

Protecting theatres for everyone



Ref.: TC/561

20 June 2019

Growth & Infrastructure - Planning Services
BCP Council,
Civic Centre,
Poole,
Dorset,
BH15 2RU

By e-mail: planning.poole@bcpcouncil.gov.uk

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 re-consulting the Trust on the above proposal. We previously commented in May 2018 in which we supported the principle of development but expressed concern regarding the positioning of a number of residential units adjacent to the Lighthouse's servicing bay. This was on the basis of potential conflict which could compromise the Lighthouse's operations. Since that time the revised NPPF has strengthened national policy in relation to neighbouring development of this nature (the 'Agent of Change' principle within paragraph 182) which furthers our original argument.

We welcome that following revisions to these plans there are now no homes which directly overlook the Lighthouse's servicing bay and there is now much greater separation between

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, Ann Skippers, Anna Stapleton

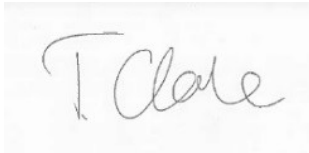
The National Advisory Public Body for Theatres

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

residential units and the Lighthouse. This reflects our previous suggestions.

We would suggest though that some additional mitigation in terms of additional screening/enclosure at the Lighthouse funded by the applicant would still be advantageous. Similarly we would also still encourage that a condition of any permission requires a covenant to be in place preventing future occupants from submitting noise complaints related to the Lighthouse.

Please continue to engage with us should plans for this development be further revised.

A handwritten signature in black ink that reads "T Clarke". The signature is written in a cursive style with a large initial "T" and a clear "Clarke".

Tom Clarke
National Planning Adviser