



SANDOWN TOWN COUNCIL – MEETING MINUTES – 21 OCTOBER 2024

Minutes of the Extraordinary Meeting of Sandown Town Council held on **MONDAY, 21 OCTOBER 2024** at 6:00 pm at The Broadway Centre, 1 Broadway, Sandown, Isle of Wight PO36 9GG.

Present: Cllrs Alex Lightfoot (Mayor), Debbie Andre, Frank Baldry, Emily Brothers, Heather Humby, Paddy Lightfoot and Ian Ward.

Also Present: Richard Priest (Clerk), Jennifer Armstrong (RFO), Lorraine Ellis (Admin) and 19 members of the public.

PUBLIC QUESTIONS:

The Mayor invited questions from members of the public, highlighting that Sandown Town Council were not the Planning Authority, which was the Isle of Wight Council and would not be determining the outcome of the application on the agenda, for 11 Highstreet. The meeting had been called to allow the Town Council to discuss the application and consider commenting on the application.

A number of members of the public, including residents and business owners from Sandown put forward comments objecting to the application and asking that the Town Council and Isle of Wight Councillors present take residents views into account when considering the application. Key objections included:

- The application was a “back door” to converting the site into a HMO.
- The proposed use did not support the regeneration of the High Street
- Sandown already had a disproportionately high number of HMOs
- Sandown did not have the infrastructure to support individuals requiring assisted living.
- Access was via a dark alleyway. This was unsuitable for individuals with disabilities and could, depending on the individuals housed on site, result in antisocial behaviour.
- The proposed development would impact on neighbouring properties privacy.

47-2024/2025 APOLOGIES

Apologies were accepted from Cllrs Ian Fletcher (Deputy Mayor), Sue Betts, Jenny Hicks, Robert May and Toby Wilcock.

48-2024/2025 DECLARATIONS OF INTERESTS

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

Cllr Debbie Andre advised as an Isle of Wight Councillor who sat on the Planning Committee she would recuse herself from the item to avoid predetermining an outcome, if the matter was taken to committee. Cllr Ian Ward advised he was the Isle of Wight Council ward member and as such would not comment or vote but wished to be present for the debate.

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

No requests for written dispensations had been received.

49-2024/2025 MINUTES OF THE LAST MEETING

A motion to approve the minutes as an accurate record of the meeting held on the 16 September 2024 was moved. Councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was:

For (7), Against (0), Abstentions (0).

RESOLVED:

THAT the minutes of the meeting held on 16 September 2024 be approved as a true record.

50-2024/2025 PLANNING

24/01313/FUL – 11 Highstreet, PO36 8DA

Proposed alterations and conversion of ground floor and new first floor extension to form assisted accommodation for adults; provision of roof terrace.

Cllr Andre Left the Meeting.

Members considered the application noting the refusal of a historical application to change the use of the site to residential which had been refused, an application to change the site to a Launderette which had been granted and a second application pending decision, which included an extension which would form the communal space in the application being considered.

The poor quality of the application was raised with the lack of detail regarding the proposals being noted and the type of assisted living being proposed in clear. Discussion took place regarding HMOs with members noting Sandown had a disproportionately high number of HMOs due to the type of buildings in local area. The inappropriateness of siting such a scheme on the high street was also debated. Other councils had acknowledged HMO's lead to an increase in noise and antisocial behaviour complaints, and needed to be located appropriately.

Members expressed concerns regarding the quality of the accommodation proposed, noting access was via an alley way, the rooms were very small and would get little natural light. There would also be noise issues from the catering business either side. Neighbouring properties privacy would also be negatively impacted by the proposed design. The refusal of planners to allow other High Street locations residential use was also raised.

Members felt it would be helpful if the decision was called in by the local ward member who agreed he felt it would be appropriate to do so given public feeling on the matter.

A motion, that Officers prepare a comment objecting to the application on the grounds of the material considerations discussed was proposed and duly seconded. Councillors' votes were confirmed verbally to meet accessibility requirements; the results were as follows and it was:

For (4), Against (1), Abstentions (1).

RESOLVED:

- i) THAT Officers prepare and submit an objection based on the materials considerations discussed.
- ii) THAT Officers request the ward Councillor call in the application if appropriate

51-2024/2025 MOTION WITHOUT NOTICE

Cllr Andre returned to the meeting.

A motion, under 21.1(vi) that Public Question Time be bought forward on the agenda, was proposed and duly seconded. Councillors' votes were confirmed verbally to meet accessibility requirements; the results were as follows and it was:

For (6), Against (1), Abstentions (0).

RESOLVED

THAT Public Question Time be bought forward on the agenda.

PUBLIC QUESTION TIME

Ms Dadina Sanger requested the Town Council support the new initiatives around regeneration of the town suggesting it was important to protect business trying to bring life back to the town.

Mrs Jeanne Jones asked questions in relation to a purported Bay Place Plan meeting in Shanklin. Clarification was provided the Place Plan was one item on the agenda and Sandown Town Council had already bought

52-2024/2025 EXCLUSION OF PUBLIC AND PRESS

A motion, that the public and press be excluded from the meeting, was proposed and duly seconded. Councillors' votes were confirmed verbally to meet accessibility requirements; the results were as follows and it was:

For (6), Against (1), Abstentions (0).

RESOLVED

To consider passing a resolution that under the Public Bodies (Admissions to Meetings) Act 1960 and Local Government Act 1972, the public and press be excluded from the meeting for the following item of business, namely Agenda Item 6 (Minute number 53) on the grounds that there is likely to be disclosure of exempt information as defined in paragraph(s) 1 - 3 of Part 1 of Schedule 12A of the Act and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

53-2024/2025 BAY PLACE PLAN TOURISM INITIATIVE

Council was asked to consider a funding request through the Wild Heart Sanctuary to help promote an initiative to bring visitors from the mainland to Sandown. The Hover Safari had been created in partnership with the Sanctuary, Hover Travel and Southern Vectis and

provided a ticket for up to five people to Sandown for less than it would cost to visit Marwell, the closest Zoo to the city.

Initially, the offer was available during the October half term. Funding was being sought too promote the Hover Safari for a further period to encourage out of season visitors to Sandown. If successful it was hoped the offer could be extended to include other local businesses.

It was also hoped that the initiative would help lead to the creation of a Sandown Business Association and encourage other business to work together to bring visitors into Sandown and the wider Bay area.

Discussion of what metrics would be used to monitor its success and if Visit Isle of Wight had been approached in relation to advertising the offer. There was general agreement the initiative would benefit Sandown and it was confirmed that the Council had the legal power to support the promotion of tourism and the budget, within the Place Plan/Town Improvement budget to support the scheme.

A motion, that the Council provide £4,000 to support future marketing of the project was proposed and duly seconded. Councillors' votes were confirmed verbally to meet accessibility requirements; the results were as follows and it was:

For (6), Against (1), Abstentions (0)

RESOLVED

THAT the Council provide the Wild Heart Sanctuary £4,000 to support the future marketing of the Hover Safari.