

# Protecting theatres for everyone



Ref.: TC

27 July 2022

Planning Services  
Leeds City Council  
The Leonardo Building  
2 Rossington Street  
Leeds  
LS2 8HD

By e-mail: [planning@leeds.gov.uk](mailto:planning@leeds.gov.uk)

**Application:** 22/04140/FU

**Site:** Jamyang Buddhist Centre Leeds Clyde Works Ingram Road Holbeck Leeds LS11 9RQ

**Proposal:** Change of use from industrial unit (Class B) to a theatre and community space (Sui Generis)

## **Remit:**

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:**

This application has come to the attention of the Trust because it is seeking change of use to a theatre and community space.

This is to provide a new space for Slung Low, an established theatre company with strong community offer and focus. They have been operating from the Holbeck Working Men's Club, offering a development and rehearsal space for artists and groups to develop and present their work. More recently they have also had a base within a local primary school. They provide valuable community outreach which is accessible to all, helping people to participate and engage in the arts and to learn and develop new skills. They work with other local and national organisations.

The proposed site is Clyde Works, a former warehouse part of which is now occupied by the Jamyang Buddhist Centre and is in community use, F2(b). Plans show this is remaining in place with Slung Low locating to the large vacant space behind which can be independently accessed. There is no specific layout indicated on the proposed plans, nonetheless the nature of Slung Low

## **Theatres Trust**

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**Chair** Dave Moutrey **Director** Jon Morgan

**Trustees** Paul Cartwright, James Dacre, Suba Das, Stephanie Hall, Annie Hampson, Richard Johnston, Gary Kemp, Lucy Osborne, Jane Spiers, Truda Spruyt, Katie Town

The National Advisory Public Body for Theatres

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

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means there is likely to be flexibility as to how the spaces are used and configured. There are three WCs shown, one of which is accessible, so further provision would likely need to be installed depending on the anticipated usage and audience capacity of the building. We can provide advice to the applicant in this respect.

Paragraph 93 of the NPPF (2021) seeks planning decisions to plan positively for community facilities and shared spaces and to support strategies to improve social and cultural wellbeing for all sections of the community. The nature of Slung Low and their work within the community means it is both important and beneficial that their ongoing development and operation is supported. Objective 11 of the Leeds Local Plan, 2019 (as amended) supports provision of community infrastructure that meets the needs of the community including cultural and community facilities. Whilst town and local centres are the focus for location of such facilities, Slung Low's existing site is also outside of a designated centre. This proposed site is accessible to existing users and immediately adjacent to the Ingram Road Primary School. We consider it meet the tests of Policy P9 on community facilities and services. There is great merit in bringing this space back to active use, and it would also be complementary to the Buddhist centre within the other part of the building.

In conclusion we welcome these proposals and support the granting of planning permission for change of use.

Please contact us should you wish to discuss these comments in further detail.

A handwritten signature in blue ink that reads "T Clarke".

Tom Clarke MRTPI  
National Planning Adviser

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