



SANDOWN TOWN COUNCIL PLANNING COMMITTEE– MEETING MINUTES – 18 AUGUST 205

Minutes of the Meeting of Sandown Town Council Planning Committee held on **MONDAY, 18 AUGUST 2025** at 6:15 pm at The Broadway Centre, 1 Broadway, Sandown, Isle of Wight PO36 9GG.

Present: Cllrs Liam Cregg (Deputy Mayor/Chair) Ian Boyd, Leon Girling.

Also Present: Jennifer Armstrong (Clerk/RFO), Cllr Paddy Lightfoot

PUBLIC QUESTIONS:

No members of the public were present.

9-2025/26 START TIME

The start of the meeting was delayed by 15 minutes to ensure quoracy following a road traffic accident at Yarbridge blocking the main route into Sandown.

10-2025/26 APOLOGIES

Apologies were accepted from Cllr Alex Lightfoot.

11-2025/26 DECLARATIONS OF INTERESTS

1. To receive any declarations of pecuniary and non -pecuniary interests
Cllr Girling declared an interest in any items pertaining to the Town Hall as an Isle of Wight Council Employee. Cllr Boyd declared an interest in the planning application as a member of the Steering Group for the project.
2. To receive and consider granting any written requests for dispensations.
None Received.

12-2025/26 MINUTES OF THE PREVIOUS MEETING

A motion to approve the minutes of the previous meeting as a true record was moved and duly seconded. Councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was unanimously:

RESOLVED:

THAT the minutes of the meeting held on 21 July 2025 be approved as a true record.

13-2025/26 PLANNING APPLICATIONS

The following planning application was considered:

[25/01104/LBC](#) - Old Town Hall, Grafton Street, PO36 8JJ

Listed Building Consent for refurbishment of facade to include decoration of the rendered front elevation and alterations to parapets (revised description)(readadvertised)

Members welcomed the progress but returned no comment.

14-2025/26 LICENCING APPLICATION

The following licence application was considered.

[25/01047/LAPNEW](#) Premises Licence – **Londis Store, 55 High Street, PO36 8DF**
Supply of Alcohol – Monday to Saturday 8:00 am to 00:00, Sunday 10:00 – 00:00.

Member raised concerns about the application, specifically that the licencing hours were not reflective of other premises on the Highstreet, which held licences for the supply of alcohol to 10:30pm and 11:00pm respectively. The concern was that the availability of alcohol, later into the night, would exacerbate antisocial behaviour.

Members were also concerned there did not appear to be any comment from partner agencies such as the Police or support services who would be dealing with any potential impact; an additional source of alcohol could increase the issues with street drinking, a significant problem already, and members agreed it was important, should the licence be granted that the conditions relating to service to inebriated individuals were strictly enforced.

A motion to submit a comment raising these concerns was moved and duly seconded. Councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was unanimously:

RESOLVED:

THAT the Town Council object to the application and submit a comment reflecting the Committees concerns in relation to the negative impact on antisocial behaviour of the additional availability of alcohol in the town, and the extension of the sale of alcohol later into the night be submitted. The comment should also encourage consultation with appropriate partners and agencies.

15-2025/26 POTENTIAL SUPPLEMENTAL PLANNING DOCUMENTS

The committee discussed Supplemental Planning Documents (SPDs) and where they could best be used to benefit Sandown. Two key areas emerged from the discussion:

The Highstreet and the Seafront

Members agreed that key aspects of any SPD for this area should be balanced to protect the towns distinctive character whilst promoting economic, environmental, cultural and economic sustainability.

Any changes of use should promote residential on the upper floors, retaining commercial, hospitality and retail premises on the ground floor. Full residential conversions should be resisted unless a lack of viability had been demonstrated.

“Third spaces”, community anchors and social spaces should be encouraged but traditional shop frontages retained and restored.

The historic and visual character of the seafront was also considered important as was climate resilience.

Contributions should be required to enhance the public realm and sustainable travel infrastructure with promotion of a pedestrianised seafront suggested.

Policy usage successful in other areas should be draw on. Any proposals bought forward would need to expand on the existing Island Planning Strategy.

Houses of Multiple Occupancy (HMOs)

That there was a disproportionate number of HMOs in Sandown and a number of hotels were also being used as temporary housing. However, services to support individuals placed in the area were insufficient for the volume. The information received from the planning authority in relation to SPDs and the management of HMOs was also considered.

Members agreed to propose an SPD which regulated HMO density and ensured balanced community development. Care would need to be given to ensure student accommodation could still be introduced as part of this.

Draft proposals to submit to the Isle of Wight Council would be considered at the Committees next meeting with final versions recommended to Council at the meeting on Monday, 22 September 2025.

A motion reflecting the discussion was moved and duly seconded. Councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was unanimously:

RESOLVED:

THAT two potential supplemental planning documents: The Highstreet and Seafront and Management of Houses of Multiple Occupancy be considered at the next Planning Committee meeting and that a recommendation be made to Council at its 22 September meeting that these documents, subject to any amendments, be presented to the Isle of Wight Council.

16-2025/26 NEXT MEETING

The next meeting will be held on 15 September 2025.

PUBLIC QUESTION TIME

No members of the public were present.

Meeting Finished 18:55.