



SANDOWN TOWN COUNCIL

— Planning Committee - 13 April 2026 —

Minutes of the Meeting of Sandown Town Council Planning Committee held on **MONDAY, 13 APRIL 2026 at 6:00 pm** at The Broadway Centre, 1 Broadway, Sandown, Isle of Wight, PO36 9GG.

Present

Liam Cregg (Deputy Mayor), Ian Boyd, Lee Amber, Leon Girling

Also Present: Jennifer Armstrong (Clerk/RFO), Raine Elliss (Deputy Clerk).

Public Question Time

PUBLIC QUESTIONS

None Received.

52-2025/26 APOLOGIES

Cllrs Alex Lightfoot (Mayor)

53-2025/26 DECLARATIONS OF INTERESTS

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

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.

54-2025/26 MINUTES

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; and it was, with one abstention, unanimously:

RESOLVED:

THAT the minutes of the meeting held on 16 March 2026 be approved as a true record

55-2025/26 SUPPLEMENTAL PLANNING DOCUMENTS

The Isle of Wight Council Planning Policy Manger presented information relating to Supplemental Development Plans including changes to the Supplementary Planning process, which is expected to change over in summer 2026.

Members were advised that under the new process, all supporting evidence would need to be robust and "watertight", and that Supplemental Planning Documents which would be known as Supplemental Plans (SPs) would be considered as part of the wider development plan. If the Council wished to prepare for a future SP, it would need to be underpinned by a clear and comprehensive evidence based to ensure conformity with the new requirements.

The Planning Policy Manger responded to Councillors' questions regarding the next steps in relation to the proposed Supplementary Plan for managing Houses in Multiple Occupation (HMOs). It was suggested that initial work should include a review of HMO planning applications submitted over the past five years in order to gather relevant data and that data from partner agencies supporting the impact of HMO's was key. Portsmouth plan showed what represented a good evidence base.

Councillors also noted that a number of existing hotels are currently accommodating residents who are not classified as living in HMO accommodation, with many such properties in Sandown operating under hotel licences.

56-2025/26 PLANNING APPLICATIONS

The following planning applications were considered:

Applications:

[26/00363/FUL - Avondale Guest House 26 St Johns Road Sandown Isle Of Wight PO36 8HA](#)

Removal of a 4 metre section of boundary wall to form a vehicular access including new access gates

No comments returned.

[26/00421/HOU - 12A Winchester Park Road Sandown Isle Of Wight PO36 8HJ](#)

Retention of garden outbuilding and raised decking; proposed use of outbuilding as home office

No comments returned.

[26/00325/DIS - 8 Queens Road Sandown Isle Of Wight PO36 8DT](#)

Condition compliance application on 25/01857/FUL relating to condition 3 (Management Plan) to be discharged

No comments returned.

[26/00310/HOU - 18 St Johns Crescent Sandown Isle Of Wight PO36 Proposed](#)

Single storey rear extension

No comments returned.

[26/00009/3MAPA - 107A High Street Sandown Isle Of Wight PO36 8AF](#)

Prior approval for change of use from Class E to a flat

No comments returned.

[26/00165/FUL - The Hillock Yaverland Road Sandown Isle Of Wight PO36 8QN](#)

Proposed dwelling; landscaping and formation of shared access/driveway and parking

No comments returned.

[26/00262/HOU -26 George Street Sandown Isle Of Wight PO36 8JB](#)

Vehicular access

Please note the meeting will be recorded and the recording will be placed on the website (except any part of the meeting from which the press and public are excluded).

No comments returned.

[26/00050/HOU - 18A Grove Road Sandown Isle Of Wight PO36 9BE](#)

Proposed alterations and conversion of garage to provide additional living accommodation including alterations to reduce the roof height

No comments returned.

[26/00460/FUL - Flat 2 4 Albion Road Sandown Isle Of Wight PO36 8AG](#)

Proposed replacement of 4 windows

No comments returned.

[26/00451/HOU - 46 Yaverland Close Sandown Isle Of Wight PO36 8QF](#)

Demolition of rear sun room; Proposed single storey rear extension; alterations in fenestration (revised description)

No comments returned.

[26/00414/11BPA - Fernside Private Hotel 30 Station Avenue Sandown Isle Of Wight PO36 9BW](#)

Prior notification for demolition of garden building

No comments returned.

Decided:

No comments were returned in relation to the decisions considered:

[26/00325/DIS - 8 Queens Road Sandown Isle Of Wight PO36 8DT](#)

Condition compliance application on 25/01857/FUL relating to condition 3 (Management Plan) to be discharged

DECIDED Condition Discharge

[26/00113/FUL - Chad Hill Hotel 7 Hill Street Sandown Isle Of Wight PO36 9DD](#)

Change of use from hotel to single residential dwelling incorporating ground floor ancillary accommodation

DECIDED Granted

[26/00094/CLPUD - 12A Winchester Park Road Sandown Isle Of Wight PO36 8HJ](#)

Lawful Development Certificate for proposed use of outbuilding as home office; raised deck area (revised plans).

Application Withdrawn

[26/00093/HOU - 12A Winchester Park Road Sandown Isle Of Wight PO36 8HJ](#)

Proposed single storey rear extension, reconstruction and extension of rear dormer window, roof alterations, change to external materials/finishes to elevations; new fenestration west elevation (revised plans).

Decided Granted

[26/00057/HOU - Little Elm Yaverland Road Sandown Isle Of Wight PO36 8QB](#)

Proposed enlargement of existing dormer, new rear dormer, increased gable glazing and new porch; deck extension and ramped access to front door; alterations to external finishing materials (Revised Plans).

Decided Granted

57-2025/26 LICENCING APPLICATIONS

a) To consider recently submitted licencing applications.

[Mobile Home - Fit and Proper Person](#)

Riverview Court Riverview Court Avenue Road Sandown Isle Of Wight

Ref. No: 21/01128/CVNFPP | Status: Licence Superseded | Applicant Name: IOW Leisure Limited

The application appeared to be the same as a recent application considered which has since been granted. It was agreed that Deputy Clerk would clarify the status of the application.

58-2025/26 NEXT MEETING

The next meeting will be held on 11 May 2026

Public Question Time

PUBLIC QUESTION TIME

No Received.