



SANDOWN TOWN COUNCIL PLANNING COMMITTEE– MEETING MINUTES – 21 JULY 2025

Minutes of the Meeting of Sandown Town Council Planning Committee held on **MONDAY, 21 JULY 2025** at 6:00 pm at The Broadway Centre, 1 Broadway, Sandown, Isle of Wight PO36 9GG.

Present: Cllrs Alex Lightfoot (Mayor), Ian Boyd, Liam Clegg, Leon Girling.

Also Present: James Brewer (Planning Policy Manager - Isle of Wight Council)
Jennifer Armstrong (Clerk/RFO), Lorraine Ellis (Deputy Clerk)

PUBLIC QUESTIONS:

No members of the public were present.

1-2025/26 APOLOGIES

None received.

2-2025/26 DECLARATIONS OF INTERESTS

1. To receive any declarations of pecuniary and non -pecuniary interests
None Received.
2. To receive and consider granting any written requests for dispensations.
None Received.

3-2025/26 TERMS OF REFERENCE

The committee considered the proposed Terms of Reference. A motion to approve and adopt the Terms of Reference as presented was moved and duly seconded. Councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was:

For (4), Against (0), Abstentions (0).

RESOLVED:

THAT the Terms of Reference be approved and adopted.

4-2025/26 MOTION WITHOUT NOTICE

A motion, under Standing Order 21.1(vi), that Item 5 on the agenda, the briefing from the Isle of Wight Council Planning Policy Manager, be brought forward, 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 (0), Abstentions (0).

RESOLVED

THAT Item 5, the briefing from the Isle of Wight Council Planning Policy Manager, on the agenda be brought forward.

5-2025/26 BRIEFING BY THE ISLE OF WIGHT COUNCIL PLANNING POLICY MANAGER

James Brewer, the Planning Policy Manager for the Isle of Wight Council presented information on the following topics to members:

1. Section 106

Section 106 contributions were designed to mitigate the impact of developments by funding infrastructure, affordable housing, or community services (including public realm). How monies could be spent was dependent on wording in the agreement. In some cases, particularly sites which had been derelict for some time, a section 106 contribution would make development unviable (less than 20% profit) and was therefore not applicable.

Members noted that it was helpful for the planning authority if local councils had lists which identified need within the area such as highways improvements, playgrounds, open space etc as it could be used by both the local authority and the developer to inform Section 106 contributions. If the Town Council had such a list, it could be posted on their website for use by developers prior to the submission of applications.

Clarification was provided that the need did not necessarily need to be in the same ward if it was impacted by the site. For example, the Sandham Middle School Site development would impact the traffic at the junction with Lake Hill.

2. Supplemental Planning Documents (SPDs)

SPDs provide more detailed advice or guidance in relation to policies in an adopted Local Plan and cannot go against existing policies.

There was discussion around the use of Local Development Orders and Article 4 Directions, the processes for which were long, complex and expensive due to the work involved and the year long and the stand still period. HMO's in Portsmouth were discussed for illustration purposes.

Members noted that Neighbourhood Plans were also the result of long processes due to the requirement for a referendum and consultation involved. They were not suitable for all areas.

When submitting comments in relation to planning applications, planners found it helpful when local councils drew attention to specific SPD's

3. Housing Needs Survey

The survey was a tool used by the local authority to understand what kind of housing is needed in a specific area, identifying gaps between current housing supply and the needs of local residents as a snap shot in time.

The surveys had shorter durations than planning strategies typically remaining valid for around five years, but they could be reviewed and updated as necessary to stay relevant and effective.

6-2025/26 PLANNING ENFORCEMENT UPDATE

Members noted the update from Sarah Thorne, the Senior Isle of Wight Council Enforcement Officer assigned to Sandown (forming part of these minutes). The key points noted included:

- The increase in cases as a result of the additional funding
- The improvements to the Highstreet and adjacent streets
- Extension to include other sites (e.g. Parkbury, Cygnet)

7-2025/26 PLANNING APPLICATIONS

The following planning applications were considered:

[25/01000/FUL](#) 9 Carter Street, PO36 8BL

Proposed change of use to a childrens home (Use Class C2)

Members noted there were no material changes and the application related purely to a change of use. There were concerns regarding the number of Houses of Multiple Occupancy (HMOs) in the vicinity of the property being detrimental to the users. However, of this would be reduced with younger residents with greater supervision.

A motion was moved and duly seconded that Council submit a comment broadly in support of the application, acknowledging that while the Highways Authority have raised objections due to parking provision, paragraph 5.18 of the planning statement addresses this.

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

For (4), Against (0), Abstentions (0).

RESOLVED

THAT Item 5, Council submit a comment broadly in support of the application, acknowledging that while the Highways Authority have raised objections due to parking provision, paragraph 5.18 of the planning statement addresses this.

[25/00939/HOU](#) 18A Grove Road, PO36 9BE

Proposed wrap around porch; alterations to external finishes including render to ground floor and cladding to first floor and replacement roof covering

No Comment returned.

[25/00923/TW](#) 1 Morton Meadows, Perowne Way, PO36 9FQ

2 Ash Trees; fell

No Comment returned.

8-2025/26 NEXT MEETING

The next meeting will be held on 18 August 2025.

PUBLIC QUESTION TIME

No members of the public were present.

Meeting Finished 19:20.