

Ref.: TC

27 July 2026

Alison Dean
Flintshire County Council
County Hall
Mold
Flintshire
CH7 6NF

By e-mail: planning.consultation@flintshire.gov.uk

Application: FUL/000542/26

Site: Hawkesbury Little Theatre, Mill Lane, Buckley, CH7 3HB

Proposal: New changing rooms and storage facilities

Remit:

Theatres Trust is the National Advisory Body for Theatres and was established by The Theatres Trust Act 1976 'to promote the better protection of theatres'. The Trust is a statutory consultee in the planning system and local planning authorities in Wales are required to consult the Trust on planning applications for '*development involving any land on which there is a theatre*', '*residential development within 50 metres of a theatre*' as well as for proposed theatres. The definition of theatres within the Act defines a theatre as 'any building or part of a building constructed wholly or mainly for the public performance of plays', and therefore applies to theatres, playhouses, arts centres, ciné-varieties or buildings converted for theatre use, old and new, in other uses or disused.

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

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

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Chair Dave Moutrey OBE

CEO Joshua McTaggart

Trustees Vicky Browning OBE, Anna Collins, James Dacre, Liam Evans-Ford, Stephanie Hall, Annie Hampson OBE, Louisa Harris, Mark Johnston, Adam Knight, Tracy Ann Oberman MBE, Lucy Osborne, Saratha Rajeswaran, Michèle Taylor MBE, Katie Town

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Comment:

Thank you for consulting Theatres Trust on this application for planning permission at Hawkesbury Little Theatre. It seeks to install a modular building to provide much-needed dressing room facilities and a shipping container for storage on a permanent basis. Alongside this will be construction of a covered walkway to provide an all-weather link between these structures, and replacement of the theatre's roof.

Hawkesbury Little Theatre is a small community theatre run by the Buckley Theatre Club, a local amateur dramatics society. It opened in 1984 with improvements being made to the building following a long-term lease being signed in 2001. The theatre hosts the club's annual productions including a pantomime, along with rehearsals and other social activities. It is a valuable cultural and social asset for the town, providing opportunities for local people to come together and volunteer and participate in theatre and the arts. This is beneficial for the social and cultural wellbeing, helping to reduce isolation and allowing people to develop new skills. Whilst the theatre itself is not of particular architectural significance, it sits within the curtilage of the Grade II listed Hawkesbury Hall.

The small nature of this theatre means that its facilities are constrained. There has long been an ambition to provide permanent dressing rooms (and a larger stage) to meet the club's needs; there was an application for planning permission on that basis in 2024 which was subsequently withdrawn. Sufficient dressing rooms are essential in keeping the theatre functioning, moreover there is additional need where children and young people are performing for reasons of safeguarding.

Dressing rooms have been previously provided within portable structures under a series of temporary permissions. More recently in 2025 there was also a temporary application which we supported seeking a marquee between 21st November and 9th December 2025. This application seeks to address the theatre's need for such facilities whilst providing greater certainty, and linking the three units will enhance function and provide greater security and comfort for performers and other persons operating back of house.

Whilst this development will generate some impact on the setting of Grade II listed Hawkesbury Hall, this is mitigated by the scheme's design which will replicate the appearance of the existing theatre by way of sheet cladding. Consideration must also be afforded to the wider public benefits of supporting the theatre's activities which enhance social and cultural well-being. Additionally, the principle of structures in this location has been long accepted.

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Theatres fit for the **future**



This is a necessary development to ensure the theatre can continue to successfully operate into the future. We therefore support the granting of planning permission.

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

Tom Clarke MRTPI

National Planning Manager

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