

**COMMUNITIES, ENVIRONMENT AND HOUSING OVERVIEW AND SCRUTINY COMMITTEE (FORMERLY SUBJECT OVERVIEW & SCRUTINY COMMITTEE 3) - MONDAY, 8 DECEMBER 2025**

**MINUTES OF A MEETING OF THE COMMUNITIES, ENVIRONMENT AND HOUSING OVERVIEW AND SCRUTINY COMMITTEE (FORMERLY SUBJECT OVERVIEW & SCRUTINY COMMITTEE 3) HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB ON MONDAY, 8 DECEMBER 2025 AT 16:00**

Present

Councillor JPD Blundell – Chairperson

H T Bennett  
T Wood

N Clarke

O Clatworthy

MJ Williams

Present Virtually

RJ Collins  
G Walter

C Davies

W J Kendall

J E Pratt

Apologies for Absence

GC Haines and I Williams

Invitees

Councillor Neelo Farr

Cabinet Member for Regeneration, Economic Development and Housing

Janine Nightingale  
Delyth Webb  
Jacob Lawrence

Corporate Director - Communities  
Group Manager - Strategic Regeneration  
Principal Regeneration Officer

Officers:

Stephen Griffiths  
Oscar Roberts

Interim Scrutiny Officer  
Democratic Services Officer - Committees

Declarations of Interest

Cllr N Clarke – item 4 – Personal – Volunteer for the RNLI.

Cllr J E Pratt – Item 4 – Prejudicial – Member of the Development Control Committee

**124. Approval of Minutes**

Decision Made	<b><u>RESOLVED:</u></b>  That the minutes of the meetings of the Communities, Environment and Housing Overview and Scrutiny Committee meeting dated 29 September 2025 and 3 October 2025 be approved as a true and accurate record.
Date Decision Made	8 December 2025

**125. Porthcawl Regeneration**

Decision Made	<b><u>RESOLVED:</u></b>  Following consideration of the report and detailed discussions with a Cabinet Member and Senior Officers the Committee made the following recommendations and requests for additional information:  <b>Recommendations:</b>  1. The Committee expressed concern regarding the sufficiency of GPs and capacity of the Medical Centre to meet increased demand for the provision of health care in Porthcawl following the projected increase to the numbers of residential properties from the proposed development, and <b>recommended</b> that a letter be sent from the Committee to Cwm Taf Morgannwg University Health Board setting out these concerns and the need for close collaboration, communication, and partnership between the Welsh Government, the Council and Health Board, to ensure the smooth delivery of sufficient medical service provision in Porthcawl.  <b>Requests for Additional Information:</b>  2. The Committee <b>requested</b> that the presentation made by the Corporate Director – Communities at the start of the meeting be circulated to Members of the Committee. 3. The Committee <b>requested</b> that details of the traffic modelling report associated with the development be circulated to Members of the Committee. 4. The Committee discussed clarity regarding the legal status of Griffin Park and <b>requested</b> that the
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	<p>Corporate Director – Communities prepare a written paper for Members including details of charitable status and any historic covenants associated with that land together with a link to the report and decision of the Call-In of the Cabinet Decision: Porthcawl Waterfront Regeneration: Appropriation of Land at Griffin Park and Sandy Bay, which was considered by Subject Overview and Scrutiny Committee 2 on 3 November 2022.</p> <p>5. Given the potential future report to Cabinet upon upfront financing of the public realm works of the development, the Committee <b>requested</b> that it include a range of possible options in addition to borrowing and requested the opportunity to consider the report for pre-decision or to receive a Member Briefing beforehand.</p>
Date Decision Made	8 December 2025

**126. Forward Work Programme Update**

Decision Made	<p><b><u>RESOLVED:</u></b></p> <p>That the Committee approved the Forward Work Programme (FWP) in Appendix A subject to the inclusion of the following, noted the Recommendations Monitoring Action Sheet in Appendix B and noted that the FWP as approved by the Committee would be reported to the next meeting of the Corporate Overview and Scrutiny Committee:</p> <p>That a report on the Bridgend Town Centre Masterplan be brought to the Committee for consideration as soon as possible.</p>
Date Decision Made	8 December 2025

**127. Urgent Items**

Decision Made	None
Date Decision Made	8 December 2025

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To observe further debate that took place on the above items, please click this [link](#).

The meeting closed at 18:14.