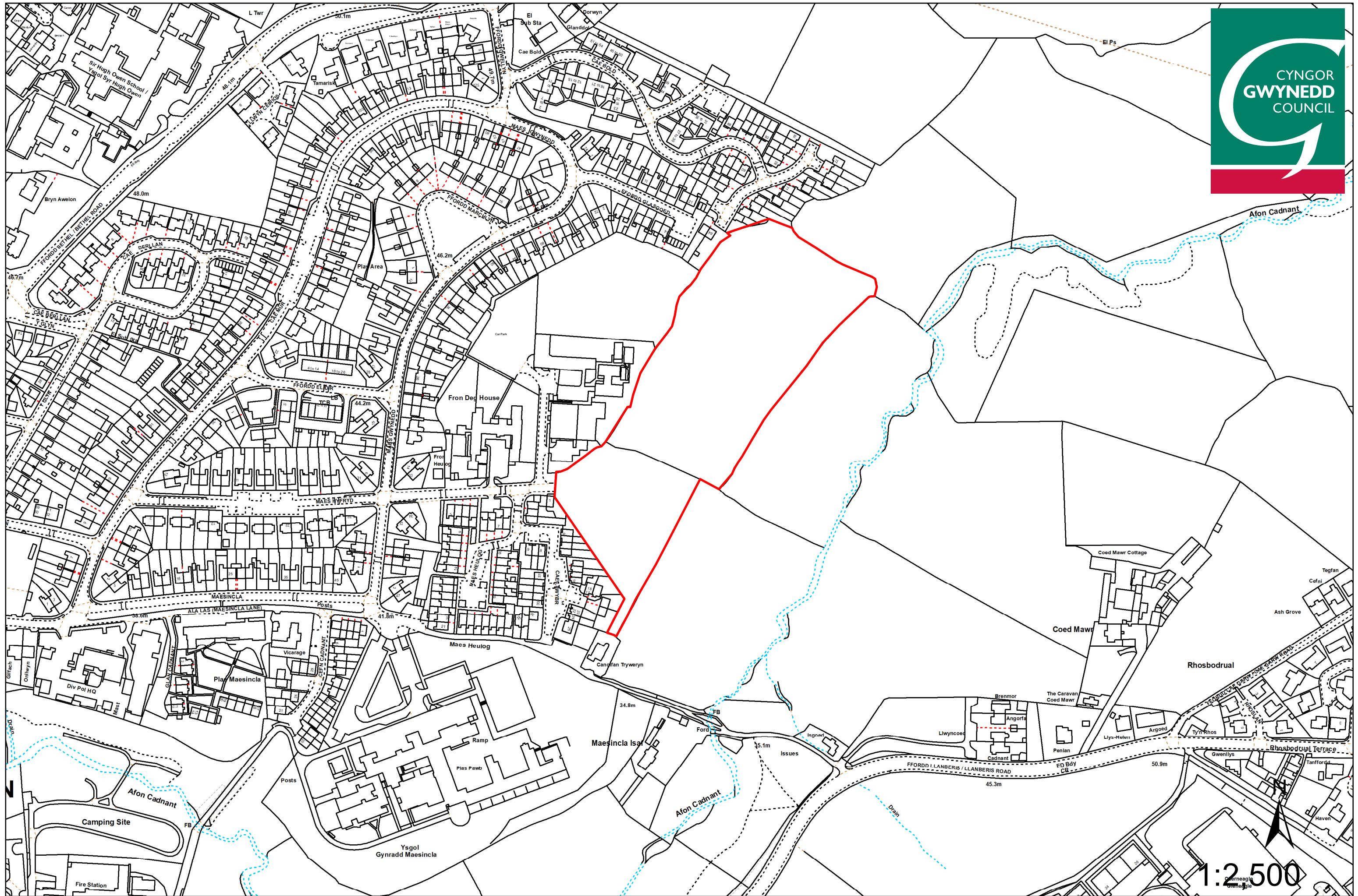
Any consultations undertaken prior to making the decision :

Head of Finance – “I can confirm that there are adequate resources within the Council Tax Premium Fund to finance this purchase, and I note that there is no intention to pay more than market value for the land.

As is noted in the report, there is some risk associated with this purchase since planning approval is not in place and the land is outside the development boundary (but does border it).”

Monitoring Officer - “Section 120 of the Local Government ACT 1972 permits the Council to acquire land for the purpose of carrying out it’s functions. The section extends to permitting acquisition of land notwithstanding that it is not immediately required for the function or functions. As noted in the report there is an element of risk attached because of its location adjacent to the external boundary of the Development boundary. However, the nature of the proposed use will be relevant in assessing this risk against the provisions of the Development Plan.”

Local Member/s – Dawn Lynne Jones – Supportive of this purchase and scheme.



Tir ger Fron Deg Maesincla cyfan

1:2,500