



TOWN COUNCIL

—Planning Committee – 10 August 2026—

Minutes of the Meeting of Sandown Town Council Planning Committee held on **MONDAY, 10 August 2026 at 6:00 pm** at The Broadway Centre, 1 Broadway, Sandown, Isle of Wight, PO36 9GG.

Present

PRESENT

Alex Lightfoot Liam Clegg, Leon Girling, Liam Clegg, Ian Boyd and Paddy Lightfoot.

Also Present: Jennifer Armstrong (Clerk/RFO), Raine Elliss (Deputy Clerk), Cllr Baldry, and 20 members of public.

Public Question Time

PUBLIC QUESTIONS

A member of the public asked whether residents were clear in their understanding of the differences between the current Southern Water planning application and the previous application. The Mayor encouraged members of the public to review the revised application documents available on the Planning Portal to better understand the changes that have been made and to form an informed view of the proposal.

A second member of the public raised concerns regarding the potential flooding impacts associated with the proposed development. It was stated that there appeared to be a lack of consultation, assessment, or publicly available reports addressing the effects on local homes, businesses, wildlife, and flood risk within the affected area. The gentleman further advised that, despite attempting to maintain regular communication with Southern Water's head office, they had been informed on a number of occasions that Southern Water did not operate a site in Sandown, which the member believed to be inaccurate.

A third member of the public expressed concerns regarding the proposed reverse osmosis treatment process and the potential implications for public health and the environment. Questions were raised regarding the minerals removed during the treatment process, the quality and composition of the treated water, and the management and disposal of any residual sludge or waste products. Concerns were also expressed regarding the contractors proposed to undertake the works and whether sufficient information had been provided regarding any associated health risks. The lady stated that, in their view, the information currently available did not provide clear answers to these concerns.

The Mayor thanked all members of the public for their questions and comments, noting that the concerns raised would be considered as part of the Council's review of the planning application and included, where appropriate, within the Council's formal response.

78-2025/26 APOLOGIES

None Received

79-2025/26 DECLARATIONS OF INTERESTS

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

None Received.

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

None Received.

80-2025/26 MINUTES

A motion to approve the minutes of the previous meeting as a true record was moved and duly seconded. Councilor's votes were confirmed verbally to meet accessibility requirements; and it was unanimously:

RESOLVED:

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

81-2025/26 Southern Water Recycling Planning Application

Councillors Paddy Lightfoot and Ian Boyd delivered a presentation regarding the Southern Water Planning Application. The presentation outlined the key elements of the proposal and highlighted a number of issues and considerations for residents, including potential environmental impacts, flooding concerns, infrastructure requirements, traffic implications, and issues with the proposed reverse osmosis treatment process. The responses to previous comments submitted were also highlighted with members noting that in most cases the main issues were not addressed.

Councillors Lightfoot and Boyd encouraged members of the public to review the application documents available on the Planning Portal and to consider the information presented when forming their views on the proposal and reminded them only material considerations would be considered by the Planning Authority. Members of the public were also encouraged to submit their own comments and representations on the planning application via the Planning Portal before the consultation deadline of 21 August 2026.

The Mayor thanked Councillors Lightfoot and Boyd for their presentation and for providing information to assist residents in understanding the planning application and its potential implications for Sandown.

Members debated the matters highlighted in the presentation and raised by residents including drinking water quality, environmental impact, traffic implications and emergency response arrangements. In relation to the traffic implications, it was noted that the week monitored was one of the quietest weeks of the year.

Members also found a comprehensive social and economic analysis demonstrating the long-term effects of the proposal on the town over the anticipated three-year construction period has not been adequately provided.

A motion to object to the resubmitted Southern Water Recycling Planning Application based on the matters discussed was moved and duly seconded. Councilor's votes were confirmed verbally to meet accessibility requirements; and it was unanimously:

RESOLVED:

THAT Sandown Town Council object to the Southern Water Recycling Planning Application and that officers incorporate the matters and concerns discussed into the comments, which would be circulated prior to submission, including but not limited to:

- (i) The proposed reverse osmosis process and the lack of information provided on
 - its impact on both the quality of drinking water (PFAS and lack of minerals)
 - the potential environmental impact of the waste product on the environment including marine ecosystems, sea life, and bathing water quality.
- (ii) The potential impact on the The impact of construction and operational traffic on the local highway network.

- (iii) Flooding concerns associated with the Yar River and the surrounding area.
- (iv) The wider planning, infrastructure, social and economic implications for Sandown including the effect on business.
- (v) The insufficiencies in the responses to the original objections raised.

82-2025/26 PLANNING APPLICATIONS

The following planning applications were considered:

Applications:

[26/00938/HOU](#) - 58 St Johns Road Sandown Isle Of Wight PO36 8HF

Demolition of garage: Proposed two storey side extension

No comments returned.

83-2025/26 SUPPLEMENTAL PLANNING DOCUMENTS

There had been no progress on this item due to pending changes to legislation later in 2026.

84-2025/26 NEXT MEETING

The next meeting will be held on 14 September 2026

PUBLIC QUESTION TIME

No Received.

Meeting Finished 19:26