

Local Planning Enforcement Progress Report JANUARY 2026

Item 4(b) - Paper B



SANDOWN TOWN COUNCIL



Allocated Principal Planning Enforcement Officer: Mrs Sarah Thorne, BA (HONS) MSC



Effectiveness



Quantify



Monitor

INTRODUCTION

Sandown Town Council has requested the assistance of a Planning Enforcement officer for 1 day a week to proactively address breaches of planning control within the High Street, the Esplanade and Culver Parade, together with link though roads, such as Pier Street. In addition to the above, it has been requested that enforcement action is also taken to large, redundant and dilapidated former hotels which may sit outside of the towns core centre.

It remains important that the efforts of the Senior Enforcement Officer deliver important tangible and long lasting improvements to the local area. As such, this reports seeks to highlight the most recent accomplishments and objectives for the future.

ACTION PLAN

The primary role of the additional resources for Planning Enforcement action will be focused on identifying land and buildings in poor condition that are harmful to the visual amenity of the local area. We will be requesting remedial works are undertaken to improve their condition in accordance with Section 215 of The Town and Country Planning Act (1990) as amended. The scope of works that can be required under Section 215 powers is wide and can include anything from vegetation removal to demolition.

Improving the town's High Street and Esplanade area is considered to have the greatest level of impact for the greatest number of people, and where intervention would result in the wider public's benefit.

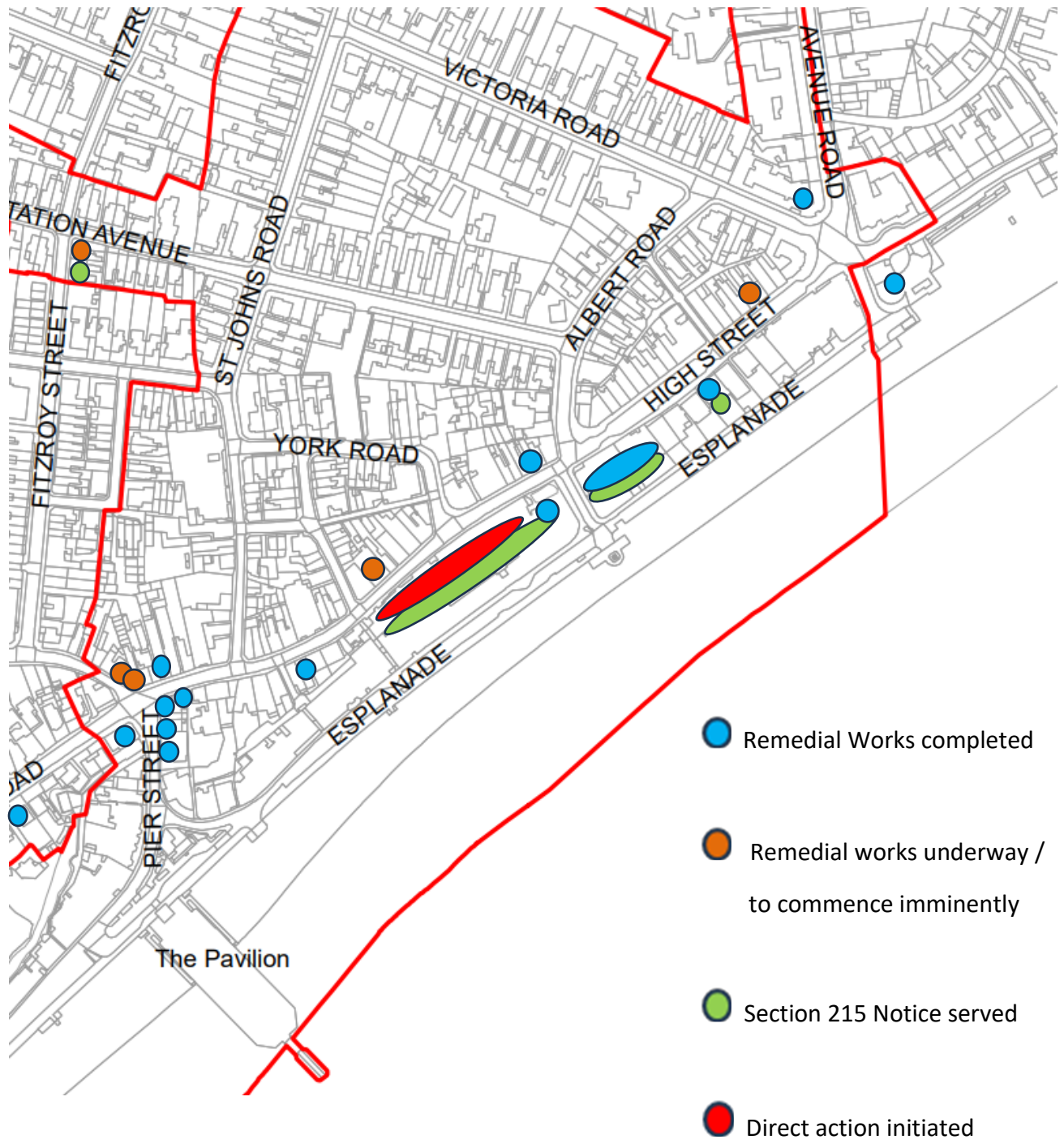
The Senior Enforcement Officer carries a caseload comprising of the most significant and harmful breaches of planning control local to Sandown and will conduct investigations in accordance with the Council's Planning Enforcement Strategy and good practice guidance.

The primary focus of the resources will be on addressing the larger and more prominent buildings and associated land which appear untidy. However, to bring about noticeable change to the core of the town, smaller properties which are untidy have and will be investigated.

REVIEWING PROGRESS

It is important that both parties, but especially Sandown Town Council, can demonstrate that the local planning enforcement agreement is effective and that it generates a positive benefit to Sandown's local community by improving the appearance of the area.

Within the Spring – Autumn of 2025, the town would have witnessed a flurry of activity to numerous buildings within its commercial core. A large concentration of buildings to the junction of High Street and Pier Street were in a significant state of disrepair. As a gateway to the town's coastline, this route was blighted by unmaintained imposing 3 Storey buildings. However, as illustrated by the map below, through effective enforcement action and the valued cooperation of property owners, this cluster of buildings have been restored, ensuring they provide a positive foreground to the coastline beyond. Similarly, effective enforcement action is displayed throughout the commercial core of the town, including buildings which have suffered a decade without the general maintenance and repair they require from their custodians.



Accurate as of January 2026

With works previous reported to be completed at **3 and 5 Pier Street, 1 Pier Street** which is one of the largest and most visually prominent properties in the area, has now been fully restored. Together with the adjoining **4 High Street**, this row of properties now positively contribute to the visual amenity of the area. Immediately opposite, **44 Beechfield Road** completes the main thoroughfare to the coastline.

ENF/0137/24 – 1 PIER STREET

BEFORE



AFTER



ENF/0206/24 - 4 HIGH STREET

BEFORE



AFTER



ENF/0073/25 – ELECTRICAL SUB STATION, BEACHFIELD ROAD

Further South, the Electrical Substation on Beachfield Road has been fully renovated with new guttering, fascia's, vents, full render and paint restoration with improved security and boundary treatments.

BEFORE



AFTER



ENF/0186/24 - FAIR LEA, 52 HIGH STREET

To the northern section of the commercial core, the double fronted property at **52 High Street** has been completely renovated to a high standard. One of a pair of identical villas, 'Fair Lea' was displaying significant signs of decay, detracting from its adjoining villa and within prominent view of the those using the High Street and the Esplanade. Following the service of a Section 215 Notice in January 2025, the remedial works were complied with.

BEFORE



AFTER



ENF/0210/24 - 24A HIGH STREET

This centrally located upper floor flat was detracting from the recently renovated shopfront below. Following communications with the property owner, the wooden oriel window surround was fully restored and reroofed, complimenting, rather than detracting from the architectural features of the shop front below.

BEFORE



AFTER



ENF/0071/19 - OCEAN HOTEL, HIGH STREET

Following the successful sale at auction of two further lots of the former Ocean Hotel, the new land owner has undertaken the required remedial works as detailed in the Section 215 Notice served in January 2021 which were applicable to the areas purchased. Whilst the Local Planning Authority had previously intervened under emergency powers to secure the main hotel from trespass in October 2024, the former car park to the hotel remained littered with building waste and material, with vegetation becoming over bearing in height and overhanging the public footpaths. Tree works consent has been approved by the Local Planning Authority for the felling of the group of Leylandii trees adjacent to Esplanade Road.

BEFORE



AFTER



E/30942/B - ESPLANADE HOTEL, HIGH STREET

This prominently located double fronted building which fronts the Esplanade and High Street was adversely affects the quality and historic interest of the neighbouring area and in turn was undermining the importance and key roles such landmark buildings play in sustaining the character of a quality coastal resort. It was the Local Planning Authorities (LPA) opinion that the site was having a detrimental impact on the local amenity whilst it redundant and vacant nature was giving rise to anti-social behaviour and unauthorised entry. Therefore, the LPA considered it to be expedient to resolve the breach of planning control by way of the service of a Section 215 Notice in January 2025 which listed 103 remedial steps to be taken in order to remedy the breach of planning control.

BEFORE



By Spring 2025, works were underway to comply with the requirements of the Section 215 Notice. The remedial works being required by the authority were extensive ranging from litter removal to full restoration and reinstatement of decorative features pursuant of this building of architectural interest.

AFTER



Following months of overseeing the remedial works take place, the authority is now satisfied that the breach of planning control has been remedied and the vast premises known as the Esplanade Hotel no longer poses a disamenity to the neighbouring area.

Whilst it is of note that scaffolding remains to the Esplanade frontage of the building and within the basement wells off the High Street, the authority would reassure Sandown Town Council and its residents that this has been agreed with the land owner and their contractor whilst works now commence on the implementation of the extant planning permission to convert the building to residential accommodation, which requires scaffolding access for the approved fenestration amendments as per the planning approval reference 22/00660/FUL.

As demonstrated by the above `before and after` images, the extra capacity provided by the planning enforcement scheme has within its second year generated significant and tangible change to the appearance of various buildings within the commercial core of Sandown, many of which have been of significant concern for local residential over several years.

COMMITMENT TO SANDOWN

We will continue to work proactively to remedy the poor condition of buildings located in Sandown. As property owners in the area work in partnership with the authorities requests for remedial action, change is apparent.

The authority will continue to monitor properties where remedial works are already underway or due to commence imminently and will continue

Planning enforcement is often complex, dynamic, constantly changing and progressing. We will continue to reassess all ongoing planning enforcement cases and work cross departmentally to address local issues and concerns which may intertwine with planning enforcement

investigations for the best possible outcome so to utilise all resources possible to address the properties which are posing the greatest harm to the community.

Similarly, situations will arise which cannot be resolved amicably. In these cases, legal enforcement action, by way of service of a Section 215 Notice will be initiated. Opposed to entertaining in prolonged timescales for completion of required works, Section 215 Notices will also be used to secure remedial works. Each case will be considered on its own circumstances and merits and the required level of enforcement action will be proportionate and fair to the level of harm arising from the exterior appearance of the building / land.