

REFERENCE: P/26/140/HYB

APPLICANT: WELSH GOVERNMENT AND BCBC

LOCATION: LAND AT SANDY BAY, FORMER FAIRGROUND, EASTERN PROMENADE, SALT LAKE AND HARBOUR, PORTHCAWL

PROPOSAL: HYBRID PLANNING PERMISSION CONSISTING OF: DETAILED PLANNING PERMISSION FOR A SPINE ROAD FROM EASTERN PROMENADE TO SANDY BAY AND OUTLINE PLANNING PERMISSION FOR A MIXED USE DEVELOPMENT MASTERPLAN CONSISTING OF UP TO 980 DWELLINGS; APPROX. 200,000 SQ.M. (20HA) OF OPEN SPACE INCLUDING A SERIES OF NEW SIGNIFICANT PUBLIC OPEN SPACES WITH DIFFERENT OFFERS; APPROX. 22,000 SQ.M. (2.2HA) OF LAND SAFEGUARDED FOR EDUCATIONAL USE; APPROX. 12,100 SQ.M. (130,000 SQUARE FEET) OF COMMERCIAL AND LEISURE FLOORSPACE INCLUDING RETAIL USES, A HOTEL, LIDO AND GYM AND STUDIO SPACE; APPROX. 2200 SQ.M. (23,500 SQUARE FEET) OF FLEXIBLE MEANWHILE LEISURE USE SPACE; UP TO 600 SQ.M. (6,500 SQUARE FEET) OF FLEXIBLE COMMUNITY AND CIVIC SPACE; ENHANCEMENT OF PORTHCAWL HARBOUR ENVIRONMENT; NEW COASTAL DEFENCE WORKS; PROVISION OF UP TO 750 PUBLIC PARKING SPACES WITHIN THE SITE AREA; NEW SPINE ROAD ACCESS FROM THE EASTERN PROMENADE TO SANDY BAY (DETAILED PERMISSION); AND ENHANCEMENT OF THE GRIFFIN PARK AND PROPOSED NEW FACILITIES INCLUDING MUGA.

REPORT

The Local Planning Authority is currently processing the above Application; the scale of the development, its allocation as a *Strategic Development Site* and an *Allocated Housing Site* respectively in the Bridgend Replacement Local Development Plan (2024), and the level of public interest would justify Members considering the proposals at a Special Meeting of the Development Control Committee in line with the Council's adopted Planning Code of Practice.

Site Location



—	Site Boundary
—	Detailed Application Boundary
—	Outline Application Boundary

As such Members must agree to the proposed Special Meeting in advance.

A provisional date for the Special Meeting has been set for 10am to 1pm on Wednesday 9 December 2026.

A provisional date for the Site Visit has been set for 10am to 2pm on Wednesday 2 December 2026.

The draft format for the programme on the day of the Special Committee has been discussed with the Chair and is proposed as follows:

Times	Actions
9:00am	Chair's Pre-Meeting
10:00pm	Meeting of Special Development Control Committee in the Council Chamber

All timings are approximate at this stage and may be subject to change.

It is also appropriate when considering major applications or proposals, where there is more than normal public interest, to extend the time for public speakers to address the Committee, to allow adequate time to cover more complex matters.

A time limit of **6 minutes** is proposed for each speaker. The list could be comprised of a maximum of 3 individual objectors, representatives of the Town Council and a Local Ward Member. Correspondingly, the Applicant or their agent will also be allowed a total of 6 minutes to respond.

RECOMMENDATION: Committee is requested to agree to the following:-

- (1) That a Special Meeting of the Development Control Committee should be held to consider Application P/26/140/HYB on Wednesday 9 December 2026 with a Full Committee Site Visit on Wednesday 2 December 2026.
- (2) That the format for the programme on the day of the Special Committee should be as generally described above in this report but subject to any changes which the Chair agrees with the Corporate Director - Communities.
- (3) That speaking rights for Application P/26/140/HYB be extended to a maximum of 6 minutes for each speaker registered on the list, which could comprise a maximum of 3 individual objectors, the Town Council, a Local Ward Member and the Applicant/Agent.

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

BACKGROUND PAPERS

None