SANDOWN TOWN COUNCIL

Meeting of Full Council

27 July 2026

Minutes of the Meeting of Sandown Town Council held on **MONDAY, 27 JULY 2026** at **7:00** pm at The Broadway Centre, 1 Broadway, Sandown, Isle of Wight PO36 9GG.

Present

Cllrs Alex Lightfoot (Mayor), Cllrs Lee Ambler, Frank Baldry, Ian Boyd, Leon Girling, Paddy Lightfoot, Tracy Mikich, Joan Solomon and Gary Young

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

Public Question Time

PUBLIC QUESTIONS

Cllr Adrian Whittiker (Lake) advised members he understood that the disposal of the Canoe Lake was one owner selling to another as there was shared ownership. The Mayor thanked him for the information and advised members the matter was on the agenda for discussion.

50-2026/27 APOLOGIES

Apologies were accepted from Cllrs Debbie Andre, Liam Cregg and Ian Ward

51-2026/27 DECLARATIONS OF INTERESTS

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

Cllr Baldry declared an interest in matters pertaining to the Isle of Wight Council as the ward councillor.

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

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

None Received.

52-2026/27 MINUTES

A motion to approve the minutes of the meeting held on the 13 July 2026, was moved and duly seconded. Councillors' votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was, with one abstention, unanimously:

RESOLVED:
THAT the minutes of the meeting held on 13 July 2026 be approved as a true record.

53-2026/27 RECOMMENDATIONS FROM PLANNING COMMITTEE

The Planning Committee did not have any recommendations from meeting held on Monday, 13 July 2026. However, attention was drawn to the resolution relating to the Southern Water Recycling plant application:

(i) THAT consideration of this planning application be deferred until the next Planning Committee meeting on 10 August 2026, to allow all Members sufficient time to review the correspondence and all relevant information available on the Planning Portal before

a decision is made.

(ii) THAT a public engagement exercise should be undertaken to increase awareness of the application.

54-2026/27 RECOMMENDATIONS FROM FINANCE COMMITTEE

No recommendations were received.

55-2026/27 SANDOWN CANOE LAKE

Members considered the implications of the proposed sale of Sandown Canoe Lake, which was successfully nominated by the Town Council as an Asset of Community Value in March 2026.

Members noted that the Isle of Wight Council received notice on 11 July 2026 of the owner's intention to dispose of the asset, triggering the statutory six-week interim moratorium period during which eligible community interest groups may express an interest in bidding. If no expression of interest is received, the owner may proceed with the sale; if an eligible group expresses an interest, a six-month moratorium period will apply to allow time for a community bid to be prepared.

Members further noted that the owner's notification also commenced the 18-month protected period, running until 10 January 2028, during which no further moratorium can be triggered.

There was some discussion regarding the owner’s intention with members noting the site was on a flood plain and in a SINC (Site of Importance for Nature Conservation). Members were also unsure if the land charge applied to just the privately owned section of the Lake or also the Isle of Wight Council section which may be subject to later stewardship discussions.

Members agreed the Council, through officers, should open a dialogue with the owner regarding their plans for the site.

A motion to formally notify the Isle of Wight Council of their interest in bidding to purchase Sandown Canoe Lake was moved and duly seconded. Councillors’ votes were confirmed verbally to meet accessibility requirements; the results of which were as follows and it was, with one abstention, unanimously:

RESOLVED:
THAT the Town Council notify the Isle of Wight Council of their interest in bidding to purchase Sandown Canoe Lake.

56-2026/27 UK TOWN OF CULTURE

Sandown had been shortlisted in the Town of Culture competition and would receive a £60,000 grant award to develop the bid. Members were asked to consider delegating authority to the Clerk and Mayor to approve costs incurred within the budget envelope to avoid unnecessary delays to the process.

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, with one abstention, unanimously:

RESOLVED:
THAT Mayor and Clerk be given delegated authority to approve spending within a £60,000 budget envelope to develop the Town of Culture bid.

57-2026/27 VENTNOR FRINGE BIG TOP

Members considered a request from Ventnor Exchange to support the visiting big top at Sandham Gardens.

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 a grant of £1,500 from the Place Plan budget be awarded to Ventnor Exchange to support the visiting big top at Sandham Gardens.

58-2026/27 YOUTH TRAINING PLACEMENTS

The Bay Business Association (BBA) is seeking a total of £9,000 (£3,000 from each of the three parish councils) to fund a six-month Being Prepared for Business. The project sought to resolve the disconnection between employers struggling to recruit and the high number of NEET (Not in Education, Employment or Training). The key objectives were

(i) Identify and evidence specific areas of need in relation to young people, small businesses, and employment opportunities in the Bay.

(ii) In collaboration with the Bay Regeneration Officer, identify relevant funding streams for impactful responses to those needs

It was expected targeted funding would be available in due course and noted that the Bay Business Association was working closely with the Bay Youth Offer on the project.

The Beach Lifeguard service was cited as an example of a local employment initiative which could do more than provide seasonal employment. It had track record of providing local young people the opportunity to build confidence, gain qualifications, develop transferable skills and progress into long-term careers. By creating clear pathways into professional lifeguarding and related sectors, the initiative helps improve outcomes for young people and supports their transition into skilled employment.

Members noted that Lake had informally agreed to support the should the other Bay Councils, and that this was to be ratified at the September meeting. There was concern that the project may not be viable if all the Bay Councils did not support it.

A motion that Council support the project and should the other Bay councils choose not to, it be fully funded from the Place Plan budget 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:

(i) THAT £3,000 be awarded from the Place Plan budget to fund a six-month Discovery Phase for to Bay Business Association's Bay Growth and Opportunity work.

(ii) THAT, should the other Bay councils decide not to fund the project, the entire cost, £9,000 be funded from the Place Plan Budget.

59-2026/27 SKATEPARK GRAFFITI ART

Members were asked to consider a proposal to use onsite graffiti art installations during public engagement. There was some discussion around the artists involved but members were advised the project would include art classes would be used as part of the summer

engagement programme with the ramp uprights or boards installed on fencing used as a canvas rather than the Council commissioning an artist.

A motion in support of onsite graffiti art installations during public engagement 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 permission be granted for graffiti boards be installed or the ramps to be used for graffiti art lessons during the skate park public engagement.

60-2026/27 COMPULSORY PURCHASE ORDER RESEARCH

In March 2026 Council authorised the use of officer capacity to research and explore Compulsory Purchase Orders (CPOs) powers and reach out to other organisations who have undertaken one, The Clerk presented a paper which provided further information on CPOs.

Members noted the existence of unresolved leasehold interests can be a legitimate reason for pursuing a CPO where those interests are necessary to deliver the scheme and cannot be acquired or otherwise dealt with through negotiation.

However, the acquiring authority must still demonstrate that reasonable attempts have been made to reach agreement with leaseholders and other affected parties before resorting to compulsory acquisition.

The Ocean Hotel appears to be the type of site for which compulsory purchase powers were intended. If redevelopment is being frustrated by fragmented ownership, leasehold interests, restrictive rights or an inability to secure all necessary interests by agreement, a CPO could provide the mechanism for assembling those interests into a single ownership structure

A CPO should also only be pursued where there is a clear, deliverable development proposal, supported by realistic funding and implementation arrangements, and after reasonable attempts to acquire the land by agreement have failed.

Concerns were raised regarding funding of any compensation arising from the CPO. However, members noted that the Ocean Hotel is not a thriving seafront hotel but a prominent burnt-out and derelict shell. Similarly unresolved leases are likely to reduce the market value. As a result, compensation would be assessed on the basis of the site's current condition and existing interests, not as though it were a completed redevelopment. Given the building's deterioration, lack of commercial use, significant restoration liabilities and diminished seafront appeal, the compensation exposure may be considerably less than many assume.

There were also no financial implications to the Council approaching the last known owner to enquire regarding the purchase.

A motion to start enquiries regarding acquiring the Ocean Hotel land and interests 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 the Council start enquiries regarding acquiring the Ocean Hotel land and interests as the first pre-requisite of a CPO.

61-2026/27 WORKING PARTIES

The Thriving Communities Working Party had requested Council consider whether to support commissioning a Highstreet Safari either for October Half Term and/or Xmas and commission a Sandown Trail for launch in Spring 2027.

Overall, a budget envelope of between £3,500 ex vat and £5,000 was requested.

Concerns were raised regarding the access to the Treasure Trail which sat behind a paywall. However, overall, it was felt that it was a good investment for Sandown and that reducing costs for Sandown residents would be explored.

A motion in support of the activities 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 a budget of £5,000 be allocated from the Place Plan Budget to support commissioning a Highstreet Safari for October Half Term and commission a Sandown Trail for launch in Spring 2027.

62-2026/27 TOWN CLERK REPORT

Members noted the report from the Town Clerk.

63-2026/27 TO RECEIVE ANY ENVIRONMENTAL ISSUES RAISED

None received. Members were advised that procedures were in place for the Isle of Wight Council, as the responsible body, to notify the Lifeguards if there were issues with water quality.

64-2026/27 TO RECEIVE REPORTS FROM TOWN COUNCILLORS AND OUTSIDE BODIES

Cllr Ambler updated members on complaints regarding the odour from the Southern Water Treatment Plant. The Mayor advised a response from Southern Water had recently been published by the Town Council and that residents should be encouraged to report any issues to the Environmental Agency.

Cllr Ian Boyd updated members on actions throughout the heatwaves to protect the trees planted in conjunction with the Isle of Wight Council and the Tree Council, noting the hard work of the Isle of Wight Council's tree officers.

Cllr Girling shared residents' concerns regarding anti-social behaviour on the corner of Avenue Road and Fort Street. Residents were to report incidents of Antisocial Behaviour to 101 and members noted the Police were aware of the issue and engaging with Landowners.

In relation to recent incidents regarding Jet Skis members noted muti-agency work was underway to tackle the problem.

Cllr Paddy Lightfoot informed members he had been in conversations with the Community Safety Officer at the Isle of Wight Council (IWC) regarding the spike in ASB in Avenue Road / Forts street created by occupants of the Sandham HMO.

The HMO is too small to be licensed by the IOW Council, therefore there is no opportunity to ask for a review of their licence. The newly appointed deputy Community Safety Officer was now visiting the HMO. It is possible that activity from Police colleagues to deal with the previous ASB issues in the shelters on the seafront has displaced the activity to other locations. A key issue was the lack of support services in the area.

There were items pertaining to Adult Social Care performance and Housing Support on the Isle of Wight Councils work plan. Members request Cllr Baldry, as ward councillor, continue to flag the town councils concerns regarding placements in Sandown being cost driven.

Cllr Mikich briefed members on recent visits by Southampton University, highlighting the interest in field work in Sandown and the concept of a living lab. She also informed members internationally renowned environmental artist and bio receptive sculpturer Jason deCaires Taylor was expected to visit Sandown in August 2026.

Cllr Solomon apprised members of recent conversations at JAG regarding issues experienced with the Lifeguard service and calls to 101/999, noting the Town Council had experienced similar issues. The head lifeguard had notified the Police and Crime Commissioner of the issues and the local Sergent was looking into the matter.

Cllr Alex Lightfoot informed members he had attended the opening of the Murals at the Wild heart Sanctuary, highlighting the excellent work of the artists who had worked with local children from the concept to delivery. Murals at Eastern Gardens has also been completed. The initiatives were well received by residents. Permission had been secured for further installations at the Southern Water Pumping Station at Easten Gardens and discussions were planned for later in the summer with the Railway.

Cllr Alex Lightfoot also expressed his disappointment with Isle of Wight Councillors following the recent meeting of the Isle of Wight Council to discuss the issues with Southern Water. Six motions were moved but none addressed the disposal of Isle of Wight Council land to Southern Water for the proposed Recycling Plant which impacted all wards as the Islands water supply would come from untried technology.

65-2026/27 EXCLUSION OF PUBLIC AND PRESS

A motion was moved and duly seconded to exclude the public and press, and councillors' votes were confirmed verbally to meet accessibility requirements, and it was unanimously:

RESOLVED:
THAT under the Public Bodies (Admissions to Meetings) Act 1960 and Local Government Act 1972, the public and press be excluded from the meeting for the following item of business, namely Agenda Item Number 16 (Property Matters) and Number 17 (Changes to), on the grounds that there is likely to be disclosure of exempt information as defined in paragraphs 1 and 7, and 14 as defined in paragraphs 7, 9 and 10, of Part 1 of Schedule 12A of the Act and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

66-2026/27 PROPERTY MATTERS

Members discussed matters relating to Council property noting updates provided by the Mayor in relation to matter delegated to himself and the Clerk and expressed support for the proposed approach with no further resolution being required.

67-2026/27 RECENT CHANGES TO EQUALITY AND DIVERSITY GUIDANCE IN RELATION TO COUNCIL PROPERTY

Following the UK Supreme Court judgment in For Women Scotland Ltd v The Scottish Ministers [2025] UKSC 16 and subsequent Government guidance on the interpretation of the Equality Act 2010 and single-sex facilities, Council reviewed its public toilet provision and those at the Broadway Centre to ensure continued compliance with current legislation and guidance, whether any changes were required and assessed the potential impact on people with protected characteristics.

Clarification was provided the matter had been considered in private session as there were recommendations relating to commercial matters within the paper.

Members were satisfied that the review did not identify any immediate changes necessary to ensure ongoing compliance with the Equality Act 2010 and the Public Sector Equality Duty and the report was noted.

PUBLIC QUESTION TIME

None Received

Meeting Closed: 20:44