



## SANDOWN TOWN COUNCIL – MEETING MINUTES 27 OCTOBER 2025

Minutes of the Extra-Ordinary Meeting of Sandown Town Council held on **MONDAY, 27 OCTOBER 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, Paddy Lightfoot, Tracy Mikich, Joan Soloman, **Ian Ward**, and Gary Young.

**Also Present:** Jennifer Armstrong (Clerk/RFO) and 4 members of the public.

### PUBLIC QUESTIONS:

Mr Paul Coueslant provided Councillors with a brief history of the Pier Street toilet site, highlighting it had originally been purchased by the Sandown Board using tax payers money in 1890 and had been transferred to various local government bodies before becoming an Isle of Wight Council asset in the 1990s. He then asked why Sandown Town Council has not taken the site on in 2016 when the other sites were transferred.

The Mayor deferred to Cllr Ward sat on the Town Council at the time and he advised there had been reports at the time that the building was unsafe and would be too much of a liability to take on, noting that half the building had remained closed due to safety issues since then. However, there had been a lot of misinformation informing the decision at the time.

### 68-2025/26 APOLOGIES

Apologies were accepted from Cllrs Liam Cregg and Leon Girling

### 69-2025/26 DECLARATIONS OF INTERESTS

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

Cllr Andre declared an interest in matters pertaining to the Pier Street site but informing members that the Monitoring Officer advised she was able to take part in the debate. She would not however, remain for the item on the Local Council Tax Support Scheme as this would likely be an Isle of Wight Full Council decision.

Cllr Ward declared the same.

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

None Received.

### 70-2025/26 MINUTES OF THE LAST MEETING

A motion to approve the minutes of the meeting held on the 22 September 2025 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 agreed:

**RESOLVED:**

THAT the minutes of the meeting held on 22 September 2025 be approved as an true record.

**71-2025/26      PIER STREET TOILETS**

Members considered the matter of Pier Street Toilets. A brief report had been provided background and current situation in relation to the site, the risks and other implications (legal, financial, etc) associated with approaching the Isle of Wight Council regarding taking over the site.

Key points debated were:

- The need for a performance space
- The financial implications, which were unclear and would remain so until due diligence had been undertaken
- The need to extend the councils borrowing to develop the site, though it was noted previous consultations had shown residents were in support of this.
- If there was a need to ensure the site was commercially viable given the Town Council provided public services and there would likely be significant social value to its development.

It was concluded by the majority of members that the Town Council needed to explore taking on the site as it had had a significantly detrimental effect on the seafront for too long and expressing an interest in taking over the site was the first step in this journey.

A motion regarding the site 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 (8), Against (0), Abstentions (2).

**RESOLVED:**

- (i) THAT Sandown Town Council express an interest in taking over the site at a nominal cost of £1
- (ii) THAT should the Isle of Wight Council be agreeable to this proposition, that the Town Council undertake due diligence in regard to structures, boundaries, public realm works, and any other relevant matters, including searches, before taking on the site.

**72-2025/26      LOCAL COUNCIL TAX SUPPORT SCHEME CONSULTATION**

Cllrs Debbie Ande and Ian Ward left the meeting.

Council discussed the Isle of Wight Council Local Council Tax Support Scheme consultation document which proposed the current level of support be maintained. Key points noted were the budget pressures facing the Isle of Wight Council and the need to protect the most vulnerable members of the community but it was difficult to decide what was fair as the scheme could unfairly burdening others.

A motion to this effect 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 council submit a response to the consultation be submitted advising that if the scheme cannot be increased it should at the very least be maintained.

**73-2025/26 PLANNING COMMITTEE MATTERS**

1) Planning Applications

[25/01441/FUL](#) - Sandown and Shanklin, Inshore Lifeboat Station, Sandown Esplanade

*Proposed replacement Lifeboat Station*

A motion to accept was moved and duly seconded in relation to the application. Councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was:

For (8), Against (0), Abstentions (0)

RESOLVED

THAT the Town Council submit a comment fully supporting the application, highlighting the essential service provided and the need to protect the site from further storm damage.

[25/00692/FUL](#) - Wave House, Formerly The Kings House Bar, High Street, PO36 8DE

**REVISED**

Proposed alterations to include partial demolition and conversion of former bar and apartment to form one residential dwelling with associated landscaping (revised plan)(revised description).

CLlr Lee Ambler declared an interest; he was employed as a civil enforcement officer dealing with parking at weekends.

A motion to accept was moved and duly seconded in relation to the application. Councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was:

For (8), Against (0), Abstentions (0)

RESOLVED

THAT the Council amend it's original comments to reflect the removal of the parking provision and highlight the negative impact this would have on parking provision due to the sites location.

[25/01553/TW](#) - 15 Station Avenue, PO36 9BN

*Bay tree - Light overall reduction of approximately 30% (see photo); Removal of new basal growth. Reason: Tree has become larger than desired for its setting.*

No comment was returned

25/00184/16APA

Land Adjacent 1, Perowne Way, Sandown, Isle Of Wight **APPEAL**

*Prior approval for proposed 20m monopole supporting 9 no antenna apertures, 2 no 0.3m dishes to include ancillary 6 no cabinets*

A motion to accept was moved and duly seconded in relation to the appeal. Councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were unanimous and it was:

For (8), Against (0), Abstentions (0)

RESOLVED

THAT the Council modify its original comments to support the Planning Officers decision that the application be refused as:

1. The proposal, by reason of position, height, size, design and appearance would be a visually intrusive and incongruous development, out of scale and character with surrounding buildings, street furniture and apparatus and other similar structures, and would have a serious adverse impact on the character of the surrounding area contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.
2. The proposal, by reason of its position, height, size, design and appearance, would be a visually intrusive and incongruous development that would have a serious adverse impact on the outlook and amenity of neighbouring residential properties contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.
3. The proposal has failed to provide sufficient evidence to justify the development, including evidence to demonstrate that alternative sites have been considered, and why they have been discounted, including opportunities for mast sharing or replacement and upgrading of existing communications installations, and evidence of the outcomes of consultations with organisations with an interest in the proposed development, including local schools and the operator of Sandown airport contrary to the aims of paragraphs 120 and 122 of the National Planning Policy Framework.

2) Licensing Applications

25/01316/LAPNEW - Dorothy's

Sandown Station, Station Avenue, PO36 9BN Premises Licence

*Dorothy's is a ground floor café space located within Sandown railway station on the Isle of Wight. The premises comprises an open café area with seating, a service counter, and a small kitchen/servery to the rear, together with toilet facilities. It is a self-contained unit with its own entrance from the station concourse. The premises will operate as a community café and social hub, run by volunteers, with occasional events and activities. Alcohol will be supplied for consumption on the premises during licensed hours. The premises is not in close proximity to residential properties, and is accessible via public transport and on foot*

No comment was returned

[21/01128/CVNFPP](#) Mobile Home - Fit and Proper Person

Riverview Court Avenue Road

*The Mobile Homes (Requirement for Manager of Site to be Fit and Proper Person) (England) Regulations 2020 (hereafter 'the Regulations) prohibit the use of land as a residential mobile home site unless the local authority is satisfied that the owner or manager of the site is a fit and proper person to manage the site. The purpose of the fit and proper person test is to improve the standards of park (mobile) home site management.*

No comment was returned

3) Planning Committee Membership

The October 2025 meeting of the committee had to be cancelled as it was not quorate. The committee's membership was very small and did not allow for absences. The Clerk was therefore requesting an additional member be appointed to avoid future cancellations.

A motion supporting the request 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:

For (8), Against (0), Abstentions (0)

RESOLVED

THAT the Planning Committee Membership be increased by one and Cllr Lee Ambler be appointed to the committee.

**74-2025/26      NEXT MEETING**

The next meeting will be held on 24 November 2025.

**PUBLIC QUESTION TIME**

None received.

Meeting Closed 19:48