

Ref.: TC/98

10 January 2024

Oliver Boulter
Seaclose Offices
Fairlee Road
Newport
Isle of Wight
PO30 2QS

By e-mail: development@iow.gov.uk

Application: 23/02226/FUL

Site: Shanklin Library , Victoria Avenue, Shanklin, Isle Of Wight PO37 6PG

Proposal: Demolition of existing building; Proposed new building to provide a Performing Arts Centre, Museum and Heritage Centre

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:

Thank you for consulting Theatres Trust on this application for planning permission, which seeks to construct a new Performing Arts Centre for the Shanklin Theatre containing a 106-seat flexible auditorium, studios and a museum/heritage centre. We were engaged on these plans at pre-application stage, providing written comments in

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

Telephone 020 7836 8591 **Email** info@theatrestrust.org.uk **Website** theatrestrust.org.uk **Twitter** @TheatresTrust

Facebook @theatres.trust **Instagram** @TheatresTrust

Chair Dave Moutrey OBE

Director Jon Morgan

Trustees James Dacre, Suba Das, Stephanie Hall, Annie Hampson, Lucy Osborne, Truda Spruyt, Katie Town

which we expressed our support for plans with minor points for clarification and further consideration. That letter has been included within the applicant's submission.

The submitted scheme is broadly similar to that which we previously viewed and commented on. As stated in our existing letter, we accept the need for the site to be redeveloped rather than for the existing building to be retained and altered. This is because its condition makes this impractical; neither is there opportunity to expand the existing theatre due to the constraints of its statutory listing and there being a lack of space. This project will deliver a facility which will significantly expand the Shanklin Theatre's offer and enhance the provision of arts and cultural space for local people.

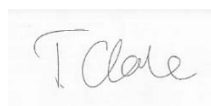
We welcome that the facility will be accessible at all levels, with the exception of the performer's rest area where we understand there to be constraints preventing level access. For best practice there should be an accessible WC at all levels, currently there is not one at first floor level but we suggest one of the units within the museum and heritage centre could be enlarged to make it accessible.

We note from the section drawing that the height of the lower studio is slightly tight, care will need to be taken with the installation of any further lighting or services which reduce this further to ensure the space can function as envisaged.

Paragraph 97 of the NPPF (2023) seeks planning decisions to plan positively for this type of facility and to provide the social and cultural facilities the community needs. Policy DM7 of the supports proposals which improve cultural, educational, leisure and community facilities. We consider that this proposal meets that objective, and the site's location is line with the criteria of that policy being accessible to the community and within 150 metres of the existing theatre. The matters we have raised for further consideration can be managed as appropriate at the next stage of design.

We welcome the investment the Shanklin Theatre is making into enhancing its provision, and we are therefore supportive of the granting of planning permission.

Please contact us if we may be of further assistance or should you wish to discuss this representation in greater detail.



Tom Clarke MRTPI

National Planning Adviser

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

Telephone 020 7836 8591 **Email** info@theatrestrust.org.uk **Website** theatrestrust.org.uk **Twitter** @TheatresTrust

Facebook @theatres.trust **Instagram** @TheatresTrust

Chair Dave Moutrey OBE

Director Jon Morgan

Trustees James Dacre, Suba Das, Stephanie Hall, Annie Hampson, Lucy Osborne, Truda Spruyt, Katie Town