

# Protecting theatres for **everyone**



Ref.: TC/561

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**Application:** APP/18/00494/F

**Site:** Arndale House, 243 High Street North and 1-17 Kingland Road, Poole

**Proposal:** Demolish existing buildings and erect mixed-use development comprising 225 residential apartments (Use Class C3) together with two ground floor Food and Drink units (Use Class A3), office workspace (Class B1a) and associated ancillary works including car and cycle parking.

## **Remit:**

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

## **Comment:**

Thank you for consulting the Trust on the above proposal, which relates to a site neighbouring the Lighthouse Centre for the Arts.

In principle the Trust supports the proposed redevelopment of the site (although we make no comment on the appropriateness of its height, scale and unit mix), and we welcome the Council's ambition for town centre regeneration more broadly. The 'Heart of Poole – Town Centre North Prospectus' indicatively embraces the role of the Lighthouse as a focal point for cultural activities and related development to help boost Poole's appeal as a destination.

However, we have some concerns regarding the potential impact of the development on the operation and viability of the Lighthouse. This is in relation to the Lighthouse's servicing bay ('get-in' and 'get-out') which is located along its south-west corner adjacent to the location of

## **Theatres Trust**

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**Chair** Tim Eyles **Director** Jon Morgan

**Trustees** Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Ruth Eastwood, David Ian, Richard Johnston, Gary Kemp, Dara Ó Briain, Simon Ricketts, Peter Roberts, Ann Skippers, Anna Stapleton

The National Advisory Public Body for Theatres

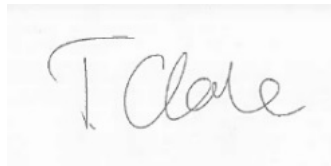
The Theatres Trust Charitable Fund co-operates with Theatres Trust, has the same Trustees and is registered as a charity under number 274697

proposed residential units (particularly units labelled 'S9'). As the Lighthouse receives touring shows and performers, alongside more general deliveries there is a necessity for servicing to occur late at night (particularly after performances), early in the morning and at weekends to facilitate the moving of sets and other heavy items. This inevitably results in some noise. As a result there is the potential for noise-related complaints to arise from incoming residents, and should restrictions be placed on the Lighthouse it would detrimentally impact its ability to handle its current programme in future. This in turn would compromise its ongoing viability and role as a cultural asset for Poole.

We recommend that some thought is given to re-aligning the residential units within the eastern block so as to provide greater separation from servicing activities at the Lighthouse. We would also recommend appropriate soundproofing of the new residential units. Additional mitigation could be achieved through the implementation of additional screening/enclosure at the Lighthouse, although the cost of such measures would need to be met entirely by the applicant. Furthermore, should the Council be minded to approve this application we would also encourage a condition requiring a covenant to be in place preventing future occupants from submitting noise complaints related to the existing operations of the Lighthouse. Such avoidance of unreasonable restrictions on existing uses, aside from proactively protecting one of Poole's cultural assets, is necessary to comply with paragraph 180 of the Draft revised National Planning Policy Framework which may have been adopted by the time this application is determined.

In conclusion we support the principle of redevelopment at this site but would only be able to recommend the granting of permission subject to the suggested mitigation measures and conditions being put in place in order to maintain the future operation and viability of the Lighthouse.

Please contact us if we may be of further assistance.

A handwritten signature in dark ink, appearing to read 'T Clarke', is written on a light-colored rectangular background.

Tom Clarke  
National Planning Adviser