SANDOWN TOWN COUNCIL

SANDOWN TOWN COUNCIL – MEETING MINUTES – 22 SEPTEMBER 2025

Minutes of the Meeting of Sandown Town Council held on **MONDAY, 22 SEPTEMBER 2025** at 7:00 pm at The Broadway Centre, 1 Broadway, Sandown, Isle of Wight PO36 9GG.

Present: Cllrs Alex Lightfoot (Mayor), Lee Ambler, Debbie Andre, Frank Baldry, Ian Boyd, Liam Cregg, Leon Girling, Paddy Lightfoot, Tracy Mikich, Joan Soloman and Gary Young.

Also Present: Jennifer Armstrong (Clerk/RFO), Lorraine Ellis (Deputy Clerk) and 28 members of the public.

PUBLIC QUESTIONS:

Miss Sally McConkey welcomed the item on a Supplemental Development Plan relating to Houses of Multiple Occupancy. She then raised concerns regarding the levels of crime and anti-social behaviour in Sandown, suggesting there was insufficient police presence and asking that the Town Council put pressure on the Police to increase patrols. The Mayor responded that increased presence was usually the result of a specific operation being undertaken and that operations were set-up in response to data indicating a particular issue. While the Town Council could request increased presence reporting incidents was key.

The Mayor announced the Deputy Clerk, Raine Ellis had completed her CILCA Qualification and a small presentation was made.

49-2025/26 APOLOGIES

None Received

50-2025/26 DECLARATIONS OF INTERESTS

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

   Cllr Andre declared an interest in matters pertaining to the Isle of Wight Council as the ward member but advised she would indicate which items on the agenda were impacted on a "by item" basis. She also declared a pecuniary interest in the Carnival Association.

   Cllr Boyd declared an interest in the Sea Pool; Artecology had been consulted in the early stages of the project and was listed as a supporter on the website. Therefore, Cllr Boyd would not take part in the debate or vote.

   Cllr Girling declared an interest in matters pertaining to the Isle of Wight Council as an employee and advised he also consider which agenda items this affected on a "by item" basis.

   Cllr Ward declared an interest in matters pertaining to the Isle of Wight Council as the ward member and declared advised he was the Vice-Chair of the Isle of Wight Council Regeneration Committee.

2. To receive and consider granting any written requests for dispensations.
   None Received.

51-2025/26 MINUTES OF THE LAST MEETING

A motion to approve the minutes of the meeting held on the 28 July 2025, with an amendment correcting minute 48-2025-2026 which stated "calls were answered within two weeks" rather than "two minutes", 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 (10), Against (0), Abstentions (2).

RESOLVED:
THAT the minutes of the meeting held on 28 July 2025 be approved with the proposed amendment.

52-2025/26 SEA POOL

A presentation (forming part of these minutes) was received from Sea Pool Isle of Wight who were proposing a tidal pool be built at Yaverland within part of the sea defences. Key points noted were:

- The pool would sustainably restore the concrete and timber groynes to achieve single units that can double as sea defences and the flank walls of the sea pool.
- The pools 70 metre width would enable ramp access onto the beach from the Esplanade at the right gradient for wheelchairs and buggies etc, improving accessibility, and accommodate a 50 metre Olympic size pool, ideal for major swim training and attracting major events such as triathlons.
- The pool would have a beach virtually all the time and would be adjacent to the "science beach" which has one at all times.
- The pool would be close to other tourist spots (Wildheart Animal Sanctuary, Dinosaur Isle, Browns), car parks and bus stops, as well as the way marked cycling and walking routes from Shanklin to Yaverland, referenced in the Bay Place Plan, encouraging sustainable travel in the Bay.
- The pool would create natural and formal swim experiences and a colonised space for marine life discovery for all, both inside and outside the pool.

Members asked a number of questions and clarification was provided:

- That water quality could be improved with natural resources such as kelp, but real time testing would allow swimmers to make informed decisions.
- The sand levels would be managed through an ongoing maintenance and an annual dredging exercise.
- The pool would not be tax payer funded but via funding from the Environment Agency, National Lottery and other grant opportunities.

A motion was moved and duly seconded, that the Town Council formerly support the Sea Pool Proposal. Councillors' votes, with the exception of Cllr Boyd who did not vote, were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was:

For (11), Against (0), Abstentions (0). IB didn't vote

RESOLVED:

THAT Sandown Town Council formerly support the Yaverland Sea Pool Proposal

53-2025/26 RECOMMENDATIONS FROM FINANCE COMMITTEE

a) Zip Wire/Flying Fox

Members considered the recommendation from the Finance Committee regarding the replacement of the Zip Wire/Flying Fox. The existing equipment pre-dated the 2018 refurbishment of the park and had reached end of life. The initial investigations had been completed, and officers were seeking delegated authority to arrange for the installation of a new piece of equipment, with a budget envelope of £25,000 but look to make savings where possible. The new equipment could be funded from the Capital Reserves.

A motion to accept the Finance Committees recommendation 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 (12), Against (0), Abstentions (1)

RESOLVED

(i) THAT authority be delegated, with a budget envelope of up to £25,000, to officers to replace the zip wire and safety surface before Spring 2026.

(ii) THAT officers seek to achieve the best possible value for money, breaking down the project into different work elements if this secures better value for money.

b) Community Benefit Society

The Finance Committee had received a recommendation from the Derelict Buildings Task Force relating to the establishment of a Community Benefit Society (CBS). A written report (forming part of these minutes) had been provided detailing the key features of a CBS including their legal status, registration and regulation and information about a successful CBS in Plymouth.

A motion was moved and duly seconded, that the Council accept the recommendation from the Finance Committee. Councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was:

For (12), Against (0), Abstentions (0).

RESOLVED:

THAT Sandown Town Council Support the creation of a Community Benefit Society in Sandown.

54-2025/26 RECOMMENDATION FROM PLANNING COMMITTEE

Members debated the recommendation from the Planning Committee to propose a Supplemental Planning Document relating to Houses of Multiple Occupancy (HMOs) in Sandown to the Isle of Wight Council. The key points were:

- Statistics relating to HMOs showing the disproportionate number of HMOs in Sandown and the Bay.
- How the proposed SPD linked to and amplified policies within the local planning strategy.
- The impact of density and proximity.
- The need to manage HMO provision, including standard of accommodation and a mechanism to manage the impact on neighbours.

It was suggested that limiting HMOs could result in homelessness. However, clarification was provided that the SPD was not suggesting no further HMOs be permitted but that location and density need to be managed to ensure there was not a negative impact on existing HMOs or the area around them.

A motion was moved and duly seconded, that Council take forward the Planning Committees recommendation regarding the SPD relating to HMOs. Councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was:

For (10), Against (0), Abstentions (2).

RESOLVED:

THAT, Council proposes the Supplemental Planning Document (SPD) relating to Houses of Multiple Occupancy (HMOs) to the Isle of Wight Council.

55-2025/26 LETTER FROM CONCESSIONAIRE

Council considered a Letter from a local concessionaire calling for Support for The Bay's Esplanades & Revetment Tourism.

Key points discussed included:

- Diminishing visitor numbers and impact on concessionaires
- Escalating costs in rent and business rates levied by the Isle of Wight Council.
- Backdated fees and charges
- Hindrance to modernisation or reinvestment.
- Impact on the Bay and Seafront should these business fail (further dereliction)

A motion was then moved and duly seconded, that the Council support the Concessionaires. Councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was:

For (12), Against (0), Abstentions (0).

RESOLVED:

THAT Sandown Town Council formally write to the Isle of Wight Council and advocate for the concessionaires.

56-2025/26 BUOYS IN THE BAY

The 5-year agreement with the Isle of Wight Council (IWC) to fund the Beach Management Zoning Service which provided buoys in the Bay had come to an end. The IWC were seeking support for the provision for an additional sixth year, covering the 2026/27 season, and had provided costings.

A motion was then moved and duly seconded, to continue to support the service for a sixth year and budget accordingly. Council also sought to include the speed limit on future provision and have costings in September 2026 to inform the budget consultation. Councillors' votes, were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was:

For (12), Against (0), Abstentions (0).

RESOLVED:

(i) THAT the support of the service be extended a sixth year and budgeted accordingly.

(ii) THAT Council request the Buoys display the speed limit be included on future provision and have costings be provided in September 2026 to inform next years budget consultation.

57-2025/26 MOTION WITHOUT NOTICE

A motion was then moved and duly seconded, under Standing Order 21(vi) to move Item 9 – Budget Consultation to after Item 14 – Motions from Councillors. Councillors' votes were confirmed verbally to meet accessibility requirements, and it was unanimously:

RESOLVED:

THAT Item 9 – Budget Consultation be moved to after Item 14 – Motions from Councillors

58-2025/26 GRANT APPLICATIONS

A request for funding to support an Age UK Concert in Newport had been received. Members felt very little information had been provided and no benefit to Sandown Residents had been demonstrated.

A motion was then moved and duly seconded, that no grant be awarded. Councillors' votes were confirmed verbally to meet accessibility requirements, and it was unanimously;

RESOLVED:

THAT the request for funding to support an Age UK concert in Newport be denied.

59-2025/26 WORKING PARTIES

The report updating members on the activities of the Working Parties was noted. Since the reported had been drafted, members of the Young Futures Working Party had toured the

refurbished Town Hall. The working parties which had not yet met would need to arrange for an initial meeting.

60-2025/26 TO RECEIVE ANY ENVIRONMENTAL ISSUES RAISED

None received

61-2025/26 MOTIONS FROM COUNCILLORS

Two motions had been received from Cllr Ian Boyd:

a) Nomination of Asset of Community Value (ACV) – Sandown Boating Lake and its margins.

Cllr Boyd proposed that the Town Council submit an official nomination of an Asset of Community Value to cover Sandown Boating Lake and its margins.

The Boating Lake was privately owned and had been completed in 1930. Since its inception it had become a much-loved local community landmark and was woven into the cultural and social life of the town.

Episodes of critically low summer water levels had resulted in local action, and it was suggested related campaigns had attracted enormous support and affection providing clear evidence that the lake is an important asset that consistently furthers social wellbeing, social interest and social engagement in the life of the community.

During the debate concerns were raised that in nominating the lake as an ACV could leave Sandown open to litigation if it impacted on the value of the land. Some members considered this to be a threat, and it was argued that previous planning had not included the Lake and also that ACV was a community right enshrined in law.

An amendment to the motion was proposed and accepted by Cllr Boyd, that the nomination only be progressed once the Clerk was satisfied there was no risk to the Council.

The motion to this effect was then duly seconded, and councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was:

For (11), Against (0), Abstentions (1).

RESOLVED:
THAT Sandown Town Council submit an official nomination of Asset of Community Value to cover Sandown Boating Lake and its margins, subject to the Clerk being satisfied there was no risk to Council in doing so.

b) Proposal that the existing boundaries of SINC 262A be extended to include the whole of Sandown Boating Lake and its margins.

Cllr Boyd proposed that the Sandown Town Council a propose to the Island Nature Forum that the existing boundaries of SINC 262A be extended to include the whole of Sandown Boating Lake and its margins. A report was provided to support the proposal (forming part of these minutes) which outlined what a Site of Importance for Nature Conservation (SINC) was and how they related to Local Nature Recovery Strategy as well has other considerations such as Biodiversity.

The motion was then duly seconded, and councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was:

For (10), Against (0), Abstentions (2).

RESOLVED:
THAT Sandown Town Council propose to the Island Nature Forum, a nomination that the existing boundaries of SINC 262A are extended to include the whole of Sandown Boating Lake and its margins

62-2025/26 MOTION WITHOUT NOTICE

A motion was then moved and duly seconded, under Standing Order 21(xvi) that the Meeting be Adjourned to allow any members of the public here for the items pertaining to the Boating Lake to leave should they chose. Councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was unanimously:

RESOLVED:

THAT the meeting be adjourned.

The meeting reconvened at 20:40.

63-2025/26 TOWN CLERK REPORT

The report from the Clerk was noted.

64-2025/26 TO RECEIVE REPORTS FROM TOWN COUNCILLORS AND OUTSIDE BODIES

Cllr Debbie Andre advised she had accompanied Freshwater Community Speed Watch in a a speed monitoring exercise . While there was a perception of many drivers were speeding, in reality few actually were. However, she was still seeking volunteers for a similar initiative in Sandown. Cllr Andre also highlighted concerns regarding the safety of the Zebra crossings on the Broadway and advised she would be escalating the matter with Island Roads. She encouraged residents to call or report any incidents online.

Cllr Baldry updated members on recent incidents in town where police presence had been required.

Cllr Boyd informed members IWALC had appointed a new County Officer and that devolution had been a key issue at the recent Executive Meeting and it was expected it would continue to be in future meetings.

Cllr Alex Lightfoot addressed the recently posted fundraiser for the skatepark, and made it clear that while the skatepark was not under threat, quite the opposite in fact with repairs scheduled for the end of the month and funds already set aside for redevelopment the community involvement was welcomed, and a working party with stakeholders would be set up. He also reported that construction had begin on the new playzone down at Sandham Gardens.

65-2025/26 MOTION WITHOUT NOTICE

A motion was then moved and duly seconded, under Standing Order 21(x), that the Meeting be extended for 30 minutes. Councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was unanimously:

RESOLVED:

THAT the meeting be extended by 30 minutes.

66-2025/26 BUDGET CONSULTATION

Members considered the budget consultation process noting the consultation would run from 1 – 31 October 2025. Posters would be displayed at all town council sites and, where possible, in shops and business around town. Hard copies would be available from the Library, the Broadway Centre and Councillors.

A number of items for inclusion in the survey were proposed:

- Seasonal Christmas Ice Rink
- Monies to clean up around the Canoe Lake (£5k)
- Micro Sculpture Trail (£5k)
- Increased Bin Provision on the Esplanade all year round.
- Possible s106 projects from Sandham Middle School Site development.
- Bringing enforcement in relation to dog fouling and littering in house.
- Increased contribution to Carnival Events (£10k)
- Repurposing or Replacement of Seafront Shelters
- Allotments
- Mural Fund (£10k)
- Dotto Train

Some of the questions suggested would require work to establish costs, which would not be completed prior to the launch date of the consultation. It was agreed these items would be merged into one question regarding using staff capacity to scope these projects for inclusion in next years consultation.

Due to the limited time left before the consultation was launched it was also proposed finalising the documents be delegated to the Mayor and the Clerk.

No objections were raised to the proposed questions or delegation and a motion was then moved and duly seconded, and their inclusion in the survey was approved for inclusion En Bloc. councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was unanimously:

RESOLVED:

(i) THAT the proposed questions be included in the 2026-2027 Budget Consultation Survey.

(ii) THAT the Mayor and Clerk have delegated authority over the finalisation of the 2026-2027 Consultation documents.

67-2025/26 NEXT MEETING

The next meeting will be held on 24 November 2025.

PUBLIC QUESTION TIME

The Mayor advised that a written question had been received from Miss Heather Humby in regard to the Highstreet lightwells and that a written response would be sent.

A member of the public provided information regarding the Boating Lake silt and salt levels and the fish within the lake. He then asked a question regarding Community Payback being utilised to clear the brambles and hedges around the Lake which would reduce antisocial behaviour. The Mayor responded that this was something the Town Council could look into.

A second member of the public asked if the Isle of Wight Council had a duty of care in relation to the Lake. Cllr Boyd responded that the Lake was not suffering environmentally.

A member of the group who had helped save the fish during the recent drought called for a management plan for the Lake. The Environment Agency had been contacted for assistance at the time but while the evidence they needed to support the presence of an endangered species was being gathered the fish would have boiled alive. Cllr Boyd informed them that the Environment Agency was seriously underfunded. They continued to ask why the Town Council had not stepped in. The Mayor advised the Town Council had no legal right to and would have been acting illegally if they had done so. He also reiterated it is the Landowners responsibility. But that the Town Council was acting where it could be helpful, by working to nominate the lake as an ACV and extend the SINC designation.

Meeting Closed 21:27