

COMMUNITIES, ENVIRONMENT AND HOUSING OVERVIEW AND SCRUTINY COMMITTEE (FORMERLY SUBJECT OVERVIEW & SCRUTINY COMMITTEE 3) - MONDAY, 14 JULY 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, 14 JULY 2025 AT 16:00

Present

Councillor JPD Blundell – Chairperson

O Clatworthy  
T Wood

C Davies

GH Haines

I Williams

Present Virtually

H T Bennett  
W J Kendall

N Clarke  
J E Pratt

RJ Collins  
G Walter

C L C Davies  
MJ Williams

Apologies for Absence

Janine Nightingale - Corporate Director – Communities

Invitees:

Councillor Neelo Farr  
Councillor Paul Davies

Cabinet Member for Regeneration, Economic Development and Housing  
Cabinet Member for Climate Change and the Environment

Martin Morgans  
Delyth Webb  
Louise Connolly  
Jacob Lawrence  
Billy Stark

Interim Head of Operations - Community Services  
Group Manager - Strategic Regeneration  
Community Asset Transfer Officer  
Principal Regeneration Officer  
Principal Regeneration Officer

Officers:

Rachel Keepins

Democratic Services Manager

**COMMUNITIES, ENVIRONMENT AND HOUSING OVERVIEW AND SCRUTINY COMMITTEE (FORMERLY SUBJECT OVERVIEW & SCRUTINY COMMITTEE 3) - MONDAY, 14 JULY 2025**

Stephen Griffiths

Interim Scrutiny Officer

**Declarations of Interest:**

P Davies – personal – Item 4 – in any matter relating to Caerau Development Trust and a Member of Maesteg Town Council

J Pratt – personal – Item 4 – Member of Porthcawl Town Council / prejudicial – Item 5 – Member of Development Control Committee (DCC)

M Williams – personal – Item 4 – Member of two Town and Community Councils (TCC)

I Williams – personal – Item 4 – Member of Bridgend Town Council and involved in Newbridge Fields/ Bridgend Athletic Rugby Club

T Wood – personal – Item 4 – Involved with Bridgend Athletic Rugby Club

H Bennett – personal – Item 4 – Employer – in receipt of Shared Prosperity Funding

R Collins – personal – Items 4&5 – Member of TCC and DCC

J-P Blundell – personal – Items 4&5 – Former Member of Cabinet

W Kendall – personal – Item 5 – Member of DCC

G Haines – personal – Item 5 – Member of DCC

**104. Approval of Minutes**

Decision Made	<b><u>RESOLVED:</u></b>  That the minutes of the meeting of the Subject Overview and Scrutiny Committee 3 dated 17 February 2025 and 7 March 2025 be approved as a true and accurate record.
Date Decision Made	14 July 2025

**105. Porthcawl Regeneration**

Decision Made	<b><u>RESOLVED:</u></b>  Following detailed consideration and discussions with a Cabinet Member and Senior Officers, the Committee made the following recommendations:
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	<p><b>Recommendations:</b></p> <ol style="list-style-type: none"><li>1. Members expressed their appreciation for the interesting and informative site visit earlier that day where questions of Officers could be asked and answered and the Committee <b>recommended</b> that the engagement with Members continues as the project evolves in the future.</li><li>2. The Committee <b>recommended</b> that resident concerns regarding the proposed height of apartment blocks, especially of those proposed for Salt Lake, be considered as part of the review into the height of buildings and that consideration be given to limiting the height to a maximum of two or three storeys.</li><li>3. The Committee expressed concern regarding the impact that the proposed 1100 new homes in Porthcawl would have on the availability of already stretched GP, other health-related and dental services and <b>recommended</b> to support the lobbying efforts of the Deputy Leader and Cabinet Member for Social Services, Health and Wellbeing to the local health authority regarding service sufficiency in Porthcawl services as the regeneration project progresses.</li><li>4. The Committee acknowledged that the proposed regeneration was impressive, however expressed that it was critical that Porthcawl remains a destination seaside town and <b>recommended</b> that there was a need to ensure ongoing engagement with residents, modelling of the short-term economic impact of the project on local businesses and the creation of a year-round offer (with permanent attractions) to ensure a prosperous future for the town.</li><li>5. The Committee <b>recommended</b> that consideration be given to the support required for local businesses during the transformation, including minimising disruption during the critical summer months as the different phases of the project are implemented.</li><li>6. Given the nature emergency declared by the Council, the Committee <b>recommended</b> that assurance be provided that there will be no negative impact on the biodiversity of Sandy Bay as a result of the regeneration and that it continues to be protected.</li></ol>
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	<p><b>Additional Information Requested:</b></p> <p>7. The Committee discussed the significant number of proposed new homes, a substantial number of which would be apartments and some of which would be social housing and <b>requested</b> a written response outlining the current Welsh Government housing target for Bridgend County Borough Council (and the related social housing target), and its relationship to the number of proposed new homes as part of the Porthcawl Regeneration project.</p> <p>8. The Committee requested that site visits be arranged prior to the future reports scheduled regarding Porthcawl Pavilion and Maesteg Town Hall.</p>
Date Decision Made	14 July 2025

#### **106. Community Asset Transfer (CAT) Update**

Decision Made	<p><u><b>RESOLVED:</b></u></p> <p>Following detailed consideration and discussions with a Cabinet Member and Senior Officers, the Committee made the following recommendations:</p> <p><b>Recommendations:</b></p> <p>9. The Committee discussed the previously proposed significant increase in charges for the use of Council-owned pitches and sporting facilities and <b>recommended</b> that Cabinet consider whether the policy is still accurate and fit for purpose in the current financial climate and that the Deep Dive Group for the Communities Directorate explore the charging policy.</p> <p>10. The Committee <b>recommended</b> that local Members and Town and Community Councils be advised of CATs that are initiated in their Ward to enable engagement and support.</p>
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	<p><b>Additional Information Requested:</b></p> <p>11. The Committee discussed the reasons, including financial considerations, that clubs and community groups opt into the CAT process or not, including that the CAT route enables external funding bids to be made by clubs and community groups and <b>requested</b> a list of external funding available to such organisations.</p> <p>12. The Committee <b>requested</b> that, in the interests of transparency, minutes of meetings of the CAT Steering Group be circulated to Members of the Committee.</p> <p>13. The Committee <b>requested</b> that they be advised when Cabinet are due to consider a report on the future of major parks in the County Borough.</p> <p>14. The Committee <b>requested</b> a written update regarding the current lease and financial status and condition of the two pavilions at Newbridge Fields.</p> <p>15. The Committee <b>requested</b> that a report on the CAT Programme be added to their Forward Work Programme in 12-18 months to evaluate progress, including an update on the recommendations of an internal audit which took place in April 2025, set out in paragraph 2.1.6 of the report.</p>
Date Decision Made	14 July 2025

#### **107. Corporate Parenting Champion Nomination**

Decision Made	<p><b><u>RESOLVED:</u></b></p> <p>That Councillor Gary Haines be nominated to represent the Communities, Environment and Housing Overview and Scrutiny Committee as an Invitee to meetings of the Cabinet Committee Corporate Parenting.</p>
Date Decision Made	14 July 2025

**108. Forward Work Programme Update**

Decision Made	<u>RESOLVED:</u>  That the Committee approved the Forward Work Programme (FWP) in Appendix A subject to the inclusion of the requests above, 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.
Date Decision Made	14 July 2025

**109. Urgent Items**

Decision Made	None
Date Decision Made	14 July 2025

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

The meeting closed at 18:45.