



SANDOWN TOWN COUNCIL – EXTRAORDINARY MEETING MINUTES 20 JUNE 2023

Minutes of the Meeting of Sandown Town Council held on **MONDAY, 20 JUNE 2023** at 10:00 am at The Broadway Centre, 1 Broadway, Sandown, Isle of Wight PO36 9GG.

Present: Debbie Andre, Frank Baldry, Emily Brothers, Ian Fletcher, Jenny Hicks, Heather Humby, Alex Lightfoot, Paddy Lightfoot, Ian Ward.

Also Present: Richard Priest (Clerk), Jennifer Armstrong (RFO), and four members of the public.

PUBLIC QUESTIONS:

A member of the public made a representation in relation to the planning application for the Esplanade Hotel, requesting that the application require works be started within a specified time period rather than being left until the land has more value.

25-2023/2024 APOLOGIES

Apologies were accepted from Cllr Toby Wilcock.

26-2023/2024 DECLARATIONS OF INTERESTS

1. To receive any declarations of pecuniary and non -pecuniary interests

Cllrs Debbie Andre and Ian Ward declared interests as members of the Isle of Wight Council. Cllr Andre also advised that as ward member for the Esplanade planning application she would not be commenting.

2. To receive and consider granting any written requests for dispensations.

No requests for written dispensations had been received.

27-2023/2024 MINUTES OF THE LAST MEETING

Cllr Andre proposed an amendment to the minutes, suggesting that Minute 23-2023/2024 should be expanded to include details of the staffing matter discussed. She was reminded that the matter was confidential and should not be discussed in open session. In addition, the Mayor advised that since the amendment was not to correct an inaccuracy and did not relate to the information that must be included in the minutes as outlined in Standing Order 9.9, he did not consider the amendment could be moved under Standing Order 23.3.

A proposal to approve the minutes of the meeting held on 15 May 2023 was moved and duly seconded.

Councillors' votes were confirmed verbally to meet accessibility requirements; the results were as follows and it was:

For (5), Against (3), Abstentions (2).

RESOLVED:

THAT the minutes of the meeting held on 15 May 2023 be approved as a true record.

28-2023/2024 MOTION WITHOUT NOTICE

A motion was moved without notice, and duly seconded, to change the order of the business on the agenda under Standing Order 21.1(vi), bringing forward the item on the Bay Place Plan. Councillors' votes were confirmed verbally to meet accessibility requirements; the results were as follows and it was:

For (10), Against (0), Abstentions (0).

29-2023/2024 BAY PLACE PLAN

Members were advised that that the decision relating the Bay Place Plan in September 2022 needed to be revised.

The invoice received had included VAT which had been challenged as a contribution would have a different VAT treatment. Subsequent correspondence had revealed that the Isle of Wight council considered that the town council was commissioning the regeneration work jointly with the other Bay councils and as such there was a business supply which would be subject to VAT.

The decision made by council needed to reflect that work was being commissioned and the council was not simply making a contribution. Clarification was provided there would be no impact to the overall costs as the council was VAT registered and could reclaim the monies.

Revised wording for the decision was proposed and duly seconded. Councillors' votes were confirmed verbally to meet accessibility requirements; the results were as follows and it was:

For (10), Against (0), Abstentions (0).

RESOLVED

- (i) THAT council enter into a joint arrangement with the Isle of Wight Council and other Bay councils (Shanklin Town Council and Lake Parish Council) to develop a Bay Place Plan.
- (ii) To pay the Isle of Wight £5,000 costs for the project.

30-2023/2024 PLANNING MATTERS – ESPLANADE HOTEL

Cllr Andre left the meeting.

Members debated planning application [22/00660/FUL](#) - The Esplanade Hotel 40 - 44 High Street, Sandown, PO36 8AE. The clerk advised the Isle of Wight Council Planning Officer had been invited to provide a briefing. They had not been able to attend in person but

had provided a written response which he read to councillors (attached to and forming part of these minutes).

The clerk also advised members of the comments from other statutory consultees including comments from Hampshire Constabulary regarding securing the site, two comments from Guy Eades, three residents supporting the application and one objection due to the lack of parking. No ecological objections had been raised.

On the matter of parking members agreed with Island Roads opinion that there would be reduced demand as a result of the change of use. Questions were raised regarding the change of use and members were advised that the Island Planning Strategy no longer required hotels to remain as such of there was evidence it was no longer a viable business. There was general agreement that a change of use was preferable to an derelict site taking up so much of the high street.

The design was considered including the additional balconies, larger outside space and coloured rendering which members considered would brighten the high street and break up the large building.

An additional comment was also made by an individual councillor that provision for affordable housing on the site be considered.

Members were reminded the submission of comments from the council as a corporate body did not prohibit them submitting individual comments as residents.

A representative from the town council would attend the Isle of Wight Council meeting if the decision was called in.

A proposal that a comment in support of the application including key points discussed was moved and duly seconded. Councillors' votes were confirmed verbally to meet accessibility requirements; the results were as follows and it was:

For (9), Against (0), Abstentions (0).

RESOLVED

THAT the council submit comments in support of the application which included the following points:

- Pre-application advice had been sought
- The comments of the highways authority regarding the reduction in parking demand as a result of the change of use.
- The very steep stairways off the pavement on the high street being made safe prior to development starting.
- The proposed pastel rendering to break up the bulk and mass of the building.
- A time limit on when work should begin to avoid the site remaining derelict.
- A restriction on residential properties being sold as second homes.

PUBLIC QUESTION TIME

No questions were raised.

SUMMARY FROM ISLE OF WIGHT COUNCIL PLANNING OFFICER 19-JUN-23

[22/00660/FUL The Esplanade Hotel, 40-44 High Street, Sandown, Isle of Wight, PO36 8AE](#)

Proposed conversion of hotel into 14 residential apartments and 6 holiday apartments [20 apartments total] (revised plans received, changes to layout and appearance, including boundary treatments) (re-advertised application)

Public consultation end date: Friday, 23 June 2023

The current consultation is the second round of consultation following receipt of the revised plans listed below:

/5604/3	revision C	Lower Ground Floor and Ground Floor Plans as proposed
/5604/4	revision B	First Floor and Second Floor Plans as Proposed
/5604/8	revision B	Front [High Street] Elevation as Existing and proposed
/5604/9	revision B	Rear [Esplanade] Elevation as Existing and proposed
/5604/10	revision A	Side Elevation Existing and Proposed
/5604/12	revision C	Site Layout as Proposed

The above plans are those on the website with a published date of 25 May or 19 June 2023.

The revised floor plans note proposed Flats 4, 5, 9, 10, 15 and 20 as holiday accommodation.

The updated plans detail a series of changes to the layout and appearance of the proposed development, as well as to the existing plans, including to:

- architectural detailing
- arrangement and styling of windows and exterior doors
- balconies (railing styling)
- external services (showing removal of)
- layout and landscaping of the external spaces, including boundary treatments
- accommodation layout – particularly the layout of Flat 1 on the lower ground floor

Existing elevation plans have been updated to show the existing appearance, including architectural detailing, more accurately.

Revised plans were submitted by the applicant in response to officers' assessment and feedback on the application. This included advice from the IWC Conservation Projects Officer.

[Sandown Conservation Area Management Plan \(May 2023\)](#)

The Management Plan (MP) is a material consideration in the planning process, as is the Sandown Conservation Area [Character Appraisal](#), and the [National Planning Policy Framework](#) (NPPF). The latter setting out national planning policy, with section 16 covering conservation and enhancement of the historic environment and heritage assets. The MP also refers specifically to policies DM2 and DM11 of the [Island Plan Core Strategy](#), as well as the Council's duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas Act 1990), to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area in the exercise of its planning functions.

Section 5 of the MP highlights a number of key issues for the conservation area, and The Esplanade Hotel is specifically discussed in section 8. of the MP. The MP discusses the neglect of this key building, its deterioration, and past changes that have had a harmful effect on its appearance.

[The planning application](#)

The current planning application seeks to adapt and convert The Esplanade into 20 residential flats/apartments, 6 of which would be reserved specifically for holiday use, to ensure some dedicated holiday accommodation would remain on the site.

As part of the proposed development, the plans submitted show a series of improvements to the external appearance and setting of the hotel and its grounds, and the proposed change of use to residential would also be consistent with the aims of the MP in term of encouraging and promoting increased residential occupancy within the conservation area throughout the year.