

Introduction

I wish to share my statement.

It is written with an historical context at the start of this document, as to enable to work toward the future is important to consider historical information documents etc. and in my personal and professional opinion it should always be the base line when considering the future.

In the context of the history I enclose the following documents. See attached.

1. A deed of conveyance to Porthcawl Urban District Council and Board of trade from King George (v). This refers to the areas on the map shaded in Red and Blue. Red indicated the area which should never be built upon. Therefore, this map should be considered alongside the second document the map attached to the Kings decree.
2. The second map (one and the same in my opinion) was used by Newton Estates (TG Jones) in 1935 to show that he owned the 256 acres and again in 2007 as a claim of ownership of Parc Dean Caravan Site.
3. Memorandum (Newton Estates Conveyance) this provides evidence that land changed hands from Newton Estates to Porthcawl UDC. 1960 on paper.
4. Evidence of investors wishing to provide recreation at Sandy Bay.

Land registry have documented that prior to BCBC applying to register the land in 2005, the only known record was 1920. " a conveyance dated 14th May 1920 made between 1) Sire Raleigh Grey 2) Annie Trevelyan Grey and Robert Lewin Hunter, and 3) Aitken and Morcom Ltd contains restrictive covenants but neither the original deed or certified copy or examined abstract thereof was produced on first registration". The subsequent conveyance in 1930 of the land from King George (V) was not registered at that time.

Newton Estates was founded by TG Jones, who it seems did not want the decree publicised at that time. Sir TG Jones also owned the Porthcawl Newspaper, was an Estate Agent and property developer at this time.

There was a London syndicate that had planned to build housing on the said land. This is when King George (V) became involved, because it was originally common/crown land.

The first registration was in 2005 by BCBC and the registered title absolute in 2018 includes the current JVP. As far as my research has indicated, this was without public consult. In 2007 the area to the east of Sandy Bay (Parc Dean) was also first registered.

A memorandum attached shows two houses built after 1930 being displayed as being under a lease dated 1926, which was seemingly to legitimise the existence, as Newton estates it would appear defied the Kings decree.

BCBC have documented in reports that the 56 acres were compulsory purchased and this land was held in trust prior to appropriation in 2022. Please may I add that this appropriation was taken to scrutiny, the recording was listened to by myself and the scrutiny committee in my opinion were misled by the information given by the corporate director for communities. The information she gave was “ We have not predetermined the use of this area of sandy bay and coney beach, what we are doing on sandy bay is appropriating it for planning purposes. We are not appropriating it for housing purposes we are appropriating it for planning purposes. Now what that does, it is a legal mechanism whereby we remove its current use, and its current use is for a caravan park, so its current use is not open space, it’s actually a private piece of land and there are signs up there. It is not formal open space so what we are doing is appropriating it for planning purposes and the intention is to do intensive communication with the community and look at what can be achieved in this area”. “Currently Sandy Bay is private land it isn’t recreational space”.

The following is what is documented in the relevant cabinet reports:-

The former Sandy Bay Caravan Park which forms the majority of the land owned by the council in the area intended for development was acquired by the council for the purposes of public walks, being purposes set out in section 164 of the public health act 1875, and section 4 of the physical training and recreation act 1937. The acquisition took place following the confirmation of Porthcawl Urban (Newton) recreation ground conformation order 1948 which authorised compulsory purchase acquisition of the land for those purposes. The land is accordingly held pursuant to a statutory trust imposed by section 10 of the open spaces act 1906 to allow, and with a view to, the enjoyment thereof by the

public as an open space within the meaning of the 1906 act” Ref 4.42 of Appropriation of the Council Land.

Another concern is the describing of Sandy Bay as being “Brownfield Land”. Many years ago part of this land had been exploited for aggregates and also had been used as a refuse tip. Technically in the past this could therefore have been considered as brownfield land, however after many years of providing recreation enjoyment to the caravanning community this land has now rewilded. There have over the years been people wanting to invest into Sandy Bay (see attached), large sums of money to develop it in a way that the public/residents and visitors could enjoy. I fail to see how housing will enhance the area for residents as this land as it stands is used daily by many people for walking dogs, riding horses, by the school for safe walking/exercise for groups of children, by runners, by mothers and toddlers who can push a pram, walk a dog, and exercise their children safely. I could go on and on about the way this land is used, as it was intended.

I appreciate that housing is needed but this land in Porthcawl offers such opportunity for enjoyment by visitors and local community alike and it will be lost for ever if housing is allowed to dominate.

It is an area that is beautiful to those who love freedom and nature. Visitors flock to Porthcawl from all over the world to attend events such as the Elvis Festival and the Truck Festival. The land has a multiple of uses. There have been gymkhanas held there in the past, car shows as examples.

The RLDP in my opinion remains to be a little deceptive. The wordy descriptions for their future vision conflict with their mixed use descriptions. 1100 dwellings does not leave much meaningful space for recreation and/or future opportunity. The number of people that would move into these houses and the number of cars would collapse our current infrastructure.

I appreciate that the planning system is in place to help prevent issues occurring, but for such obvious observations and anxieties regarding infrastructure, I feel that a much more proactive approach should have been taken. Those supporting this RLDP need to be fully informed and appreciate these types of concerns. After all these years of this current LDP being in processes

the answers/solutions regarding infrastructure should simply now be known and not remain a subject of continuous debate.

Once this land is sold to developers then this land will be lost to our future generations. Our opportunity to have a wonderful seaside resort to be proud of will be gone for ever. There have been attempts to deceive the public and official bodies for many years, and this is continuing today in my opinion.

Some definitions to consider.

World Health Organisation

“The place or social context in which people engage in daily activities in which environmental, organisation and personal factors interact to affect health and well-being”

May I bring your attention to the following:-

The local government act 1933.

The physical training and recreation Act 1937

The Acquisition of Land (authorisation procedure) Act 1946

The CPO of 1948 was sanctioned under these acts. There was transition following this event to, Ogwr Borough Council, Mid Glamorgan County Council and then Bridgend County Borough Council. At every stage housing development has been attempted and failed. It is my opinion that the appropriation of land that was approved at cabinet in 2022 was based on misled information. This might be because of not understanding fully the background history of Sandy Bay alongside or not understanding fully the local current use of this land.

BCBC's placemaking report along with the statement of reason for the CPO's and the subsequent reports provided ahead of the decision to appropriate this land shows the intent to cover Sandy Bay almost in its entirety, with housing. In my opinion, this does not improve the area, protect the area and certainly does not consider how the residents of Porthcawl will benefit from such a development. From the information provided within the LDP, it will impact considerably on the well being of many residents who use this area regularly as a safe area to exercise, particularly those that

are elderly and can safely engage in activity i.e. walking their dogs, and the young parents that can give their children freedom. Such areas do not exist anywhere else in Porthcawl as although we have the beaches, pushing push chairs or wheelchairs is not practical alongside the freedoms that this space provides. Sandy Bay is perfect for young and old alike. In conversations I have discovered that people come from all over the county to Sandy Bay for its unique qualities of space and safe walking.

I would like to add that although there is an improvement in consultation of late, mainly brought about by local residents, the consultation process to date has not been good. I have presented in world congress in consultation and is my area of expertise, therefore I feel qualified to comment on this. There have been too many excuses made for poor consultation. Covid in my opinion was not a valid reason although this was the reason given when I challenged BCBC. I still do not feel that many people, particularly those that are vulnerable, have been afforded the opportunity to contribute, and those are the very people that rely so heavily on being able to use Sandy Bay for the purpose it was intended all those years ago by King George (v), and later by the Ministry of Health.

This LDP, if sanctioned without change ahead of public consultations, will predetermine the use of the land and I fear to the detriment of Porthcawl being a successful and sustainable seaside resort.

It is my opinion that BCBC has not been able to join the dots between multiple policy objectives and perspectives. I believe the LDP has been heavily weighted by political issues and the local residents, along with day trippers, and holiday makers have been largely ignored. Please remember Porthcawl is a seaside town and the major focus should be tourism not housing, which does not have the infrastructure to support the this proposed LDP.

I understand fully that there is a need for housing and I am sure residents would be prepared to negotiate but in my opinion BCBC are not working in partnership with residents because they are focussed on meeting housing targets and not considering well-being, tourism, or future generations enough. When this land is gone it is gone forever. Can BCBC be proud of that???? Surely there is land outside of Porthcawl that

is less unique, that does not rely on tourism, and does not impact on culture, well being and future generations, as it would if they destroy Sandy Bay.

I am sure there are things that BCBC might have done differently in hindsight, i.e. Owners Agreement which was never consulted on with the residents of Porthcawl but I am submitting this statement with the hope that BCBC show some empathy with the feelings that are very strong in our community but are not in the majority's opinion, being listened to.

In general feedback there has not been good communication, the consultation on-line was wordy and jargonistic. The LDP consultation was not designed to be generally accessible, neither was it child friendly or accessible to those more vulnerable in our society. Negotiation has not been meaningful. Stakeholders are critical to the success of development and this includes elective representative and until recently none of these representatives lived in Porthcawl. I would question if community leaders have been listened to over the years and as for the community themselves, it is my opinion that it has been a token gesture and not meaningful engagement (I appreciate that opportunity remains for this to be much improved). I have not heard representations from public health practitioners that might be affected by this development nor from the Counties Public Health Lead for healthy places and people. I feel however that there has been focused consultation with strategic developers and from research it is something that has taken priority over all other considerations. To my knowledge, the 60/40 agreement with the JVP was put in place before BCBC acquired the deeds of the land. The sales brochure of the land also publicised prior to the deeds being acquired.

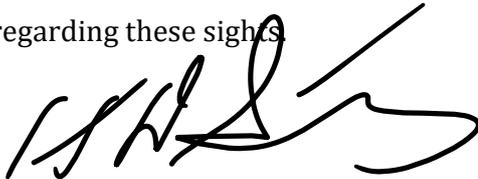
In my opinion there has not been a holistic approach to physical and mental health of local residents as the emphasis has been on reaching housing targets set out by government without consideration to the consequences of actions, particularly with regards to this unique area of foreshore land. There has been little consideration to green open spaces and only token gestures have been made to date. These token gestures have only resulted following objections, and more worryingly a consideration of future generations has been sadly lacking.

Placemaking, should be a multi-faceted approach to planning, design and management of public spaces, which capitalises on a local community's assets,

inspiration, and potential, with the intention of creating public spaces that improve urban vitality and promotes people's health, happiness and well being is far from being met within this LDP.

Quite simply, an allowance for the reconsideration of the residential lead (numbers and footprint) should be written into this RLDP. This would fully allow for meaningful public engagement. Only with some flexibility can the voices of stakeholders be meaningfully represented.

After so many years all this feels like such a fight! The apathy that has resulted from years of poor engagement is an issue. Engagement and trust go hand in hand – one simply cannot exist without the other. Because of this, one huge barrier to successful community engagement can be a lack of trust between the citizens and those leading the project. This has certainly been the case over the years and I feel that it continues to be an issue that needs to be addressed. I am engaging by taking the time to express my thoughts and opinions. I am a local resident that has been in this town for 70 years and I only want to ensure that future generation are left with real opportunity regarding these sights

A handwritten signature in black ink, appearing to read 'Hilary Strong', written in a cursive style.

Hilary Strong

This Deed of Conveyance made

the
day of ~~the~~ day of ~~April~~ ~~the~~ ~~year~~ ~~one~~ ~~thousand~~ ~~nine~~ ~~hundred~~ ~~and~~ ~~ninety~~
1891 ~~Between~~ ~~The~~ ~~King's~~ ~~Most~~ ~~Excellent~~ ~~Majesty~~
of the first part ~~The~~ ~~Board~~ ~~of~~ ~~Trade~~ ~~acting~~ ~~in~~
exercise of such of the powers conferred by the ~~Urban~~ ~~Sands~~
~~Act~~ ~~1859~~ ~~and~~ ~~the~~ ~~Urban~~ ~~Sands~~ ~~Act~~ ~~1852~~ ~~or~~ ~~any~~ ~~other~~
~~Act~~ ~~as~~ ~~were~~ ~~transferred~~ ~~to~~ ~~the~~ ~~Board~~ ~~of~~ ~~Trade~~ ~~by~~ ~~the~~
~~Urban~~ ~~Sands~~ ~~Act~~ ~~1866~~ ~~and~~ ~~in~~ ~~virtue~~ ~~of~~ ~~any~~ ~~other~~
~~relevant~~ ~~powers~~ ~~of~~ ~~the~~ ~~second~~ ~~part~~ ~~and~~ ~~The~~ ~~Urban~~
~~District~~ ~~Council~~ ~~of~~ ~~Porthcawl~~ ~~in~~ ~~the~~ ~~county~~ ~~of~~
Glamorgan hereinafter called "the Grantees" (which expressions
where the context so admits shall include the successors
in title of the Grantees) of the third part.

Witnesseth and it is hereby agreed as follows:

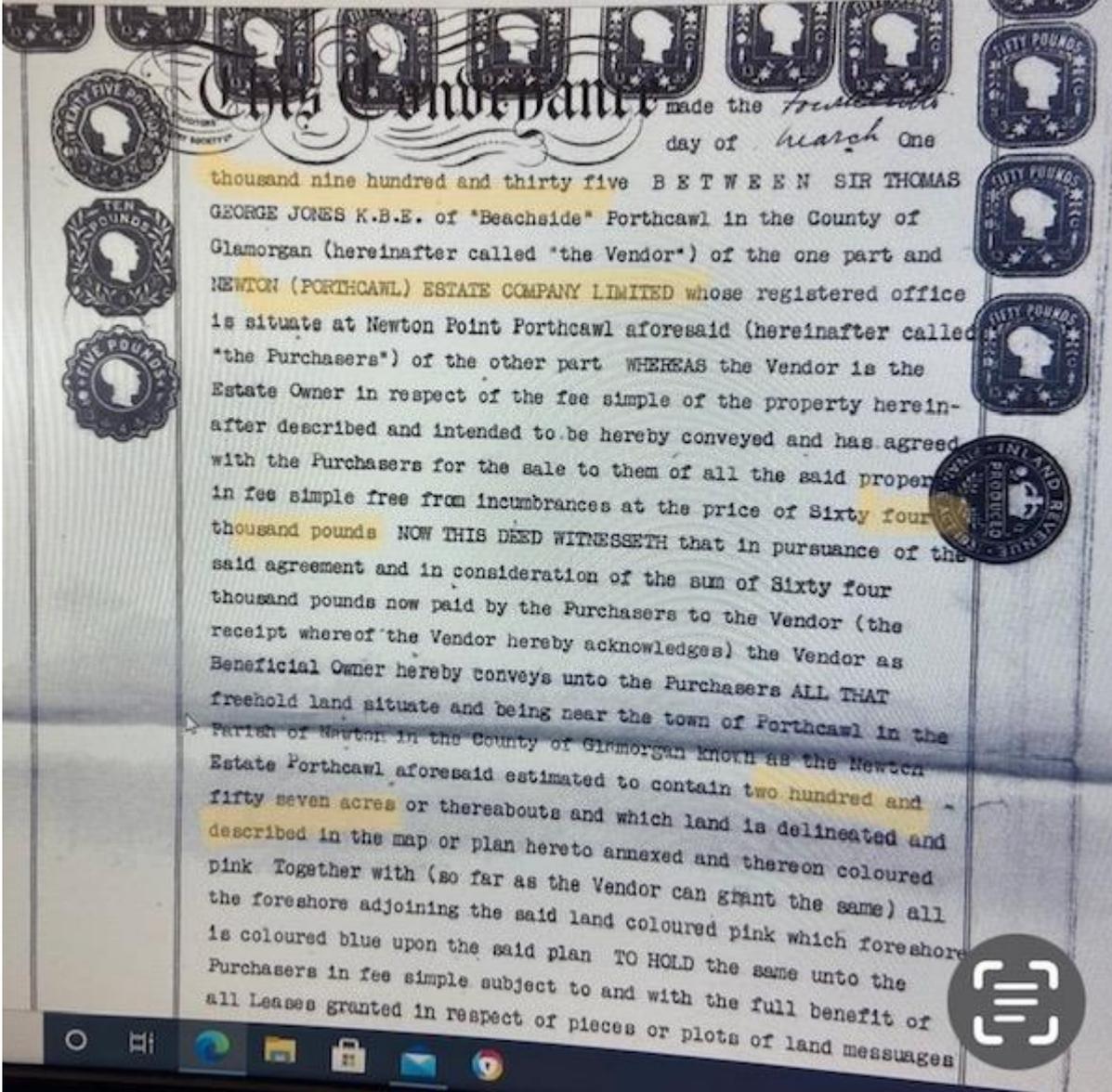
I In consideration of the sum of Ten pounds (£10)
paid by the Grantees to the Assistant Secretary for Finance
of the Board of Trade (the receipt whereof is hereby
acknowledged) the Board of Trade on behalf of His
Majesty do hereby grant unto the Grantees ~~and~~ those
two pieces of land being part of the foreshore below high
water mark situate as to one piece adjacent to the West
Pier and as to the other piece One thousand four hundred
feet north east of the West Pier at Porthcawl in the
Parish of ~~Porton~~ ~~Village~~ in the county of Glamorgan
and containing together an area of One rood thirty
poles which said two pieces of land are delineated
on the plans annexed hereto and are thereon coloured
red and are together with any building or work to be
hereafter erected thereon (unless the context otherwise
requires) hereafter referred to as "the premises hereby
granted".

except nevertheless and always reserving to the
King's Majesty His Heirs and Successors out of the pre-
grant full and free right for Him and them and for

in the plan... and are there coloured
red and are together with any building or work to be
hereafter erected thereon (unless the contract otherwise
requires) hereafter referred to as "the premises hereby
granted".

except nevertheless and always reserving to the
Kings, Heirs and Successors out of the present
grant full and free right for them and their and for all
persons by this or their permission (which permission
shall be deemed to have been granted unless the same





George Jones made the *fourteenth*
day of *March* One
thousand nine hundred and thirty five B E T W E E N SIR THOMAS
GEORGE JONES K.B.E. of "Beachside" Porthcawl in the County of
Glamorgan (hereinafter called "the Vendor") of the one part and
NEWTON (PORTHCOWL) ESTATE COMPANY LIMITED whose registered office
is situate at Newton Point Porthcawl aforesaid (hereinafter called
"the Purchasers") of the other part WHEREAS the Vendor is the
Estate Owner in respect of the fee simple of the property herein-
after described and intended to be hereby conveyed and has agreed
with the Purchasers for the sale to them of all the said property
in fee simple free from incumbrances at the price of Sixty four
thousand pounds NOW THIS DEED WITNESSETH that in pursuance of the
said agreement and in consideration of the sum of Sixty four
thousand pounds now paid by the Purchasers to the Vendor (the
receipt whereof the Vendor hereby acknowledges) the Vendor as
Beneficial Owner hereby conveys unto the Purchasers ALL THAT
freehold land situate and being near the town of Porthcawl in the
Parish of Newton in the County of Glamorgan known as the Newton
Estate Porthcawl aforesaid estimated to contain two hundred and
fifty seven acres or thereabouts and which land is delineated and
described in the map or plan hereto annexed and thereon coloured
pink Together with (so far as the Vendor can grant the same) all
the foreshore adjoining the said land coloured pink which foreshore
is coloured blue upon the said plan TO HOLD the same unto the
Purchasers in fee simple subject to and with the full benefit of
all Leases granted in respect of pieces or plots of land messuages



Memorandum. By a Conveyance dated 20th February 1959 made between Newton (Porthcawl) Estate Co. Ltd. of the first part The Royal Society of Musicians of Great Britain of the second part and Horace Corner Debenham and Mary Wilford Ryan of the third part and Leslie George John of the fourth part the premises known as No. 68 Beach Road Newton Porthcawl Glamorgan were conveyed unto the said Leslie George John in fee simple but subject to a lease dated 20th April 1934 made between Sir Thomas George Jones of the first part and Gertrude Hayward of the other part.

Memorandum. By a Conveyance dated 9th March 1959 made between Newton (Porthcawl) Estate Co. Ltd. (1) The Royal Society of Musicians of Great Britain (2) Horace Corner Debenham and Mary Wilford Ryan (3) and William Lewis the premises known as Number 86 Beach Road Newton Porthcawl Glamorgan were conveyed unto the said William Lewis in fee simple but subject to a lease dated 14th November 1926 therein mentioned.

Memorandum. By a Conveyance dated 9th March 1959 made between Newton (Porthcawl) Estate Co. Ltd. (1) The Royal Society of Musicians of Great Britain (2) Horace Corner Debenham and Mary Wilford Ryan (3) and William Lewis the premises known as Number 88 Beach Road, Newton Porthcawl Glamorgan were conveyed unto the said William Lewis in fee simple but subject to a lease dated 3rd November 1926 therein mentioned.

Memorandum. By a Conveyance made the 17th day of June 1960 between Newton (Porthcawl) Estate Company Ltd. hereinafter called the Vendor of the first part the Royal Society of Musicians of Great Britain hereinafter called the Mortgagees of the second part and the Urban District Council of Porthcawl hereinafter called the Purchaser of the third part All parcel of land (including all mines and minerals other than coal as defined by the Coal Act 1938) containing

PORHCRAWL MAY HAVE A "WEMBLEY" SPORTS STADIUM

Big enough to attract national and international events

A SPORTS STADIUM, which would compare very favourably with Wembley, was envisaged by members of the Porthcawl Council, at a meeting of the Town Planning Committee on Thursday. Councillor E. M. Bowen, chairman, presiding, when a letter from Mr. W. L. C. Prosser, secretary to the Bridgend Town Association Football Club, was read and discussed.

Councillor R. E. Thomas went so far as to say that if the scheme outlined in the letter was to develop, Porthcawl would be able to provide alternative accommodation to Wembley for sports tournaments.

The letter read: "We wish to confirm the proposals placed before Councillor E. M. Bowen and Mr. Rees, Surveyor, on Friday, March 25th, 1948, and to state that, having failed to conclude satisfactory negotiations for a suitable site in Bridgend, we should like to transfer our centre of operations to Porthcawl."

For ease of reference the following data and propositions are in table form:—

1. We are an established Welsh League Club and we have reasonable ambitions to play football in a higher sphere.

2. The club is known as Bridgend Town A.F.C., but we suggest that if we transfer our activities to Porthcawl we rename ourselves Bridgend and Porthcawl United (e.g. Brighton and Hove), and by so doing bring our Bridgend following to Porthcawl.

3. If your Council would be prepared to lease us a suitable site, my chairman, Mr. C. W. Kieft, and Mr. A. H. Glass, Wolverhampton, are prepared to put up a five figure sum of money in order to promote sport in Porthcawl.

4. It is an accepted fact that it is impossible to make money out of football until a club is very well established; so that it is necessary to run other activities in order to subsidise it until it can find its own feet. We, therefore, acknowledge that if we are to make a success of this venture we must cater for a wide variety of sports and always provide first-class entertainment. Our proposed activities are as follows:—

- (a) First and foremost, a first-class football club.
- (b) Athletics.
- (c) Open air dancing.
- (d) Tennis.
- (e) Motor cycling.

writes the Welsh Board of Health, asking them to expedite their decision on the inquiry.

It was felt that before the Council could entertain any proposition from the Bridgend A.F.C., the result of the inquiry would have to be known. As it was, the Council did not own the land and could not enter into any agreements for its development.

The motion was carried. The chairman said that the Club was anxious to prepare a football ground for next season, and three of the Club's officials were prepared to put down £10,000 each for the erection of a stadium.

A DESIRABLE PROPOSITION

Councillor George Glenton said that on its face value this proposition was highly desirable, and it should not, as far as the Council was concerned, go into the melting pot stage. He moved that a sub-committee be formed to keep this scheme alive and to keep in touch with the promoters.

"We want to start something to show these people that we are in good faith," said Councillor Glenton. Councillor Cyril Phillips seconded.

Councillor James Lewis: We will have to be careful with this. It is not only for the true love of sport. There is a financial gain behind it. The only thing we should see is the revenue for the welfare of the town.

The chairman said that the English Football Association had given its blessing to the Bridgend Club. The Club, he said, wanted to make Porthcawl the centre for association football in South Wales, and also the centre for other activities.

Councillor R. E. Thomas: May I know whether the Playing Fields Association will be interested in this?

The chairman: This is distinctly apart from the Association. They will not touch something professional. They are strictly unprofessional.

Councillor Thomas: Well, in that case, we will not have a grant.

The chairman: This will be a definite separate entity.

Councillor J. T. Lewis: Where is this site? Is this the place we talked about?

Mr. A. C. Rees, Engineer-Surveyor: It is between Sir T. G. Jones' house and Rhyh Avenue.

Councillor Lewis: I thought we were going to use that land for an open air bathing pool.

The surveyor replied that the

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- (a) First and foremost, a first-class football club.
- (b) Athletics.
- (c) Open air dancing.
- (d) Tennis.
- (e) Motor cycle speedway racing.
- (f) Motor racing when it is introduced to this country.
- (g) Open air boxing.
- (h) Horticultural and other shows.
- (i) Greyhound racing (rigidly controlled under totalisator methods).
- (j) Any other sporting activities as run at Wembley and Belle Vue.
- (k) We should also like a suitable portion set aside for a later date, when building, etc., becomes easier, for the construction of a swimming pool sufficiently large to cater for international events.

ATTRACTING

INTERNATIONAL MATCHES

5. I have tried to make it clear that it is our ambition to build a beautiful and commodious stadium at Porthcawl. A stadium which can offer such excellent facilities that it will attract both national and international events to Porthcawl. From my knowledge I would say that Porthcawl would have an extremely good chance of attracting soccer international matches. Whilst we are on the subject of soccer, I should like to bring to your notice that a new Football League, containing good, well-established clubs in Wales and the West of England, has been mooted. We have been approached to form this league, and should we do so its headquarters would be in Porthcawl.

"Should we find favour in your eyes, it will always be our aim and endeavour to work with your Council in every possible way to develop sporting facilities and cater for all classes."

The land on which this stadium would be built is that which the Council is trying to acquire under a Compulsory Purchase Order, and which was the subject of a Welsh Board of Health public inquiry some months ago.

Councillor F. G. Knott moved, and it was seconded by Councillor N. B. Thomas, that the Clerk

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Councillor J. T. Lewis: Where is this site? Is this the place we talked about?

Mr. A. C. Rees, Engineer-Surveyor: It is between Sir T. G. Jones' house and Rhyh Avenue.

Councillor Lewis: I thought we were going to use that land for an open air bathing pool.

The Surveyor replied that the dimensions of this land were such that a swimming pool could also be included.

FAR-REACHING SCHEME

Dr. R. D. Chalke said that he was very much in favour of Councillor Glenton's motion. He would be very hesitant to raise his hand for or against the projects contained in the letter. It was a very far-reaching and ambitious scheme, which had been thrown on the table rather hurriedly. It was impossible for them to make up their minds on this ambitious undertaking that night. He would like to see Porthcawl become the centre of athletic activities, always providing that it would tend to raise the tone and the atmosphere of a seaside town. At the moment, however, they had to be extremely cautious. He could see certain possibilities and also certain dangers, and it was for the proposed sub-committee to report on these possibilities and dangers.

Councillor Tudor Morgan said he was not in favour of the idea until a scheme was submitted by the County Surveyor for the development of this land.

"We don't know yet what is up the County's sleeve," said Councillor Morgan.

Councillor R. B. Morgan asked if it was going to be professional football.

The chairman: Yes.

Councillor Thomas said that if this scheme materialised it would be a wonderful thing for Porthcawl. "It will be an attraction to bring the masses to Porthcawl, and especially now that we are going to have major roads coming into Porthcawl to cater for heavy traffic. I am mostly concerned as to where the money will come from, but if it can be done it will be a wonderful thing for Porthcawl," said Councillor Thomas.

Councillor Glenton's motion was carried, and a committee of five, comprising the following—Councillors E. M. Bowen, F. G. Knott, G. Glenton, T. L. Davies and R. Mabley—was appointed.

1. FREEDOM OF INFORMATION REQUEST FOI001-4255

Firstly, please accept my apologies for the delay in responding to your request. We refer to your email dated 26th July 2022 which contained a request for information as set out in italics below. Following consideration of your request, in accordance with the Freedom of Information Act 2000, I respond to each point as follows:

1. *Was there a public consultation held ahead of the owner's agreement being signed back in 2011 and/or revised and signed in 2018? I ask, not in respect to financial details but in respect to the intent to package together and dispose of public land at Sandy Bay.*

No

2. *If there was not a public consultation, was there a decision not to consult or was consultation never considered?*

The Authority does not hold this information.

3. *If consultation was considered, but the decision was made not to consult, could you please provide the minutes of said meeting, within which that decision not to consult was made?*

n/a see question 2.

4. *If there was not a public consultation, was there any other relevant consultation that you are able to advise of?*

The heads of terms for the necessary revisions to the Owners Agreement to facilitate the acquisition of the leasehold interest in Salt lake was reported to Cabinet on 19 December 2017: <https://democratic.bridgend.gov.uk/documents/s14153/171219%20Porthcawl%20Regeneration.pdf>