

## **CABINET**

Minutes of a Hybrid meeting held on 12th March 2026.

The Committee agenda is available [here](#).

The Meeting recording is available [here](#).

Present: Councillor L. Burnett (Chair); Councillors B.E. Brooks, R.M. Birch, G. John, S. Sivagnanam, E. Williams and M.R. Wilson.

Also Present: Councillor N. C. Thomas.

### **C221 ANNOUNCEMENT –**

The Leader commenced by advising of some housekeeping issues and advised that the meeting was being livestreamed, recorded and would be uploaded to the Vale of Glamorgan Council's website as soon as practicable after the meeting.

### **C222 APOLOGY FOR ABSENCE –**

This was received from Councillor S.D. Perkes.

### **C223 MINUTES –**

RESOLVED – T H A T the minutes of the meeting held on 26th February 2026 be approved as a correct record.

### **C224 DECLARATIONS OF INTEREST –**

No declarations of interest were received.

### **C225 PROJECT ZERO UPDATE REPORT (REF) –**

The reference from Place Scrutiny Committee dated 20th January 2026 was presented.

There had been an interesting discussion at the meeting on the update report that covered the period April to September 2025, therefore the next six-monthly report would be reported shortly. Discussion with the public sector via the Public Service Board had also taken place.

Paragraph 2.4 of the main report discussed where the majority of carbon activity was centred, most of which was related to supply chains, and it was essential that the Council worked with partners to reduce those emissions.

RESOLVED – T H A T with the next Project Zero Update Report due for consideration shortly, Place Scrutiny Committee be thanked for their consideration of the matter and the reference be noted.

Reason for decision

Having regard to the contents of the reference and discussions at the meeting.

**C226 PETITION SUBMISSION – DECLARE A LOCAL NATURE RESERVE (LNR) AT BARRY’S OLD HARBOUR (REF) –**

The reference from Place Scrutiny Committee dated 20th January 2026 was presented.

There had been a comprehensive discussion on the matter at the Committee meeting, including the potential for a nature reserve to be established at that and other locations.

There were 3 Recommendations from the Committee for Cabinet consideration included:

- an agreement, in principle, that a Local Nature Reserve (LNR) be declared at the Old Harbour site at Barry.
- that additional work would be required to identify the resource requirements for designating the Old Harbour site as a Local Nature Reserve, including consideration of other potential sites in the Vale of Glamorgan that may also warrant being designated as a LNR as well.
- that the Vale of Glamorgan Council work with Barry Action for Nature and any other relevant groups to ensure that work be undertaken to identify and address any immediate risks to wildlife at the Old Harbour site and any mitigation actions.

The Leader said that the Recommendations demonstrated a range of factors that would influence the designation of the Old Harbour site as an LNR and proposed that Cabinet request a more comprehensive report on the relevant requirements in order to declare an LNR at the site, including competing factors and special considerations.

RESOLVED – T H A T Place Scrutiny Committee be thanked for their consideration of the matter and that Officers be asked to provide a more complete report to Cabinet on the proposal in order to take a more informed decision on the matter.

Reason for decision

Having regard to the contents of the reference and discussions at the meeting.

**C227            MARKETING OF LAND AT NELL'S POINT, BARRY ISLAND (EL/PR)  
(SCRUTINY – PLACE SCRUTINY COMMITTEE) –**

The Leader presented the report to obtain approval for the marketing of land at Nell's Point.

The developer of the former grade 2 listed toilet block adjacent to Nell's Point had expressed an interest in further developments at Nell's Point including a new 30 bedroom hotel and restaurant of up to 350m<sup>2</sup>, however there was an established process to undertake a marketing exercise as there may be other interested parties who may wish to express an interest and provide detailed, quality proposals.

Councillor John said that discussions had taken place over a number of years regarding Barry Island needing a hotel and looked forward to any progress on the matter.

The Leader referred to a number of recent developments in Barry including the Pump House and the Goodsheds that provided positive outcomes for the Town but were also mindful of the history of those premises.

Councillor Wilson said that such developments were often a catalyst for further positive developments in an area and be a benefit for tourism and local businesses.

This was a matter for Executive decision.

Cabinet, having considered the report and all the issues and implications contained therein

**RESOLVED –**

- (1)    T H A T authority be granted to market the two areas of land adjoining the former public conveniences identified at Appendix A located at Nell's Point, Barry Island for hotel and restaurant uses.
  
- (2)    T H A T delegated authority be granted to the Director of Place, in consultation with the Director of Environment and Housing, Monitoring Officer/Head of Legal and Democratic Services, Head of Finance/S151 Officer, Head of Corporate Landlord, Executive Leader and Cabinet Member for Performance and Resources, Deputy Leader and Cabinet Member for Sustainable Places, and the Barry Place Board, to advertise the sites (boundary shown on plan at Appendix A) on the basis of a marketing plan setting out specific uses as described in the report, and the methodology under which any bids for the building would be assessed and to dispose of the property to the bidder who best met the requirements of the Council on terms and conditions to be agreed.
  
- (3)    T H A T delegated authority be granted to the Monitoring Officer/Head of Legal and Democratic Services to draft and execute all necessary contract(s) and other legal agreements required in respect of the disposal.

(4) T H A T work take place with any successful bidder to secure loan funding to support the development via a relevant funder such as the Cardiff Capital Region Sites and Premises Fund, the Development Bank for Wales or other suitable investment funds subject to appropriate legal requirements and suitable business case, with the requirement that the funding would be paid back over an appropriate period and that an appropriate rate of interest was payable on any loan having regard to the relevant Subsidy Control requirements.

Reasons for decisions

(1) To enable the re-marketing of the property in line with the details provided in the report to Cabinet.

(2) To agree the marketing documentation, the methodology for assessment of any submitted bids and the disposal of the property without reference back to Cabinet.

(3) To enable the Monitoring Officer/Head of Legal and Democratic Services to prepare, execute and complete all legal documentation associated with the marketing and disposal of the property.

(4) To help facilitate the timely development of a hotel on that important site.

**C228 UPDATE ON SUSTAINABLE COMMUNITIES FOR LEARNING PROGRAMME – PROPOSED USE OF THE FORMER HOLM VIEW LEISURE CENTRE, BARRY (EAWL) (SCRUTINY – START WELL SCRUTINY COMMITTEE) –**

The Cabinet Member presented the report to seek Cabinet approval to formally include the Change of Use of the former leisure centre at Holm View, Barry for Education Use and its inclusion in the Sustainable Communities for Learning Programme and to proceed with submission of Strategic Outline Case.

Councillor Williams said that it was an important change of use for the building across a number of phases and for the benefit of several Council services for local residents.

The Leader said that the needs of the community were known as the community had told the Council what their needs were, and the Corporate Landlord model meant the Council took the stress of building management away from the occupying bodies. Once the school day was over, the building would then be available for use in evenings and weekends as a community facility and be more cost effective where other organisations were involved. Hopefully, it would be a model for other schools going forward as schools became more open to their communities.

This was a matter for Executive decision.

Cabinet, having considered the report and all the issues and implications contained therein

## RESOLVED –

- (1) T H A T the redevelopment of Holm View to accommodate an Additional Learning Needs (ALN) education facility as Phase 1 of a wider transformation programme for the site be approved, in principle.
- (2) T H A T the continued development of Phase 2 proposals to create new community-facing facilities within the remaining accommodation at Holm View be endorsed.
- (3) T H A T Officers be authorised to progress a full RIBA Stage 2 feasibility design and submit a Business Case to Welsh Government under the Sustainable Communities for Learning Programme.
- (4) T H A T the facility could be managed under the Corporate Landlord model.
- (5) T H A T Cabinet receive a further report on the full feasibility outcomes, final costings, and detailed Phase 2 proposals.
- (6) T H A T an increase the Capital Programme by £160k, profiled £50k in 2025/26 and £110k in 2026/27, to be funded from the ALN reserve be approved.

Reasons for decisions

- (1) To address the acute shortage of ALN provision within the Vale of Glamorgan and to reduce significant ongoing expenditure on temporary accommodation and out-of-county placements.
- (2) To ensure that community benefits were delivered alongside the education use of the building.
- (3) To bring a deteriorating Council asset back into productive use and to allow the scheme to be progressed.
- (4) To improve community wellbeing and service access in an area of high deprivation.
- (5) To ensure Cabinet were fully informed in respect of all cost implications and other business case details relating to the proposals to enable full consideration of all matters by Cabinet.
- (6) To allow the required survey and feasibility works to be carried out.

**C229 HIGHWAY MAINTENANCE 3 YEAR PLAN: 2026 – 2029 (NBS)  
(SCRUTINY – PLACE SCRUTINY COMMITTEE) –**

The Cabinet Member presented the report to advise Cabinet of the Highway Maintenance Three Year Resurfacing Plan and sought to agree the priority locations for resurfacing works, as detailed within the report and attached appendices.

Councillor Wilson thanked the Officers concerned with putting together the report, with the relevant detail contained in the associated Appendices concerning the different treatments utilised road and footway resurfacing.

There would be double the amount of spending on footway spending next year which would improve people's accessibility, and Councillor Wilson encouraged people to report any footways not on the list that should possibly be assessed.

Appendix A1 to the report referred to the various aspects taken into consideration for carriageway resurfacing, including road classification, scanner survey data, traffic volume, visual and engineers assessments, third party claims, active travel routes and school/public transport routes. The Carriageway Resurfacing Prioritisation Scoring Matrix was attached to the report at Appendix B and roads prioritised according to their maximum score, however the public and Members could ask for roads to be re-examined.

Table 1 on Page 8 of the Report detailed the capital spend resources available for works over the next three years but were indicative figures and subject to change. The Council had been allocated £4.5M from Welsh Government over the next two years to enhance and improve road surfacing. So far in the current year the Council had spent £1.9M revenue expenditure, largely on pothole maintenance.

Councillor John said the report contained a great deal of information but reminded the public that completion of resurfacing works was weather dependent but would be completed whenever possible. Councillor Wilson said that following a successful pilot, Ultrathin trials would continue and Micro Asphalt would no longer be used as a preventive treatment.

The Leader said the report and supporting Appendices would be referred to Place Scrutiny Committee for consideration and looked forward to the discussion at the meeting, also encouraging any members of the public with an interest in the matter to register to speak to the Committee.

This was a matter for Executive decision.

Cabinet, having considered the report and all the issues and implications contained therein

RESOLVED –

(1) T H A T the contents of the revised Highway Maintenance Three Year Resurfacing Plan 2026 – 2029, as attached at Appendix A – 1, 2, 3 and 4 be noted, and the proposed locations for works agreed, in principle.

(2) T H A T the Director of Environment and Housing be granted delegated authority to amend the plan, in consultation with the Cabinet Member for Neighbourhood and Building Services, if urgent highway resurfacing priorities were identified.

(3) T H A T the methodology be agreed in principle that where a location was listed on the plan, only partial areas may be completed, to ensure the best use and allocation of budget.

(4) T H A T the report and supporting Appendices be referred to Place Scrutiny Committee for consideration.

(5) T H A T subject to no recommendations that would affect The Plan as proposed being received from the Scrutiny Committee, the Highway Maintenance Three Year Plan 2026 - 2029 be agreed.

#### Reasons for decisions

(1) So that highway carriageway works could be scheduled as soon as practically possible.

(2) To deal efficiently with changes to the Plan should other highway routes deteriorate more rapidly than expected or constraints dictate that a change in priority was required to ensure the most cost-effective use of the budget allocation.

(3) To ensure that the Highway Resurfacing budget (2026/27), was utilised as efficiently as possible.

(4) To ensure that the relevant Scrutiny Committee could consider the details of the Highway Maintenance Three Year Plan 2026 – 2029, prior to it being formally agreed.

(5) To enable the final Plan to be approved following its consideration by the Place Scrutiny Committee should no recommendations that affect the Plan as proposed, be received.

#### **C230 OGMORE SURF LIFE SAVING CLUB – RENEWAL OF LEASE (NBS) (SCRUTINY – PLACE SCRUTINY COMMITTEE) –**

The Cabinet Member presented the report to consider a request from Pen y Bont Surf Life Saving Club, to issue a new lease for the Ogmores lifeguard building, so grant options could be explored to enhance or rebuild the existing building.

Councillor John said he had had dealings with the Club for many years and the ability of the Club to be able to apply for grant funding was essential for both the Club and the community.

The Leader said it was important to work with partner organisations and assist where possible to enable them to access grant funding that the Council could not.

This was a matter for Executive decision.

Cabinet, having considered the report and all the issues and implications contained therein

RESOLVED –

(1) T H A T delegated authority be granted to the Director of Environment and Housing, in consultation with the Cabinet Member for Neighbourhood and Building Services, and the Head of Financial Services/S151 Officer, to facilitate with the Council’s landlord, an increase in the subletting period within the existing lease from 15 to 25 years, and issuing Pen y Bont Surf Lifesaving Club a new 25 year lease, to enable future grant applications to be explored.

(2) T H A T the Monitoring Officer/Head of Legal Services and Democratic Services be authorised to prepare, complete and execute the required legal documentation, to allow for a new 25-year lease to be issued to the Surf Lifesaving Club.

Reasons for decisions

(1) To allow the club to explore grant options to enhance or rebuild the existing building.

(2) To legally formalise a new lease arrangement on agreeable terms.

**C231 GRASS CUTTING CONTRACT (2026 TO 2029) (NBS) (SCRUTINY – PLACE SCRUTINY COMMITTEE) –**

The Cabinet Member presented the report to agree to award the grass cutting contract for 2026 to 2029 with an option to extend for a further 12 months.

This was a matter for Executive decision.

Cabinet, having considered the report and all the issues and implications contained therein

RESOLVED – T H A T the contents of the report be noted and be considered in connection with the Part II report later on the agenda.

Reason for decision

To allow Cabinet to consider the Part I and Part II information together prior to confirming the contract award.

**C232 SECTION 106 (S106) AFFORDABLE HOUSING – APPOINTMENT OF THE VALE OF GLAMORGAN COUNCIL AS BARRATT REDROW’S AFFORDABLE HOUSING PARTNER FOR THE UPPER COSMESTON FARM DEVELOPMENT, PENARTH (PSHTE) (SCRUTINY – PLACE SCRUTINY COMMITTEE) –**

The Leader presented the report on behalf of the Cabinet Member to seek Cabinet approval for the Vale of Glamorgan Council (“the Council”) to be appointed as the

Section 106 (s106) affordable housing partner to Barratt Redrow for the Upper Cosmeston Farm development, enabling the Council to acquire and manage the affordable homes delivered on-site in accordance with planning obligations and local policy.

There was a shortage of affordable housing in the Eastern Vale of Glamorgan and the proposed development would provide 576 new homes, with 50% affordable housing, including 219 homes for social rent and 69 homes for Low-Cost Homes Ownership.

As the lowest cost provider of social housing in the Vale of Glamorgan, the Council was able to conduct quality checks on the various homes and ensure that Welsh Housing Quality Standards were met.

Councillor Wilson said that there were many people who were looking for housing or to be re-housed and the development would offer a solution for a lot of residents over time. The location was accessible and had opportunities for active travel with existing bus routes. Councillor Wilson also praised the eco-credentials of the proposed development.

Councillor John said that Members often dealt with residents with housing issues and saw the effects on their mental health looking for such housing could have. It was important to deal with the housing crisis and work towards reducing the housing waiting list.

This was a matter for Executive decision.

Cabinet, having considered the report and all the issues and implications contained therein

RESOLVED –

(1) T H A T the Vale of Glamorgan Council acts as the s106 Affordable Housing Partner to Barratt Redrow for the Upper Cosmeston Farm development.

(2) T H A T delegated authority be granted to the Head of Housing and Building Services, in consultation with the Cabinet Member for Public Sector Housing and Tenant Engagement and Head of Finance/Section 151 Officer, to negotiate the Heads of Terms and all necessary financial, transfer, partnership and legal agreements with Barratt Redrow.

(3) T H A T on successful conclusion of Resolution (2), delegated authority be granted to the Monitoring Officer/Head of Legal and Democratic Services to enter into the required legal, contractual and statutory agreements with Barratt Redrow.

#### Reasons for decisions

(1) To support the Council's strategic objective to increase the supply of new Council homes and other forms of affordable housing, as set out in the Vale 2030 Corporate Strategy and Housing Delivery Programme.

- (2) To enable the Council to secure the delivery of high quality, energy efficient affordable homes at Upper Cosmeston Farm.
- (3) To ensure that all agreements with Barratt Redrow were executed in an efficient manner.

**C233 EXCLUSION OF PRESS AND PUBLIC –**

RESOLVED – T H A T under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 4 of Schedule 12A (as amended) of the Act, the relevant paragraphs of the Schedule being referred to in brackets after the minute heading.

**C234 GRASS CUTTING CONTRACT (2026 TO 2029) (NBS) (SCRUTINY – PLACE SCRUTINY COMMITTEE) –**

The Cabinet Member presented the report to agree to award the grass cutting contract for 2026 to 2029 with an option to extend for a further 12 months.

This was a matter for Executive decision.

Cabinet, having considered the report and all the issues and implications contained therein

RESOLVED –

- (1) T H A T the current available revenue funding and the submitted tender figures for each cutting regime (4, 6 and 9 cuts) be noted.
- (2) T H A T the award of the Grass Cutting Contract to Countrywide Grounds Maintenance Ltd be approved for a period of three years (2026–2029) on the basis of a 9 cut regime, with an option to extend for a further one year subject to satisfactory performance and budget availability.
- (3) T H A T delegated authority be granted to the Monitoring Officer/Head of Legal and Democratic Services to draft and execute said contract.

Reasons for decisions

- (1) To ensure the various cutting regimes were considered, taking into account the financial information and the pros and cons of each cutting regime so that the grass cutting service could commence.
- (2) To award the contract to the company providing the most advantageous tenders, ensuring value for money and impact to our residents, and to ensure compliance with the Council's Contract Standing Orders and Financial Regulations.

- (3) To ensure that the necessary legal documentation was in place for the contract.