Item 4 - Paper B

Local Planning Enforcement Progress Report

JULY 2025

SANDOWN TOWN COUNCIL

ISLE of WIGHT COUNCIL

Allocated Senior Planning Enforcement Officer: Mrs Sarah Thorne, BA (HONS) MSC

Effectiveness	Quantify	Monitor

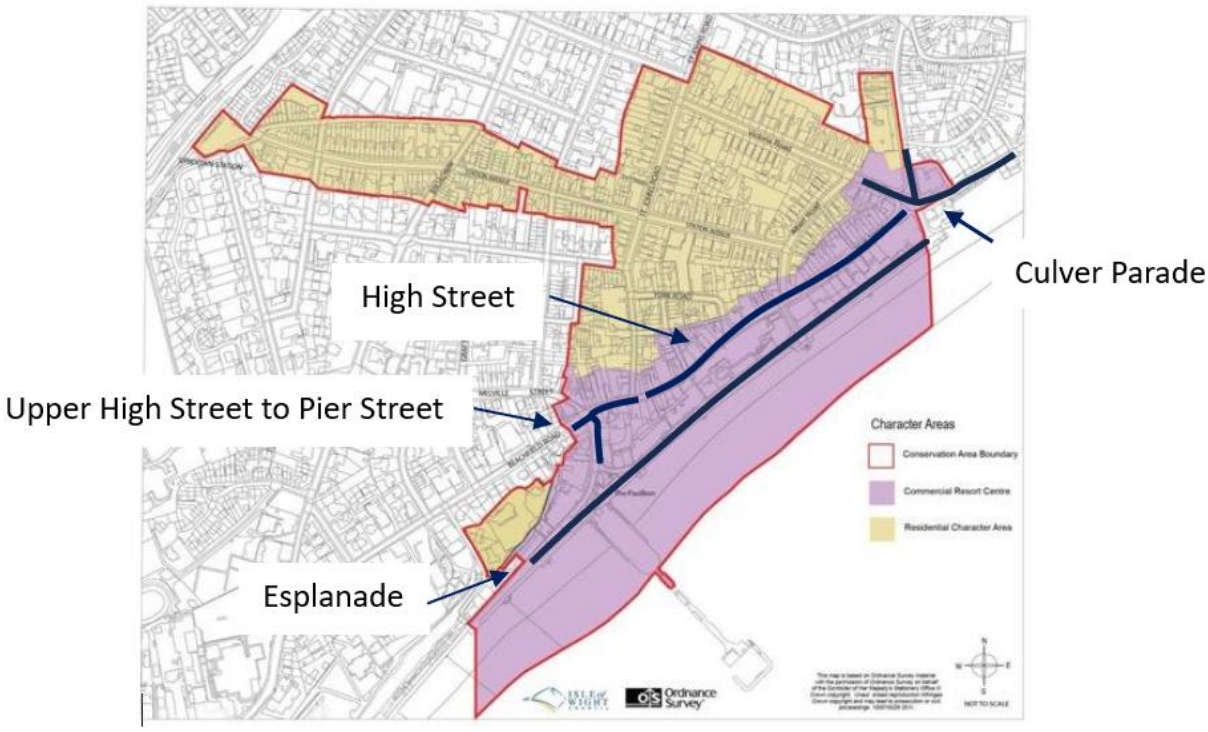
INTRODUCTION

For a second year, Sandown Town Council has requested the assistance of a Senior Planning Enforcement officer for 1 day a week to proactively address breaches of planning control within the High Street, the Esplanade and Culver Parade, together with link though roads, such as Pier Street. In addition to the above, it has been requested that enforcement action is also taken to large, redundant and dilapidated former hotels which may sit outside of the towns core centre.

It remains important that the efforts of the Senior Enforcement Officer deliver important tangible and long lasting improvements to the local area. As such, this reports seeks to highlight the accomplishments to date and the actions planned for the coming year ahead.

ACTION PLAN

The Action Plan for proactive planning enforcement work for 2025/2026 remains largely unaltered from that of 2024/2025. Sandown Town Council has identified the geographical area of focus for planning enforcement would be effectively used to preserve and enhance the character and appearance of Sandown's commercial resort centre, namely within the High Street, the Esplanade and Culver Parade, together with link though roads, such as Pier Street.



In addition to the above, it has been requested by Sandown Town Council that enforcement action is also considered on larger premises which lie outside of the commercial centre which are adversely affecting the surrounding residential.

As per last year, Planning Enforcement action will be focused on identifying land and buildings in poor condition that are harmful to the visual amenity of the local area. We will be requesting remedial works are undertaken to improve their condition in accordance with Section 215 of The Town and Country Planning Act (1990) as amended. The scope of works that can be required under Section 215 powers is wide and can include anything from vegetation removal to demolition.

Improving the town's High Street and Esplanade area is considered to have the greatest level of impact for the greatest number of people, and where intervention would result in the wider publics benefit.

`Run-down and derelict buildings convey all sorts of negative impressions. If an LPA combats them with comprehensive remedial action, people will feel better about the area, whether they are residents, businesses or tourists. There is an important economic issue in favour of comprehensive

s215 action: if a town is presentable, people will want to visit or live there, and businesses will want to locate there.`

Section 215 - Good Practice Guidance, Office of The Deputy Prime Minister 2005

The Senior Enforcement Officer will carry a caseload comprising of the most significant and harmful breaches of planning control local to Sandown and will conduct investigations in accordance with the Councils Planning Enforcement Strategy and good practice guidance.

The primary focus of the resources will be on addressing the larger and more prominent buildings and associated land which appear untidy. However, to bring about noticeable change to the core of the town, smaller properties which are untidy have and will be investigated.

If remedial action is sought this will always initially be through negotiations, dialogue and correspondence with landowners. Whist this approach is undeniably a valuable tool, it must be stressed that in order to produce the prompt, tangible and good quality results being desired by Sandown Town Council, that discussions will not be allowed to result in undue delay in term of yielding results. A hardline approach intolerant of delay will inevitably utilise the Planning Enforcement resource to its maximum potential as we enter into the second year of partnership between Sandown Town Council and the Local Planning Authority.

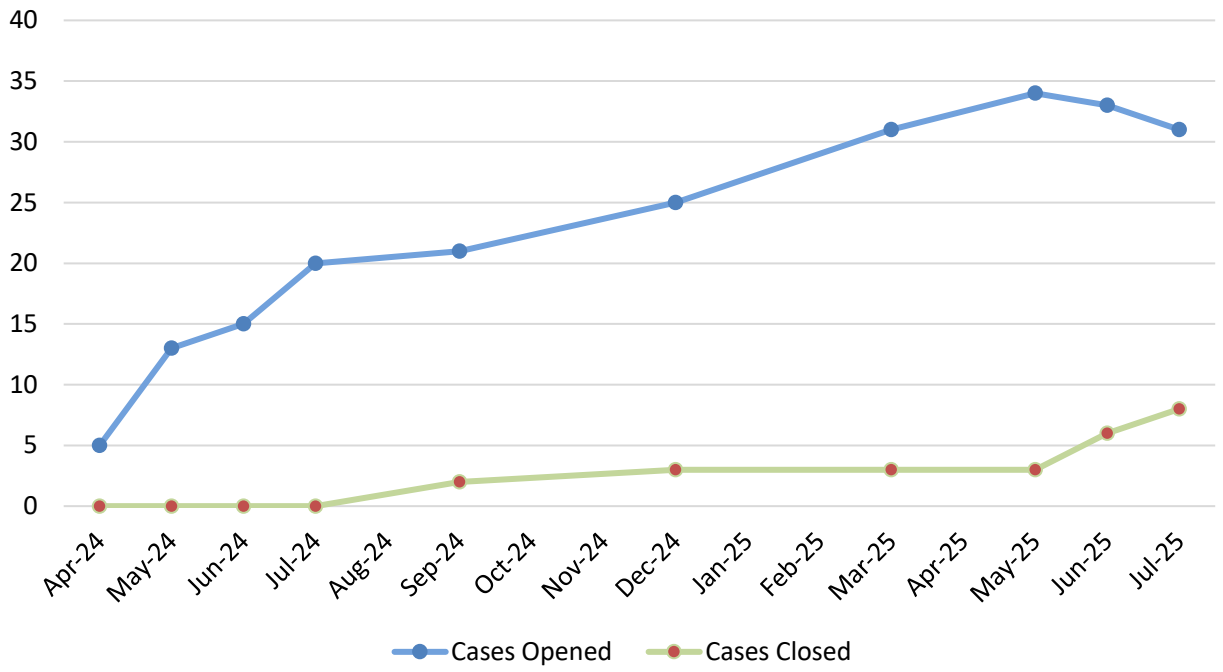
REVIEWING PROGRESS for 2024/2025

It is important that both parties, but especially Sandown Town Council, can demonstrate that the local planning enforcement agreement is effective and that it generates a positive benefit to Sandown's local community by improving the appearance of the area.

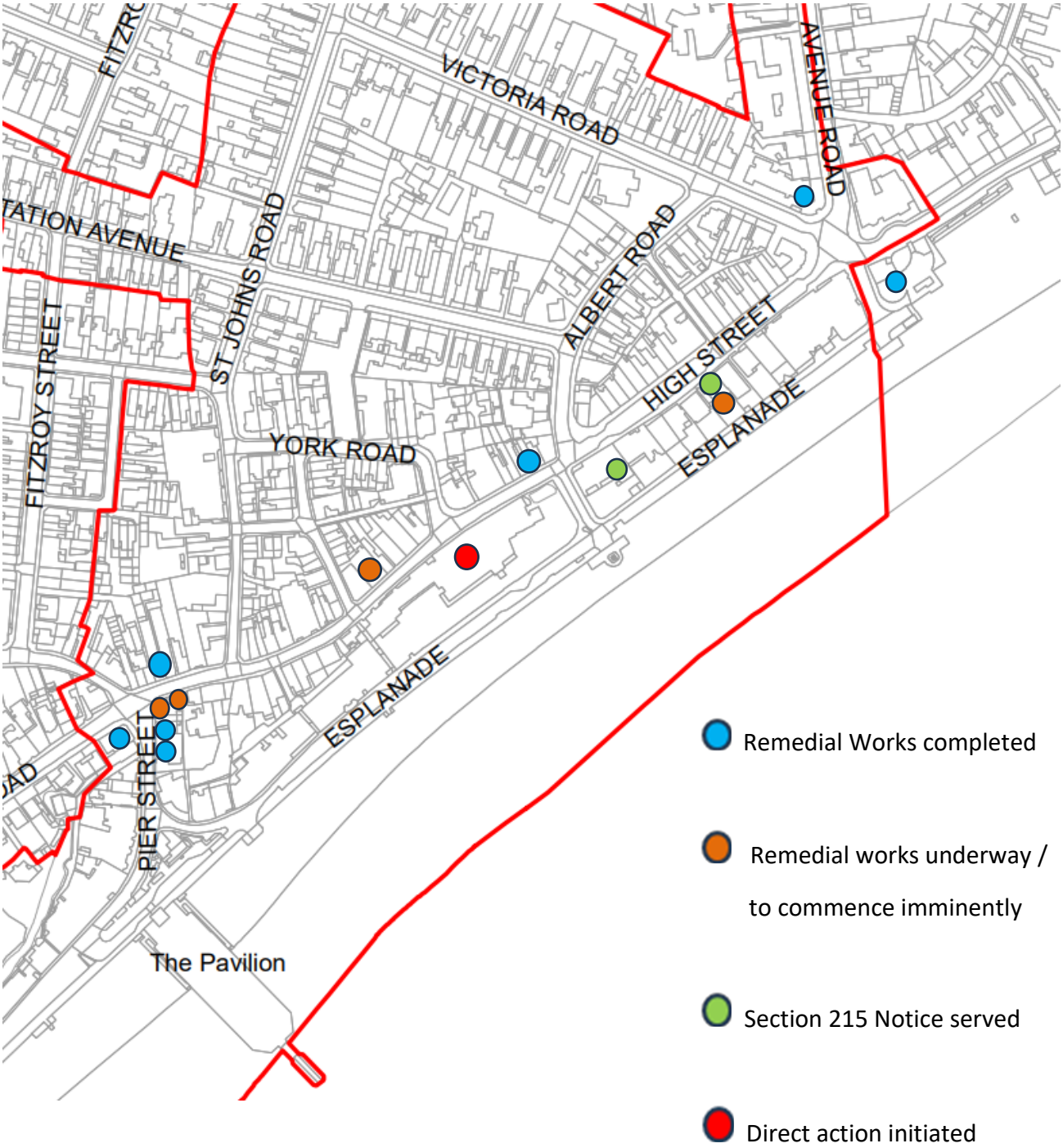
As demonstrated from the graph below, the number of enforcement cases held by the Planning Enforcement Officer which seek to address the untidy condition of land within the commercial

core of the town has increased gradually over the last year, amounting to a significant rise when compared to the number of cases held prior to the additional resources for the town.

Number of Proactive Planning Enforcement Cases opened and closed since the partnership was formed between Sandown Town Council and the Local Planning Authority in May 2024



Most importantly, almost a quarter of cases opened since the additional resources have been introduced have been closed as the breach of planning control has been successfully remedied through intervention. The map below demonstrates the location of these sites together with those were remedial works are due to commence imminently or in progress.


FITZRO
VICTORIA ROAD
AVENUE ROAD
TATION AVENUE
ST JOHNS ROAD
ALBERT ROAD
HIGH STREET
FITZROY STREET
YORK ROAD
ESPLANADE
ESPLANADE
PIER STREET
The Pavilion
Remedial Works completed
Remedial works underway / to commence imminently
Section 215 Notice served
Direct action initiated

Prior to the proactive engagement of the Planning Enforcement Team, architectural and historical features of many buildings were being lost due to years of general lack of maintenance and repair. Their unkempt and deteriorating condition undervalued the towns heritage and diminished its sense of place and worth. However, through proactive planning enforcement action and the valued cooperation of local property owners, these often prominent buildings located on the main thoroughfares of the town now proudly contribute to the area.

3 Pier Street –

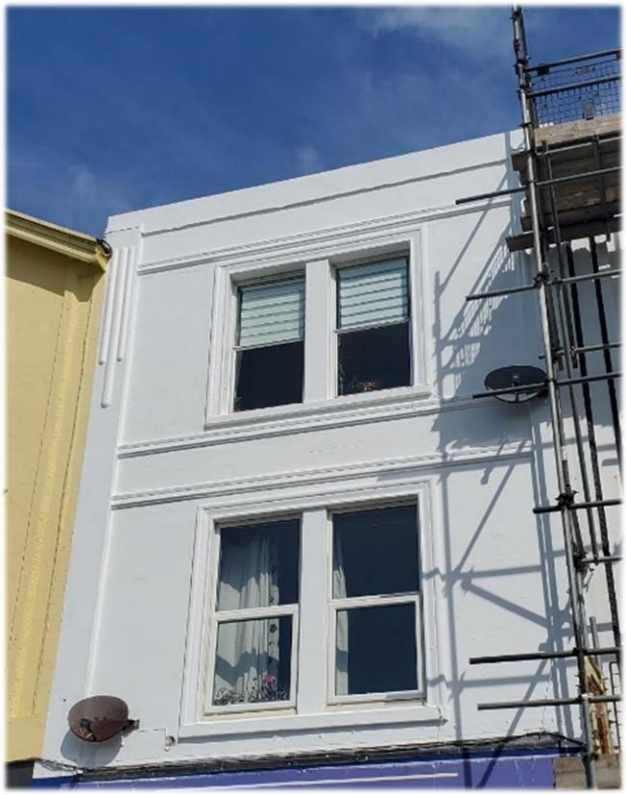
Southern Water Pumping Station -

5 Pier Street -

44 Beechfield Road –

9 High Street –

75 High Street -



As demonstrated by the above `before and after` images, the extra capacity provided by the planning enforcement scheme has already generated noticeable change to the appearance of various buildings within the commercial core of Sandown, which subsequently produces a positive impact on the visual amenity of the area for residents and visitors alike.

COMMITMENT TO SANDOWN

We will continue to work proactively to remedy the poor condition of buildings located in Sandown. As property owners in the area work in partnership with the authorities requests for remedial action, change is apparent.

The authority will continue to monitor properties where remedial works are already underway or due to commence imminently.

Compliance with the Section 215 Notice served on The Esplanade Hotel is due to expire in August of this year. On expiry of this compliance period the Enforcement Officer will inspect the property and determine the next course of action required.

The Enforcement Officer will also remain in communication with the auctioneers to whom are currently advertising the two lots of land and buildings at the Ocean Hotel. Following the sale, the authority will seek to establish communications with any new owners with a view to remedy the visual harm arising from the land and building. Efforts remain ongoing to establish the ownership details of the remainder of the building which is not being advertised for sale.

It should however be noted that as planning enforcement is often complex and dynamic, constantly changing and progressing. We will continue to reassess all ongoing planning enforcement cases and work cross departmentally to address local issues and concerns which may intertwine with planning enforcement investigations for the best possible outcome.

Similarly, situations will arise which cannot be resolved amicably. In these cases, legal enforcement action, by way of service of a Section 215 Notice will be initiated. Opposed to entertaining in prolonged timescales for completion of required works, Section 215 Notices will also be used to secure remedial works. Each case will be considered on its own circumstances and merits and the required level of enforcement action will be proportionate and fair to the level of harm arising from the exterior appearance of the building / land.