

Ref.: TC

3 October 2024

Cornwall Council Planning
PO Box 676
Threemilestone
Truro
Cornwall
TR1 9EQ

Application: PA24/04031

Site: Falmouth Theatre Company Chapel Terrace Vernon Place Falmouth Cornwall
TR11 3BQ

Proposal: Change of use from community building (use class F) to a single dwelling
house (C3)

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 Theatres Trust because it is seeking the change of use to residential of a building last used as a theatre by the Falmouth Theatre Company. There is an existing consent for residential use at the upper level with retention of community use below, to which we provided comments in 2021.

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 Vicky Browning OBE, Anna Collins, James Dacre, Suba Das, Liam Evans-Ford, Stephanie Hall, Annie Hampson, Tracy Ann Oberman, Lucy Osborne, Saratha Rajeswaran, Truda Spruyt, Michèle Taylor MBE, Katie Town

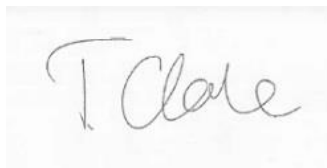
The Theatres Trust is the national advisory public body for theatres. The Theatres Trust Charitable Fund supports the work of The Theatres Trust, has the same Trustees and is registered as a charity under number 274697

We supported the previous application on the basis that we accepted the condition of the building meant that investment was needed that could not have been met by the previous community theatre company, and that residential use would enable the community function to be maintained. We had met with the previous applicants around that time.

In contrast this proposal would result in the complete loss of a theatre and community facility. Paragraph 97 of the NPPF (2023) guards against the unnecessary loss of community facilities. Policy 4.4 of the Cornwall Local Plan also seeks to retain facilities, with loss only acceptable where there is shown to be no need for the facility, it is not viable or there is adequate provision or re-provision elsewhere.

In this case the applicant has provided no such evidence or justification to support complete loss of this facility. As such, at this stage we object to 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

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