



**SANDOWN TOWN COUNCIL PLANNING COMMITTEE– MEETING MINUTES  
15 DECEMBER 2025**

Minutes of the Meeting of Sandown Town Council Planning Committee held on **MONDAY, 15 DECEMBER 2025** at 6:00 pm at The Broadway Centre, 1 Broadway, Sandown, Isle of Wight PO36 9GG.

**Present:** Cllrs Alex Lightfoot (Mayor) Liam Cregg (Deputy Mayor) Ian Boyd, Leon Girling

**Also Present:** Kevin Winchcombe (IOW Council Licencing Manager) Andrea Bull (IOW Council Assistant Licencing Manager), Cllr Paddy Lightfoot, Jennifer Armstrong (Clerk/RFO), Raine Elliss (Deputy Clerk) and one member of the public.

**PUBLIC QUESTIONS:**

None Received.

**30-2025/26 APOLOGIES**

Apologies were accepted from Cllr Lee Ambler.

**31-2025/26 DECLARATIONS OF INTERESTS**

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

Cllr Alex Lightfoot declared an personal interest in the planning application relating to the Southern Water as the development was in close proximity to his workplace.

Cllr Leon Girling declared an interest in any matters pertaining to the Isle of Wight Council as an employee.

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

None Received.

**32-2025/26 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, with one abstention, and it was:

RESOLVED:

THAT the minutes of the meeting held on 17 November 2025 be approved as a true record.

**33-2025/26 LICENCING BRIEFING**

The committee received a presentation from the Isle of Wight Council outline the different licencing applications determined by the department, the legislation and policies considered during the determination and the relevant process and consultation and decision timelines. The information provided also included the considerations for each type of application.

Members noted that when relevant objections were raised the licence cannot be granted until these have been satisfactorily discharged.

### **34-2025/26 PLANNING APPLICATIONS**

The following planning applications were considered:

- a) [25/01581/FUL](#) – Fernside, Private Hotel, 30 Station Avenue, PO36 9BW

*Change of use from hotel (C1) to 12-bed supported living accommodated (Sui Generis)*

The committee considered the application and material considerations. Members were broadly supportive of the proposed change of use, recognising that the development will deliver specialist residential accommodation for vulnerable individuals, meeting an identified local need.

There was agreement that the proposal represented a more sustainable and appropriate use of the building than conversion to a House in Multiple Occupation in an already saturated area, while contributing positively to the local housing mix.

Noting tourist accommodation would be lost, the committee agreed the benefits of providing housing for people with disabilities in a highly sustainable location outweigh this. They welcomed the character and appearance of the Sandown Conservation Area being conserved, and potentially enhanced, through the proposed use.

The committee believed the scheme would bring positive benefits in terms of housing, amenities, and economic activity.

However, the committee wished to highlight the historical significance of the site as the place of death of James Dore in 1925, which gave the location heritage value they did not want to be overlooked.

A motion was moved and duly seconded to submit a comment in support of the application for the reasons discussed but requesting appropriate measures be taken to preserve and acknowledge the heritage of the site. Councillors' votes were confirmed verbally to meet accessibility requirements; and it was unanimously:

**RESOLVED:**

THAT Council submit a comment supporting the development for the reasons discussed but requests that appropriate measures be taken to preserve and acknowledge this heritage of the site.

- b) [25/01619/FUL](#) – Southern Water Recycling Plant

*Project comprising the construction of a Water Recycling Plant (WRP) on land to the south of Sandown Wastewater Treatment Works, an outfall to release purified recycled water into the Eastern Yar (Lower) just upstream of the Alverstone weir, and a new below-ground pipeline to transfer purified recycled water from the new WRP to the Eastern Yar (Lower) at Alverstone and associated development to construct and operate the project, to include temporary construction compounds/laydown areas and associated access off Alverstone Road, College Close, Greenwood Lane and Kern Lane (Environmental Statement Submitted)*

All members, whilst acknowledging the need for a reduction to reliance on the mainland for water supply, had concerns relating to many aspects of the application. The matters raised included:

- Missing and contradictory information in the document
- Failure to explore alternative solutions
- The use of Isle of Wight Council land earmarked for regeneration/development.
- Ecological Impacts
- Economic Impacts
- Traffic and highway implications
- Impact on utilities
- Pollution (noise, vibration, light)
- Visual Impact

A motion was moved and duly seconded to submit a comment objecting to the application on the grounds discussed. Councillors' votes were confirmed verbally to meet accessibility requirements; and it was unanimously:

**RESOLVED:**

THAT Council submit a comment objecting to the application on the grounds of:

- Missing and contradictory information in the document
- Failure to explore alternative solutions
- The use of Isle of Wight Council land earmarked for regeneration/development.
- Ecological Impacts
- Economic Impacts
- Traffic and highway implications
- Impact on utilities
- Pollution (noise, vibration, light)
- Visual Impact

c) [25/01607/TWG1](#) Group of Leylandii - Fell to ground level. Ocean Hotel 38 - 40 High Street Sandown Isle Of Wight PO36 8AB

*Reason: Trees are overgrown and pushing wall by pavement.*

No comments returned.

**35-2025/26 LICENSING APPLICATIONS**

1. To consider recently submitted licencing applications.

No applications received.

2. To receive any feedback relating to submitted comments.

None received.

**36-2025/26 NEXT MEETING**

The next meeting will be held on 19 January 2026.

**PUBLIC QUESTION TIME**

None Received.

Meeting Finished 19:52

DRAFT